

PLANNING & DEVELOPMENT COMMITTEE

Tuesday, January 17, 2017

6:00 pm

Council Board Room

One Batavia City Centre, Batavia NY

AGENDA

- I. Roll Call
- II. Call to Order
- III. Approval of Minutes – 12/14/16
- IV. Proposals

Address: 45 Main St.

Applicant: John Zontich, Esq. (Neighborhood Legal Services)

Proposal 1: Placement of one unlit wall sign on the north elevation of this commercial building located within the BID

Actions: 1. Review application
2. Discussion and action by the board

Address: 8351 Lewiston Rd.

Applicant: Steve Fairbanks (sign contractor)

Proposal 2: Special Sign Permit: placement of one 3' x 27.66' interior lit wall sign on the north elevation (rear wall) of this commercial building located within the General Commercial District

1. Review application
2. Discussion and action by the board

Address: 119 Swan St.

Applicant: Robert Ziminski (owner)

Proposal 3: Recommendation to the ZBA: addition of a second driveway on the south side of this parcel. The proposed new stone driveway is 10' wide and 60' in length

Actions: 1. Review application
2. Public hearing
3. Discussion and recommendation to the ZBA

Address: 238 Vine St.

Applicant: Robert Greathouse (Trustee for Grace Baptist Church)

Proposal 4: Recommendation to the ZBA: installation of a parking lot in the front yard of this church property

- Actions:
1. Review application
 2. Public hearing
 3. Discussion and recommendation to the ZBA

V. Other/ New Business/Updates

VI. Setting of Next Meeting: February 21, 2017

VII. Adjournment

PLANNING & DEVELOPMENT COMMITTEE

MINUTES

December 14, 2016

6:00 pm

Council Board Room

One Batavia City Centre, Batavia NY

Members present: *Edward Flynn, Matthew Gray, Robert Knipe, Rachael Tabelski (arrived at 6:08 pm), Duane Preston*

Members absent: Marc Staley (Alt.)

Others present: Meg Chilano – Recording Secretary, Doug Randall – Code Enforcement Officer

I. Roll Call

Roll call of the members was conducted. Four members were present and Chairman Duane Preston declared a quorum.

II. Call to order

Mr. Preston called the meeting to order at 6:04 pm.

III. Previous Meeting Minutes

MOTION: Mr. Knipe moved to approve the minutes from the last meeting; the motion was seconded by Mr. Gray, and on roll call, was approved 3-0-1.

Votes in favor: 3 (Edward Flynn, Matt Gray, Robert Knipe)

Votes opposed: 0

Votes abstained: 1 (Duane Preston)

RESULT: Approval of November 15, 2016 meeting minutes.

IV. Proposals

Recommendation to the ZBA for Use Variance: construction of a two story, two family dwelling on this vacant parcel located within the R-1 residential use district

Address: *151 Oak St.*

Applicant: Estate of Adolph Mruczek through Michael Del Plato, Esq.

- Actions:
1. Remove application from the table
 2. Review application
 3. Discussion and recommendation to the ZBA
 4. Sketch Plan Review

1. Remove Application from the Table

MOTION: Mr. Gray moved to remove the application from the table; the motion was seconded by Mr. Knipe, and on roll call, was approved 4-0.

RESULT: Application removed from the table.

2. Review Application

Mr. Preston read the summary of the proposal. He reported that the Genesee County Planning Board recommended approval of the project.

Mr. Del Plato spoke on behalf of the estate. He explained that when the property was purchased in 1981 by Mr. Adolph Mruczek, the intention was to construct a duplex on the parcel, which the zoning at that time permitted. For various reasons, Mr. Mruczek never carried out the project. The zoning changed in 1999, and the property was listed for sale. Mr. Fred Mruczek would now like to purchase the parcel from the estate and construct a duplex. Mr. Del Plato submitted an analysis indicating that only a multiple resident structure would provide a reasonable profitable return on the investment. Therefore, Mr. Mruczek needs a zoning variance.

3. Discussion and Recommendation to the ZBA

Mr. Preston asked if the dwelling would look the same as the photograph provided in the packet of materials. Mr. Mruczek said that it would. He pointed out that the house is the same as the one he constructed on River St.

Mr. Knipe asked if Mr. Mruczek intended to put in two driveways. Mr. Mruczek responded that he would like to.

Mr. Flynn noted that it is the PDC's job is to make a recommendation to the ZBA based on whether or not they believe the purpose is compatible with the neighborhood. He said that they need to determine if allowing doubles in R-1 districts is a good thing for the City.

Mr. Mruczek answered that he believes his buildings enhance the neighborhood. They are well constructed and maintained, and he has good tenants. Mr. Del Plato added that while having this type of housing may not be advisable for every neighborhood, in this particular case a duplex is a good option.

Mr. Flynn related that this discussion had just come up in a meeting regarding the comprehensive plan update and the master plan for the City and that the general consensus was that it would not be desirable to change the R-1 zoning into a higher density use.

Ms. Tabelski pointed out that the discussion also included talk about how Oak St. is one of the gateways into the City and needs to be cleaned up, and how it might be possible that this particular project could enhance the area even though it is outside the definition of the R-1 make the area look neater and cleaner.

Mr. Gray noted that there are two other duplexes on the same side of the street between Union St. and Richmond Ave.

Mr. Flynn asked if Mr. Mruczek has considered subdividing the lot and selling to neighbors and Mr. Mruczek answered that the parcel has been for sale for a long time and no one has shown any interest in purchasing the property.

Mr. Knipe asked if anyone knew the rationale behind the 1999 zoning change. Mr. Flynn answered that there were too many multi-family houses and problems with vacancies in the

City, so the zoning was changed to protect the residential neighborhoods that were already established.

Mr. Flynn asked about the rental fees and Mr. Mruczek said \$1200-\$1300.

MOTION: Mr. Knipe moved to recommend approval of the project to the ZBA; the motion was seconded by Ms. Tabelski, and on roll call, was approved 5-0.

RESULT: Recommendation to ZBA to approve Use Variance.

4. Sketch Plan Review

Mr. Knipe observed that with a lot 80' in depth it would be possible to have a single driveway with parking in the rear. Mr. Flynn agreed and said he would like to maintain the look of a single family house.

Mr. Mruczek said that he prefers that each apartment have its own driveway. Mr. Del Plato added that two driveways, one on each side of the building, would leave the rear open for a patio.

Mr. Gray asked if two 14' driveways for a total of 28' would require a separate variance, and Mr. Randall answered that it would.

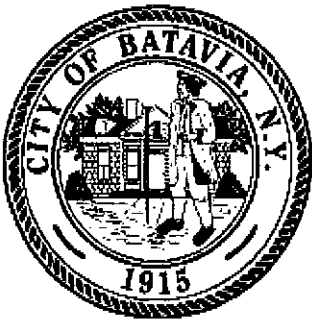
V. Other/New Business/Updates: none

VI. Setting of Next Meeting: January 17, 2017

VII. Adjournment

Ms. Tabelski moved to adjourn the meeting at 6:46 pm; the motion was seconded by Mr. Flynn. All voted in favor.

Meg Chilano
Bureau of Inspection Clerk



City of Batavia
Department of Public Works
Bureau of Inspections

One Batavia City Center, Batavia, New York 14020 (585)-345-6345 (585)-345-1385 (fax)

To: Genesee County Planning
Planning and Development Committee

From: Doug Randall, Code Enforcement Officer

Date: 12/12/16

Re: 45 Main St.
Tax Parcel No. 84.011-3-2

Zoning Use District: C-3

The applicant, John Zonitch, Esq., (Neighborhood Legal Services), has applied for approval to place one unlit wall sign on the north elevation of this commercial building located within the Business Improvement District.

Note: This is a type II action as defined by Environmental Conservation Law and is not subject to review under SEQR 6 NYCRR Part 617.5 (c) (1).

Review and Approval Procedures:

County Planning Board- Pursuant to General Municipal Law 239 m, referral to the County Planning Board is required since the property is within 500 feet of the **right of way of a state road or highway.**

City Planning and Development Committee- Pursuant to section 190-14 D (2) (b), the Planning and Development Committee shall review and approve applications for sign permits prior to permit issuance on properties located within the B.I.D.

SEND OR DELIVER TO:

GENESEE COUNTY DEPARTMENT OF PLANNING
3837 West Main Street Road
Batavia, NY 14020-9404
Phone: (585) 344-2580 Ext. 5467

DEPARTMENT USE ONLY:

GCDP Referral # _____



*** GENESEE COUNTY ***
PLANNING BOARD REFERRAL

Required According to:

GENERAL MUNICIPAL LAW ARTICLE 12B, SECTION 239 L, M, N
(Please answer ALL questions as fully as possible)

1. REFERRING BOARD(S) INFORMATION

Board(s) Planning and Development Committee

Address One Batavia City Centre

City, State, Zip Batavia, NY 14020

Phone (585) 345 - 6347 Ext. _____

2. APPLICANT INFORMATION

Name John Zontich, Esq.

Address 45 Main St.

City, State, Zip Batavia, NY 14020

Phone (585) 343 - 5450 Ext. _____ Email _____

MUNICIPALITY: ☒ **City** ☐ **Town** ☐ **Village** of Batavia

3. TYPE OF REFERRAL: (Check all applicable items)

- ☐ Area Variance
☐ Use Variance
☐ Special Use Permit
☐ Site Plan Review

- ☐ Zoning Map Change
☐ Zoning Text Amendments
☐ Comprehensive Plan/Update
☒ Other: Sign in BID

- Subdivision Proposal
☐ Preliminary
☐ Final

4. LOCATION OF THE REAL PROPERTY PERTAINING TO THIS REFERRAL:

A. Full Address 45 Main St.

B. Nearest intersecting road Court St.

C. Tax Map Parcel Number 84.011-3-2

D. Total area of the property _____ Area of property to be disturbed _____

E. Present zoning district(s) C-3

5. REFERRAL CASE INFORMATION:

A. Has this referral been previously reviewed by the Genesee County Planning Board?

☒ NO ☐ YES If yes, give date and action taken _____

B. Special Use Permit and/or Variances refer to the following section(s) of the present zoning ordinance and/or law

C. Please describe the nature of this request Approval to place an unlit wall sign on the north elevation of this commercial building located within the Business Improvement District.

6. ENCLOSURES – Please enclose copy(s) of all appropriate items in regard to this referral

- ☒ Local application
☐ Site plan
☐ Subdivision plot plans
☐ SEQR forms

- ☐ Zoning text/map amendments
☐ Location map or tax maps
☐ Elevation drawings
☐ Agricultural data statement

- ☐ New or updated comprehensive plan
☒ Photos
☒ Other: Cover letter

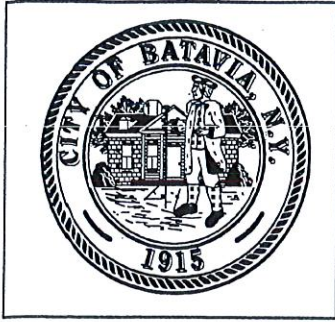
If possible, please provide a reduced version or digital copy of any supporting documentation larger than 11 x 17.

Email to planning@co.genesee.ny.us

7. CONTACT INFORMATION of the person representing the community in filling out this form (required information)

Name Douglas Randall Title Code Enf. Officer Phone (585) 345 - 6327 Ext. _____

Address, City, State, Zip One Batavia City Centre, Batavia, NY 14020 Email drrandall@batavianewyork.com



Permit No.: _____
Date: _____
Zone: C-3

84.011-3-2

SIGN PERMIT APPLICATION

City of Batavia

One Batavia City Centre, Batavia, NY 14020
(585) 345-6345 • Fax (585) 345-1385

APPLICANT/OWNER:

Neighborhood Legal Services, Inc.

| Name | E-mail Address | |
|----------------------------|----------------|--------------|
| 237 Main Street, 4th Floor | 716-847-0650 | 716-847-0227 |
| Street Address | Phone | Fax |
| Buffalo, NY 14203 | | |
| City, State, Zip Code | | |

ADDRESS OF SIGN: 45 Main Street, Batavia, NY 14020 - Front

AREA OF SIGN: Height 32" Width 46" Area 1472 sq. in.
10.22 sq. ft.

TYPE OF SIGN:

1. All sign applications must have an illustration of the sign with its dimensions and copy.
2. Freestanding signs must have a Sit Plan to show the sign's location on the property.
3. All other signs must include an elevation plan to show the sign's placement on the building.

| | | | |
|--|------------------------------|---------------------------|----------------------------|
| <input type="checkbox"/> Freestanding | Set Back _____ | Height _____ | Area <u>740.94 sq. ft.</u> |
| <input checked="" type="checkbox"/> Wall | Wall Length <u>87.54 ft.</u> | Wall Height <u>11 ft.</u> | |
| <input type="checkbox"/> Projecting | | | |
| <input type="checkbox"/> Marquee | | | |
| <input type="checkbox"/> Awning / Canopy | Length _____ | Height _____ | Area _____ |
| <input type="checkbox"/> Window | Window Length _____ | Window Height _____ | Area _____ |
| <input type="checkbox"/> Portable | | | |

Lighting: ☐ Internal ☐ External

Existing Signs (Please list all existing signs with dimensions):

(45)

141 sq. Ft. permitted
10.22 sq. Proposed

OW 1.08%

Applicant's Signature _____

William J. Hawkes
Executive Director

(716) 847-0655 ext. 258
Date 10/25/2016

Issuing Officer _____

Date _____

Planning Board Chairperson _____

Date _____

FEES:

☒ \$25 Sign Permit

☐ \$50 Special Sign Permit

☐ \$10 Portable Sign



**NEIGHBORHOOD
LEGAL SERVICES**

EQUAL JUSTICE FOR ALL

PHONE NUMBER
HOURS:
M-F 9:00-5:00



**NEIGHBORHOOD
LEGAL SERVICES**

EQUAL JUSTICE FOR ALL

WHEELCHAIR ACCESS
AROUND BUILDING
→



**NEIGHBORHOOD
LEGAL SERVICES**

EQUAL JUSTICE FOR ALL

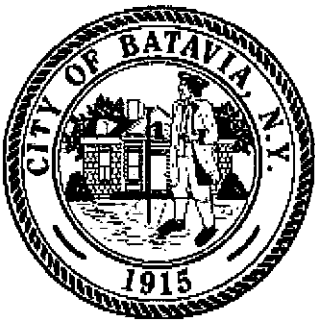
46"x32"x1/4" sign

- baked enamel on aluminum

w/ silver lettering & grey border

- white vinyl lettering on exterior glass

**Jeff
Tutuska**
Graphic Design
760-340-0550



City of Batavia
Department of Public Works
Bureau of Inspections

One Batavia City Center, Batavia, New York 14020

(585)-345-6345

(585)-345-1385 (fax)

To: Genesee County Planning
Planning and Development Committee

From: Doug Randall, Code Enforcement Officer

Date: 12/19/16

Re: 83 51 Lewiston Rd.
Tax Parcel No. 84.005-1-89

Zoning Use District: ~~C2~~

The applicant, Steve Fairbanks (Batavia Sign Co.), has applied for approval to place a 3' x 27.66' interior lit wall sign on the north elevation (rear wall) of this commercial building located within the General Commercial District.

Note: This is a type II action as defined by Environmental Conservation Law and is not subject to review under SEQR 6 NYCRR Part 617.5 (c) (1).

Review and Approval Procedures:

County Planning Board- Pursuant to General Municipal Law 239 m, referral to the County Planning Board is required since the property is within 500 feet of the **right of way of a state road or highway.**

City Planning and Development Committee- Pursuant to section 190-43 R, the Planning and Development Committee shall approve or deny the issuance of Special Sign Permits.

BMC 190-43 F and Exhibit A

Only one wall sign for street frontage is permitted in the C-2 use district.

SEND OR DELIVER TO:

GENESEE COUNTY DEPARTMENT OF PLANNING
3837 West Main Street Road
Batavia, NY 14020-9404
Phone: (585) 344-2580 Ext. 5467

DEPARTMENT USE ONLY:

GCDP Referral # _____



*** GENESEE COUNTY ***
PLANNING BOARD REFERRAL

Required According to:

GENERAL MUNICIPAL LAW ARTICLE 12B, SECTION 239 L, M, N

(Please answer ALL questions as fully as possible)

1. REFERRING BOARD(S) INFORMATIONBoard(s) Planning and Development CommitteeAddress One Batavia City CentreCity, State, Zip Batavia, NY 14020Phone (585) 345 - 6347 Ext. _____**2. APPLICANT INFORMATION**Name Steve Fairbanks (Batavia Sign Co.)Address 5264 Clinton St. Rd.City, State, Zip Batavia, NY 14020Phone (585) 344 - 1234 Ext. _____ Email bataviasigns@yahoo.comMUNICIPALITY: ☒ City ☐ Town ☐ Village of Batavia**3. TYPE OF REFERRAL:** (Check all applicable items)

- ☐ Area Variance
☐ Use Variance
☐ Special Use Permit
☐ Site Plan Review

- ☐ Zoning Map Change
☐ Zoning Text Amendments
☐ Comprehensive Plan/Update
☒ Other: Special sign permit

- Subdivision Proposal
☐ Preliminary
☐ Final

4. LOCATION OF THE REAL PROPERTY PERTAINING TO THIS REFERRAL:A. Full Address 8351 Lewiston Rd.B. Nearest intersecting road Park Rd.C. Tax Map Parcel Number 84.005-1-89

D. Total area of the property _____ Area of property to be disturbed _____

E. Present zoning district(s) C-2**5. REFERRAL CASE INFORMATION:**

A. Has this referral been previously reviewed by the Genesee County Planning Board?

☒ NO ☐ YES If yes, give date and action taken _____

B. Special Use Permit and/or Variances refer to the following section(s) of the present zoning ordinance and/or law

BMC 190-43 F and Exhibit AC. Please describe the nature of this request Approval to place a wall sign on the rear wall of this commercial building**6. ENCLOSURES** – Please enclose copy(s) of all appropriate items in regard to this referral

- ☒ Local application
☐ Site plan
☐ Subdivision plot plans
☐ SEQR forms

- ☐ Zoning text/map amendments
☐ Location map or tax maps
☒ Elevation drawings
☐ Agricultural data statement

- ☐ New or updated comprehensive plan
☒ Photos
☒ Other: Cover letter

If possible, please provide a reduced version or digital copy of any supporting documentation larger than 11 x 17.

Email to planning@co.genesee.ny.us**7. CONTACT INFORMATION** of the person representing the community in filling out this form (required information)Name Douglas Randall Title Code Enf. Officer Phone (585) 345 - 6327 Ext. _____Address, City, State, Zip One Batavia City Centre, Batavia, NY 14020 Email drandall@batavianewyork.com



SIGN PERMIT APPLICATION

CITY OF BATAVIA

10 West Main Street, Batavia, NY, 14020
Phone: (716) 343-8180 • Fax (716) 343-9221

Permit No.: _____

Date: _____

Zone: C-2

Special Sign: Yes

84.005-1-89

APPLICANT:

Name BATAVIA Sign Co. E-mail Address bataviasign@yahoo.com
Street Address 5264 CLINTON ST Rd. Phone 585-344-1234 Fax SIAMK
City, State, Zip Code BATAVIA, NY 14020

OWNER:

Name BLM TOPS LLC E-mail Address _____
Street Address PO BOX 17199 Phone _____ Fax _____
City, State, Zip Code ROCHESTER, N.Y. 14617

ADDRESS OF SIGN: 8351 Leighton Rd., Batavia

SIGN AREA: Length 36' Width 9'2" Area 331.20
3' 27.66' 82.98 sq. ft.

TYPE OF SIGN:

1. All sign applications must have an illustration of the sign with its dimensions and copy.
2. Freestanding signs must have a Site Plan to show the sign's location on the property
3. All other signs must include an elevation plan to show the sign's placement on the building

| | | | |
|--|------------------------|--------------------------|----------------------------|
| <input type="checkbox"/> Freestanding: | Set Back _____ | Height _____ | Area <u>994.52 sq. ft.</u> |
| <input checked="" type="checkbox"/> Wall | Wall Length <u>36'</u> | Wall Height <u>21'2"</u> | |
| <input type="checkbox"/> Projecting | <u>47'</u> | <u>21.16'</u> | |
| <input type="checkbox"/> Marquee | | | |
| <input type="checkbox"/> Awning/Canopy | Length _____ | Height _____ | Area _____ |
| <input type="checkbox"/> Window | Window Length _____ | Window Height _____ | Area _____ |
| <input type="checkbox"/> Portable | | | |

149 sq. ft. = 15%
82.98 sq. ft. = 8%

LIGHTING: ☒ Internal ☐ External

EXISTING SIGNS (Please list all existing signs with dimensions):

FRONT Building Sign

Applicant's Signature: [Signature]

Date: 12-9-16

Issuing Officer: _____

Date: _____

Planning Board Chairperson: _____

Date: _____

FEES: ☐ \$25 Sign Permit ☒ \$50 Special Sign Permit ☐ \$10 Portable Sign

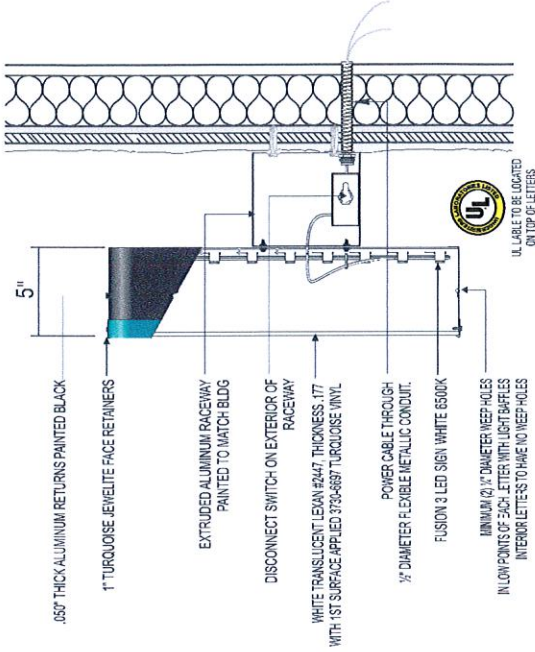
maurices

36" CHANNEL LETTERS - OPTION 2

(2) REQUIRED - FABRICATE AND INSTALL

SCALE: 3/16" = 1'-0"

83 SQ FT



DETAIL SECTION - RACEWAY

TEAL FACE

46'-11"± LEASE SPACE



SCALE: 1/8" = 1'-0"

PROPOSED ELEVATION



700 Parker Sq STE 205
Flower Mound, TX 75028
T. 800.675.6353

Project: Maurices #1440

Location: 8351 Lewiston Rd.
Batavia, NY 14020

Date: 11/8/16

Sales: CP Designer: MRG

File Name: Maurices #1440 BATAVIA NY-01

Revision

01-11/8/16-mrg-add 36" Ch. 2nd option

Approvals

Customer:

Landlord:

CONCEPTUAL DRAWINGS ONLY:

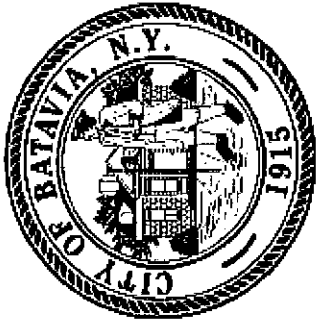
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SHEET

2



City of Batavia
Department of Public Works
Bureau of Inspections

One Batavia City Center, Batavia, New York 14020 (585)-345-6345

(585)-345-1385 (fax)

To: Genesee County Planning
Planning and Development Committee
Zoning Board of Appeals

From: Doug Randall, Code Enforcement Officer

Date: 12/19/16

Re: 119 Swan St.
Tax Parcel No. 84.074-2-39

Zoning Use District: R-2

The applicant, Robert Ziminski (owner), has applied for a permit to add a second driveway on the south side of this parcel. The proposed new stone driveway is to be 10' wide and 60' in length.

Note: This is a type II action as defined by Environmental Conservation Law and is not subject to review under SEQR 6 NYCRR Part 617.5 (c) (13).

Review and Approval Procedures:

County Planning Board- Pursuant to General Municipal Law 239 m, referral to the County Planning Board is required since the property is within 500 feet of the **right of way of a state road or highway**.

City Planning and Development Committee- Pursuant to section 190-49 C. of the zoning ordinance, the Planning and Development Committee shall review and make recommendations to the ZBA for applications that include parking variances.

Zoning Board of Appeals- Pursuant to BMC Sec. 190-49 of the zoning ordinance, the ZBA shall review and act on required variances.

Required variances- Area

BMC Sec. 190-39 E (1) The width of driveways shall not exceed 25% of the lot frontage.

| | <u>Permitted</u> | <u>Proposed</u> | <u>Difference</u> |
|----------------|------------------|-----------------|-------------------|
| Driveway width | 12.37' (25%) | 21.2' (43%) | 8.83' (18%) |

SEND OR DELIVER TO:

GENESEE COUNTY DEPARTMENT OF PLANNING
3837 West Main Street Road
Batavia, NY 14020-9404
Phone: (585) 344-2580 Ext. 5467



*** GENESEE COUNTY ***
PLANNING BOARD REFERRAL

DEPARTMENT USE ONLY:

GCDP Referral # _____

Required According to:
GENERAL MUNICIPAL LAW ARTICLE 12B, SECTION 239 L, M, N
(Please answer ALL questions as fully as possible)

1. REFERRING BOARD(S) INFORMATIONBoard(s) Zoning Board of AppealsAddress One Batavia City CentreCity, State, Zip Batavia, NY 14020Phone (585) 345 - 6347 Ext. _____Name Robert ZiminskiAddress 119 Swan St.City, State, Zip Batavia, NY 14020Phone (585) 356 - 4214 Ext. _____ Email skiman8310@yahoo.comMUNICIPALITY: ☒ **City** ☐ **Town** ☐ **Village** of Batavia**3. TYPE OF REFERRAL:** (Check all applicable items)

- ☒ Area Variance
☐ Use Variance
☐ Special Use Permit
☐ Site Plan Review

- ☐ Zoning Map Change
☐ Zoning Text Amendments
☐ Comprehensive Plan/Update
☐ Other: _____

- Subdivision Proposal
☐ Preliminary
☐ Final

4. LOCATION OF THE REAL PROPERTY PERTAINING TO THIS REFERRAL:A. Full Address 119 Swan St.B. Nearest intersecting road Ellicott St.C. Tax Map Parcel Number 84.074-2-39

D. Total area of the property _____

Area of property to be disturbed _____

E. Present zoning district(s) R-2**5. REFERRAL CASE INFORMATION:**

A. Has this referral been previously reviewed by the Genesee County Planning Board?

☒ **NO** ☐ **YES** If yes, give date and action taken _____

B. Special Use Permit and/or Variances refer to the following section(s) of the present zoning ordinance and/or law

BMC 190-39 E (1)C. Please describe the nature of this request Approval to place a second driveway on the south side of the front yard with a total driveway width in excess of 25% of the lot frontage.**6. ENCLOSURES** – Please enclose copy(s) of all appropriate items in regard to this referral

- ☒ Local application
☒ Site plan
☐ Subdivision plot plans
☐ SEQR forms

- ☐ Zoning text/map amendments
☐ Location map or tax maps
☐ Elevation drawings
☐ Agricultural data statement

- ☐ New or updated comprehensive plan
☐ Photos
☒ Other: Cover letter

If possible, please provide a reduced version or digital copy of any supporting documentation larger than 11 x 17.

Email to planning@co.genesec.ny.us**7. CONTACT INFORMATION** of the person representing the community in filling out this form (required information)Name Douglas RandallTitle Code Enf. OfficerPhone (585) 345 - 6327

Ext. _____

Address, City, State, Zip One Batavia City Centre, Batavia, NY 14020Email drandall@batavianewyork.com



CITY OF BATAVIA
APPLICATION TO THE ZONING BOARD OF APPEALS

Application No.: 16-19
Hearing Date/Time: _____

APPLICANT: Robert Ziminski skiman8310@yahoo.com
Name _____ E-Mail Address _____
119 S. Swan St. 585-356-4214
Street Address _____ Phone _____
Batavia N.Y. 14020
City _____ State _____ Zip _____

STATUS: ☒ Owner _____ Agent for Owner _____ Contractor _____

OWNER: Same
Name _____ E-Mail Address _____

Street Address _____ Phone _____ Fax _____
City _____ State _____ Zip _____

LOCATION OF PROPERTY: 119 S. Swan St.

DETAILED DESCRIPTION OF REQUEST: Want to Put a Second Driveway on
South side of house. House is a 2 Family House
and there is not Enough Room for Parking. It is
dangerous to Park out Back with Incline. Don't want
Parking in Back of House. It is Fenced off Now.

Applicant must be present at the hearing date. Failure to do so will result in the application being discarded. It is the responsibility of the applicant to present evidence sufficient to satisfy the Zoning Board of Appeals that the benefit of the applicant does not outweigh the health, safety, morals, aesthetics and general welfare of the community or neighborhood.

Robert Ziminski 12-13-16
Applicant's Signature _____ Date _____

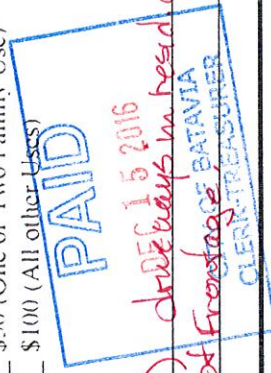
Owner's Signature _____ Date _____

To be Filled out by Zoning Officer

TAX PARCEL: 84.074-2-39 ZONING DISTRICT: R-2 FLOOD PLAIN: #4

TYPE OF APPEAL: ☒ Area Variance FEE: ☒ \$50 (One or Two Family Use)
☐ Use Variance ☐ \$100 (All other Uses)
☐ Interpretation
☐ Decision of Planning Committee

Provision(s) of the Zoning Ordinance Appealed: BMC 190-39 (1) driveway in back of lot
shall not exceed 25% of lot frontage



Criteria to Support Area Variance

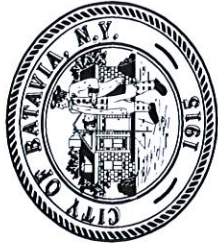
In making its determination, the zoning Board of Appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety, moral, aesthetics and welfare of the neighborhood or community. The Zoning Board of Appeals shall consider the following test, as per §81-b of the General City Law when making its determination:

Explain how the proposal conforms to EACH of the following requirements:

1. **Undesirable Change in neighborhood Character.** The granting of the variance will not produce an undesirable change in the neighborhood or a detriment to nearby properties.
NO. The adjoining property has a driveway next to the one I want to add. Also across the street is 2 drive ways right next to each other.
2. **Alternative Cure Sought.** There are no other means feasible for the applicant to pursue that would result in the difficulty being avoided or remedied, other than the granting of the area variance. NO. There is not enough space for parking and we are not allowed to park on street after certain time. It's a 2 family house.
3. **Substantiality.** The requested area variance is not substantial. It is substantial and there is ample room for one. It's a 2 family house.
4. **Adverse Effect or Impact.** The requested variance will not have an adverse effect or impact on the physical or environmental condition in the neighborhood or community.
No. There is none at all
5. **Not Self-Created.** The alleged difficulty existed at the time of the enactment of the provision or was created by natural force or governmental action, and was not the result of any action by the owner or the predecessors in title. NO it was not.

Robert Zimhi
Applicant's Signature

12-13-16
Date



Permit No. _____
Date: _____

DRIVEWAY AND PARKING SPACE PERMIT
\$10 fee – Please attach Survey / Illustration

APPLICANT:

Name Robert Ziminski E-mail Address Skiman8310@yahoo.com

Street Address 119 S. Swan St. Phone 585-356-4214

City Batavia State N.Y. Zip 14020

☒ Owner _____ Agent for Owner _____ Contractor _____

OWNER:

Name Same E-mail Address _____

Street Address _____ Phone _____

City _____ State _____ Zip _____

ADDRESS OF PROPERTY: 119 S. Swan St.

DIMENSIONS OF EXISTING DRIVEWAY: Width 11.2' Length _____

DIMENSIONS OF NEW DRIVEWAY / ADDITION: Width 10' Length 60'

SURFACE MATERIAL: Existing grass Proposed Gravel

Applicant's Signature Robert Ziminski

Date 12-12-16

12.37' Permitted
21.2' Proposed
8.83' over
(18%)

Owner's Signature _____

Date _____

To be filled out by Zoning Enforcement Officer

TAX PARCEL: 84.074-2-39 **ZONING DISTRICT:** R-2 **SURVEY:** _____

DIMENSIONS OF LOT: Lot Frontage 49.5' Front Yard _____

PERCENTAGE OF LOT FRONTAGE: 43% proposed **SURFACE MATERIAL:** Stone

APPROVED: _____ **AREA VARIANCE:** _____ **GRADE PLAN:** _____

ISSUING OFFICER: _____ **DATE:** _____

S SWAN ST



(49.5' R.O.W.)

STREET

SWAN STREET

FORMERLY N.W. COR. HENRY & ELIZABETH L. TARBOX
LIBER 182, PAGE 229

R/O HELEN R. SIKORSKI
LIBER 600, PAGE 102

LEGEND
● EXISTING IRON STAKE
U OVERHEAD UTILITY LINE

REFERENCE
LIBER 443, PAGE 666.

NORTH

DRIVE 0.09'S

$N 80^{\circ} 43' 58'' W$

163.35'

0.27'E

END WIRE & BEGIN. CHAINLINK FENCE
0.64' N
0.14' W

OLD WIRE FENCE

R/O THE POLISH FALCONS
OF AMERICA NEST NO. 493, INC.
LIBER 318, PAGE 414

END FENCE
2.00' N
0.53' W

PARCEL SURVEYED
CONTAINING 0.186 ± ACRE
LIBER 690, PAGE 171

2 STY. WD. FR. HSE.
NO. 119

60'-0"

$S 80^{\circ} 43' 58'' E$

163.35'

NEIGH. DRIVE
0.50' S

BLACKTOP

DRIVE

0.33'S

NEIGH. GAR.

(FORMERLY JAMES S. STEWART & OTHERS LIBER 157, PAGE 391)

R/O SCOTT D. & MARY C. CASE
LIBER 626, PAGE 19

I DAVID S. LAMENDOLA CERTIFY TO:
HOMESTEAD FINANCIAL SERVICES, ITS
SUCCESSORS AND/OR ASSIGNS.
BANKER'S TITLE & ABSTRACT, LLC.
COMMONWEALTH LAND TITLE INSURANCE Co.

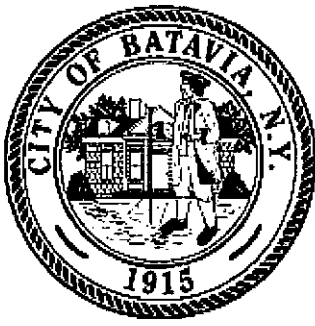
BOUNDARY SURVEY SHOWING THE
PARCEL TO BE CONVEYED BEING
PART OF VILLAGE LOT NO. 38.
SITUATE IN THE CITY OF
BATAVIA, COUNTY OF GENESEE
AND STATE OF NEW YORK.

JANUARY 30, 1997 SCALE 1" = 20'
JOB NO. 97-16

RESURVEYED & REVISED-- AUGUST 13, 2001.
REVISED Oct. 01 2001.

GREGORY W. TOWNSEND
DAVID S. LAMENDOLA
Licensed Land Surveyors
435 East Main St.
Batavia, NY 14020
(585) 344-1331

DATE NYS.R.L.S. NO. 49613



City of Batavia
Department of Public Works
Bureau of Inspections

One Batavia City Center, Batavia, New York 14020

(585)-345-6345

(585)-345-1385 (fax)

To: Planning and Development Committee
Zoning Board of Appeals

From: Doug Randall, Code Enforcement Officer

Date: 12/13/16

Re: **238 Vine St.**
Tax Parcel No. 71.020-1-39.1

Zoning Use District: R-1 and R-1A

The applicant, Robert Greathouse (Trustee for Grace Baptist Church), has file an application to permit the installation of a parking lot in the front yard of this church property.

Review and Approval Procedures

City Planning and Development Committee- Pursuant to section 190-49 C. of the zoning ordinance, the Planning and Development Committee shall review parking variances and make recommendations to the ZBA.

Zoning Board of Appeals- Pursuant to BMC Sec. 190-49 of the zoning ordinance, the ZBA shall review and act on required variances.

Required variances- Area

- 1) **BMC 190-39 B(1)(a) Parking is to be located behind or to the side of the principal building. The parking area is proposed in front of the principal building.**
- 2) **BMC 190-39 B(2) Parking areas containing more than 30 spaces shall be broken into separate lots by tree lines, alleys, pedestrian areas or buildings.**
- 3) **BMC 190-39 B(3) 10' buffer is required between residential and commercial properties.**

An approximately 45' portion of the proposed new driveway measured eastward along the northern property line, from a starting point on the northwest corner of the property, is lacking the full 10' buffer required by this section.

The Zoning Board of Appeals will be the lead agency to conduct SEQR.

GENESEE COUNTY PARCEL MERGE REQUEST



REQUIREMENTS TO COMPLETE MERGE REQUEST:

- All real property taxes assessed to each parcel must be paid in full
- The owner(s) and type of ownership interest of each parcel must be the same
- All parcels must be located in the same school district, agricultural district, and / or special district(s)
- All parcels must be contiguous to one another
- All parcels must be located in the same tax map section
- The owner(s) must complete and return an Affidavit of Ownership (see reverse)

Property Owner(s)

Grace Baptist Church

238 Vine Street

Batavia, NY 14020

Municipality City of Batavia

Mailing Address of Applicant(s)

238 Vine Street

Batavia, NY 14020

Tax Map Numbers to be Merged

71.020-1-39.11

71.020-1-40

Deed References

Liber 885 Page 7

Liber 915 Page 822

Liber _____ Page _____

Liber _____ Page _____

Important: A filing fee of \$55.00 plus \$.50 for each deed listed above is required in order for this form to be accepted. This fee must be paid in the form of a check made payable to the Genesee County Clerk.

Please make sure to sign the affidavit on the back of this form. Please mail or deliver original, completed forms to:

Genesee County Real Property

County Building #1

Batavia, NY 14020

(585) 344-2550 ext. 2225

Please note that future separation of parcels combined by this request may be subject to Town / City / Village Planning Board Approval

REQUEST APPROVED ☒

By JRG

Date 12/16/2016

New Tax Map # 71.020-1-39.111

REQUEST DENIED ☐ DUE TO:

☐ Unpaid property taxes

☐ Different ownership

☐ Different school / ag / special district

☐ Parcels not contiguous

☐ Parcels not on the same map section

☐ Incorrect fee amount / incorrect form of payment

☐ Incorrect signatures / form otherwise incomplete



CITY OF BATAVIA
APPLICATION TO THE ZONING BOARD OF APPEALS

Application No.: 16-20
Hearing Date/Time: _____

APPLICANT: Grace Baptist Church bob@clstone.us
Name E-Mail Address
238 Vine Street (585) 343-0729
Street Address Phone Fax
Batavia New York 14020
City State Zip

STATUS: ☒ Owner ☐ Agent for Owner ☐ Contractor

OWNER: Grace Baptist Church bob@clstone.us
Name E-Mail Address
238 Vine Street (585) 343-0729
Street Address Phone Fax
Batavia New York 14020
City State Zip

LOCATION OF PROPERTY: 238 Vine Street

DETAILED DESCRIPTION OF REQUEST: To expand the existing parking area in the front of the church building to accommodate additional vehicles. This need is a direct result of the continued increase in our membership. Approximate area = 18,000 sq ft

Applicant must be present at the hearing date. Failure to do so will result in the application being discarded. It is the responsibility of the applicant to present evidence sufficient to satisfy the Zoning Board of Appeals that the benefit of the applicant does not outweigh the health, safety, morals, aesthetics and general welfare of the community or neighborhood.

Robert J. Mesthune
Applicant's Signature

12/8/16
Date

Robert J. Mesthune, Chairman of Trustees
Owner's Signature

12/8/16
Date

To be Filled out by Zoning Officer

TAX PARCEL: 71.020-1-39.1 ZONING DISTRICT: R-1 + R-1A FLOOD PLAIN: No

TYPE OF APPEAL: ☒ Area Variance
☐ Use Variance
☐ Interpretation
☐ Decision of Planning Committee

FEE: ☐ \$50 (One or Two Family Use)
☒ \$100 (All other Uses)

Provision(s) of the Zoning Ordinance Appealed: BMC 190-39 B(1)(a); BMC 190-39 B(2); BMC 190-39 B(3)

Criteria to Support Area Variance

In making its determination, the zoning Board of Appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety, moral, aesthetics and welfare of the neighborhood or community. The Zoning Board of Appeals shall consider the following test, as per §81-b of the General City Law when making its determination:

Explain how the proposal conforms to EACH of the following requirements:

1. **Undesirable Change in neighborhood Character.** The granting of the variance will not produce an undesirable change in the neighborhood or a detriment to nearby properties.
This would be a desirable change as our intent is to minimize the number of vehicles parked along Vine Street in front of our neighbors homes during church activities.
2. **Alternative Cure Sought.** There are no other means feasible for the applicant to pursue that would result in the difficulty being avoided or remedied, other than the granting of the area variance. The parking area on the east side of the property has been expanded to its maximum size. Additional expansion is not allowed as this is considered wet land
3. **Substantiality.** The requested area variance is not substantial. Since a parking area already exists on this side of the Facility, we do not believe the expansion to be substantial ✓
4. **Adverse Effect or Impact.** The requested variance will not have an adverse effect or impact on the physical or environmental condition in the neighborhood or community.
By adding landscaping around the perimeter as well as a 14,100 sq. ft grass area between the parking area and the side walk along Vine Street, we will be enhancing the physical and environmental condition of the neighborhood.
5. **Not Self-Created.** The alleged difficulty existed at the time of the enactment of the provision or was created by natural force or governmental action, and was not the result of any action by the owner or the predecessors in title. This need developed as a direct result of the continued growth of our church membership

Robert Z. Menthmore
Applicant's Signature

Chairman of Trustees
Grace Baptist Church

12/8/16
Date

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

| | | | |
|---|--|---|--------------------|
| Part 1 - Project and Sponsor Information | | | |
| Grace Baptist Church : Parking Lot Expansion | | | |
| Name of Action or Project: | | | |
| Project Location (describe, and attach a location map): 238 Vine Street | | | |
| Brief Description of Proposed Action: Expand the front parking area by approximately 18,100 sq. ft. The proposed expansion to include a landscaped and grass area of approximately 19,100 sq. ft. between the parking surface and sidewalk along Vine St. | | | |
| Name of Applicant or Sponsor: Grace Baptist Church | | Telephone: (585) 343-0729 E-Mail: bob@clstone.us | |
| Address: 238 Vine Street | | | |
| City/PO: Batavia | | State: NY | Zip Code: 14020 |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | | NO X YES |
| 2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: | | | NO X YES |
| 3.a. Total acreage of the site of the proposed action? | | 0.74 acres | |
| b. Total acreage to be physically disturbed? | | 0.42 acres | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | 4.79 acres | |
| 4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland | | | |

| | | | |
|--|---|---------------------------------|--|
| 5. Is the proposed action, a. A permitted use under the zoning regulations? | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> | N/A <input type="checkbox"/> |
| b. Consistent with the adopted comprehensive plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | <input type="checkbox"/> | NO <input type="checkbox"/> | YES <input checked="" type="checkbox"/> |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ | <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | YES <input type="checkbox"/> |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> | <input type="checkbox"/> |
| b. Are public transportation service(s) available at or near the site of the proposed action? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ | NO <input type="checkbox"/> | YES <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> | <input type="checkbox"/> |
| 11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> | <input type="checkbox"/> |
| 12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> | <input type="checkbox"/> |
| b. Is the proposed action located in an archeological sensitive area? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> | <input type="checkbox"/> |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban | | | |
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> | <input type="checkbox"/> |
| 16. Is the project site located in the 100 year flood plain? | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> | <input type="checkbox"/> |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES If Yes, briefly describe: _____ | NO <input type="checkbox"/> | YES <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Please refer to Storm Water Management Study prepared by PDM Engineers dated March 2016 | | | |

| | | |
|--|----|-----|
| 18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: <u>The plan calls for the construction of 2 absorption trenches approximately 61 ft long by 6 ft wide to meet storm water run-off requirements</u> | NO | YES |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ | NO | YES |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: <u>A home that was constructed on the recent 33 acres of property purchased by the church has been demolished per City Permit. The structure contained asbestos</u> | NO | YES |
| I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE | | |
| Applicant/sponsor name: <u>Grace Baptist Church</u> Date: <u>12/8/16</u> | | |
| Signature: <u>Robert J. [unclear]</u> Chairman of Trustees | | |

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

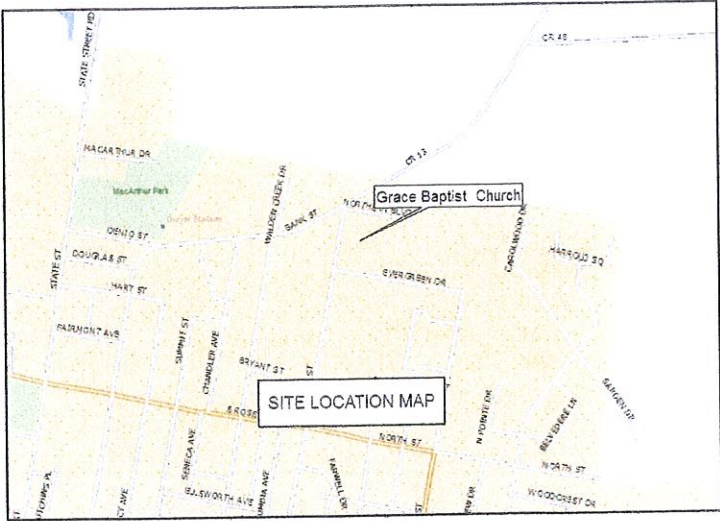
| | No, or small impact may occur | Moderate to large impact may occur |
|--|-------------------------------|------------------------------------|
| 1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? | | |
| 2. Will the proposed action result in a change in the use or intensity of use of land? | | |
| 3. Will the proposed action impair the character or quality of the existing community? | | |
| 4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? | | |
| 5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? | | |
| 6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? | | |
| 7. Will the proposed action impact existing: <div>a. public / private water supplies?</div> <div>b. public / private wastewater treatment utilities?</div> | | |
| 8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? | | |
| 9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)? | | |

| | No, or small impact may occur | Moderate to large impact may occur |
|---|---|--|
| 10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? | | |
| 11. Will the proposed action create a hazard to environmental resources or human health? | | |

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

| | |
|---|--|
| <input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required. | |
| <input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts. | |
| _____ Name of Lead Agency | _____ Date |
| _____ Print or Type Name of Responsible Officer in Lead Agency | _____ Title of Responsible Officer |
| _____ Signature of Responsible Officer in Lead Agency | _____ Signature of Preparer (if different from Responsible Officer) |

GRACE BAPTIST CHURCH
PARKING LOT EXPANSION
238 VINE STREET
CITY OF BATAVIA, GENESEE COUNTY, NEW YORK



| Revisions: | |
|-----------------|------|
| Revision Number | Date |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

Project:
GRACE BAPTIST CHURCH
238 VINE STREET
CITY OF BATAVIA, GENESEE COUNTY, NY

Title:
COVER SHEET



PDM
ENGINEERS
115 Grandview Terrace
Batavia, NY 14020
Tel: 585 345-1159
Email: pdmeng@empresocosa.net

Date: MARCH 2016
Scale: NONE
Designed by: PDM
Drawn by: DTD
Checked by: PDM

Drawing No.:
C-1216
©2016, PDM Engineers

PERMIT AND UTILITY DATA

BUILDING PERMIT CITY OF BATAVIA
ONE CITY CENTRE
BATAVIA, NY 14020
PH. 585 345-8345

CONTACT: DOUG RANDALL
TITLE: CODE ENFORCEMENT OFFICER

ZONING APPROVAL CITY OF BATAVIA
ONE CITY CENTRE
BATAVIA, NY 14020
PH. 585 345-8345

CONTACT: DOUG RANDALL
TITLE: CODE ENFORCEMENT OFFICER

GAS SERVICE NATIONAL FUEL
PH. 1 800 385-3234

ELECTRICAL SERVICE NATIONAL GRID
PH. 1 800 642-4272

CABLE SERVICE TIME WARNER COMMUNICATIONS
29 CEDAR STREET
BATAVIA, NY 14020
PH. 585 344-2188

TELEPHONE SERVICE VERIZON
716 890-8464

DRAWING INDEX

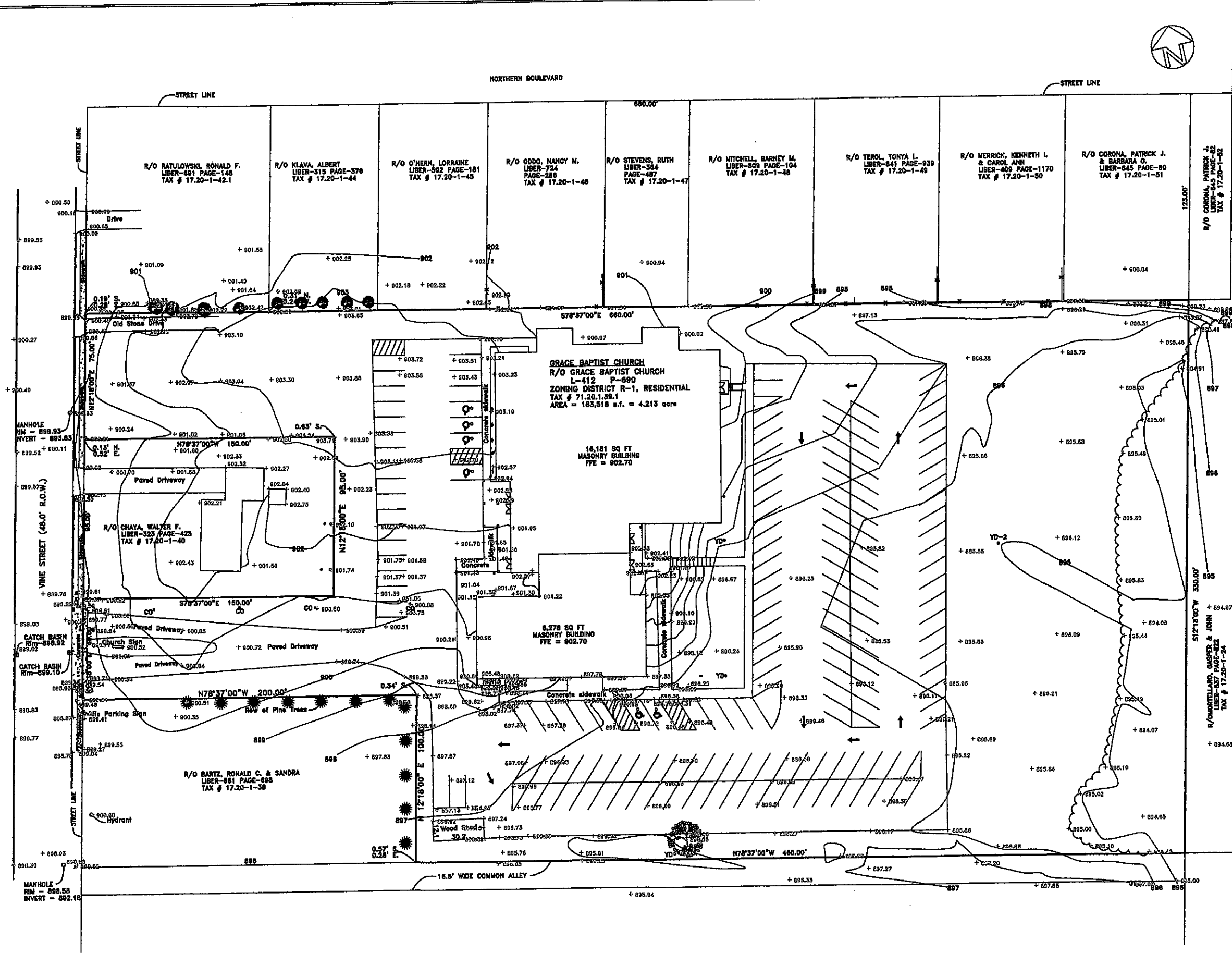
C-1216 COVER SHEET
C1-1216 EXISTING SITE PLAN
C2-1216 PARKING LOT EXPANSION SITE PLAN
C3-1216 GRADING/DRAINAGE PLAN
C4-1216 EROSION & SEDIMENTATION CONTROL PLAN
C5-1216 DETAILS

PROJECT DIRECTORY

OWNER GRACE BAPTIST CHURCH
238 VINE STREET
BATAVIA, NY 14020
PH. 585 345-0727

SURVEYOR GREGORY W. TOWNSEND, LS
435 EAST MAIN STREET
BATAVIA, NY 14020
PH. 585 344-1331

CIVIL ENGINEER PDM ENGINEERS
115 GRANDVIEW TERRACE
BATAVIA, NY 14020
PH. 585 345-1159



- KEY:
- 801 EXISTING ELEVATION CONTOUR
 - + 895.84 SPOT ELEVATION
 - PROPERTY LINE
 - UTILITY POLE
 - LIGHT POLE
 - WATER SERVICE VALVE
 - NATURAL GAS SERVICE VALVE
 - SIGN
 - CO+ CLEANOUT
 - YD+ YARD DRAIN

Revisions:

| Revision Number | Date |
|-----------------|------|
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

Project: GRACE BAPTIST CHURCH
238 VINE STREET
CITY OF BATAVIA, GENESEE COUNTY, NY

Title: EXISTING SITE PLAN



PDM
ENGINEERS
115 Grandview Terrace
Batavia, NY 14020
Tel: 585 345-1159
Email: pdm@empirestateengineers.com

Date: MARCH 2016
Scale: 1"= 30'
Designed by: PDM
Drawn by: DTD
Checked by: PDM

Drawing No.:
C1-1216
©2016, PDM Engineers



NOTE: PROPERTY AND TOPOGRAPHIC SITE SURVEY PREPARED BY GREGORY TOWNSEND, L.S.

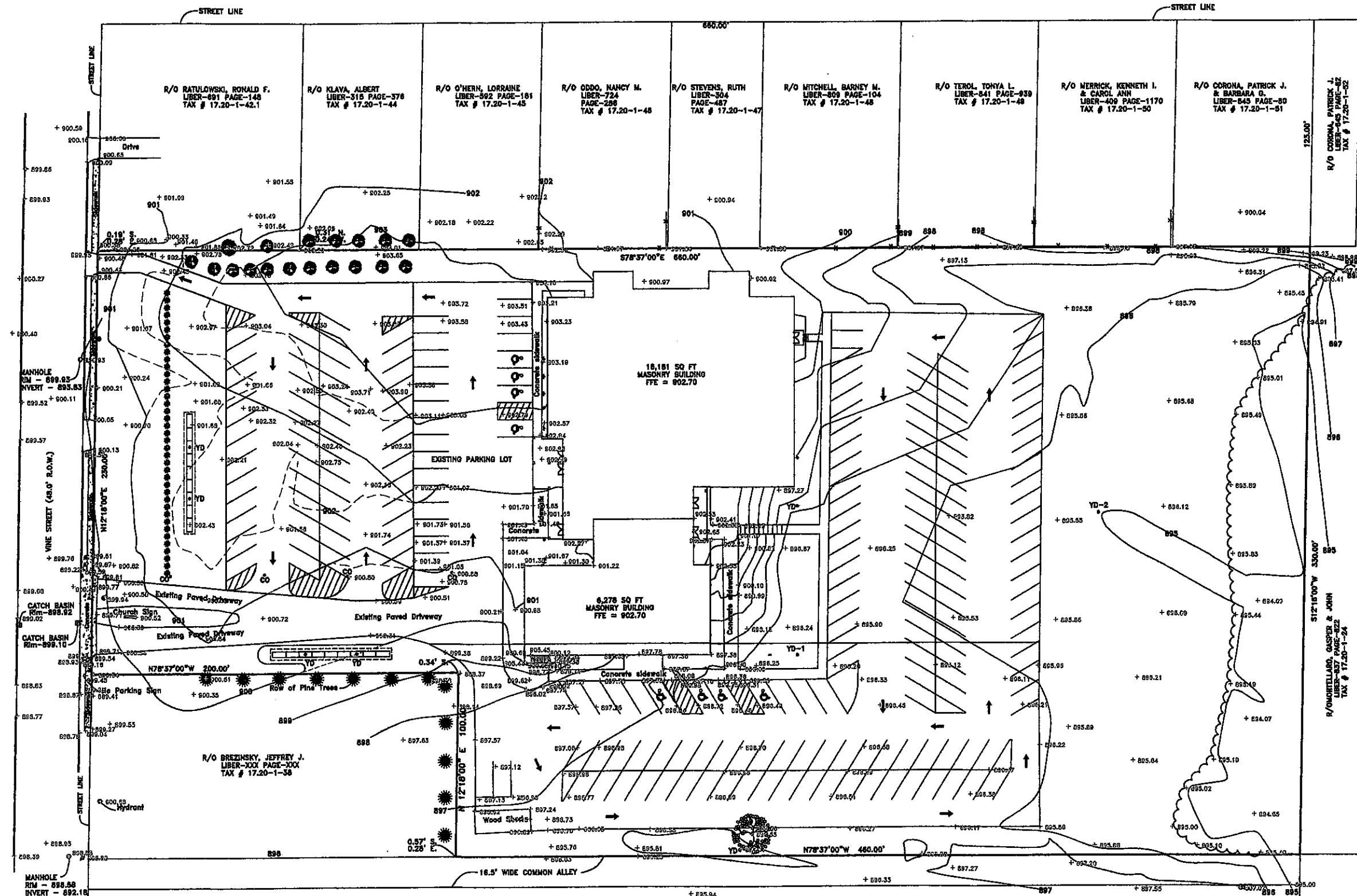
CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON JOB

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS IN VIOLATION OF SECTION 2209 PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

NORTHERN BOULEVARD



- KEY:
- 801 PROPOSED ELEVATION CONTOUR
 - 809 EXISTING ELEVATION CONTOUR
 - 806.50 PROPOSED SPOT ELEVATION
 - PARKING LOT EXPANSION LIMIT
 - PROPERTY LINE
 - UTILITY POLE
 - LIGHT POLE
 - WATER SERVICE VALVE
 - NATURAL GAS SERVICE VALVE
 - SIGN
 - CO CLEANOUT
 - YD YARD DRAIN



GENERAL NOTES:

1. Bench Mark- all elevations shown on all drawings for this project are referenced to the rim of the catch basin located on the east side of Vine Street at the entrance to this site at elevation 898.10.
2. All construction shall comply with local municipal and county codes and standards. All construction shall be performed in accordance with all applicable OSHA, Federal, State, and Local regulations. The State of New York Industrial Code, Section 23-4 relating to excavation, shoring, and bracing shall be made a part of this specification. The applicable portions of the Federal Occupational Safety and Health Act hereinafter referred to as OSHA shall be strictly complied with.
3. The Contractor shall obtain all necessary construction permits required to perform the work. The contractor shall post all bonds pay all fees, provide proof of insurance and provide traffic control as necessary for this work.
4. Should any uncharted, or incorrectly charted, existing piping or other utility be uncovered during excavation, consult the Engineer immediately before proceeding further with the work in this area.
5. The Contractor shall restore any structures, pipe, utility, pavement, landscape area, etc. within the site or adjoining properties disturbed during demolition or construction to their original condition or better, and to the satisfaction of the Owner and local municipality.
6. The Contractor shall be responsible to install and maintain traffic devices for protection of pedestrians and vehicles consisting of drums, barriers, signs, lights, fences, and uniformed traffic controllers in accordance with NYS DOT specifications and/or required or directed by the Engineer, the City of Batavia, or construction manager. The Contractor shall maintain all traffic lanes and pedestrian walkways at all times unless written approval from the City of Batavia or other governing authority is received.
7. The Contractor shall notify the Engineer should any discrepancy regarding the proposed work or unforeseen conditions arise prior to proceeding further with the affected work.
8. The General Contractor shall be responsible to raise (or lower) and modify existing manholes, water and gas valves, or yard drains, and other utility elements to meet line of new paving or grading.
9. The General Contractor shall remove all brush and trees necessary to perform the contract work whether shown or not on drawings.
10. The Contractor is responsible for the removal of all existing elements including pavement, structures, and foundations as required to accommodate the new work.
11. All new concrete and asphaltic surfaces must meet existing layouts and elevations.
12. The Contractor shall provide as-built records of all construction (including underground utilities) to the Owner following completion of construction activities.
13. Refer to detail sheets for Erosion and Sedimentation Control, Utility, and Paving details as applicable.
14. The Contractor is responsible for the removal and disposal of all rubbish, trash, debris, and organic material in a lawful manner.
15. The Contractor shall be responsible for verifying all dimensions for buildings, manholes, concrete slabs, driveways, and utility service point connections and notifying the Owner and Engineer of any conflicts or discrepancies prior to construction.
16. Topsoil stripped from the site may be placed as directed by owner. Do not stock pile topsoil or earth closer than 20'-0" from existing trees to remain. Excess topsoil to be removed from site.

Revisions:

| Revision Number | Date |
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Project: GRACE BAPTIST CHURCH
238 VINE STREET
CITY OF BATAVIA, GENESEE COUNTY, NY

Title: PROPOSED PARKING LOT EXPANSION



PDM ENGINEERS
115 Grandview Terrace
Batavia, NY 14020
Tel: 585 345-1159
Email: pdmengg@comprocon.net

Date: MARCH 2016
Scale: 1"= 30'
Designed by: PDM
Drawn by: DTD
Checked by: PDM

Drawing No.:
C2-1216
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ZONING INFORMATION

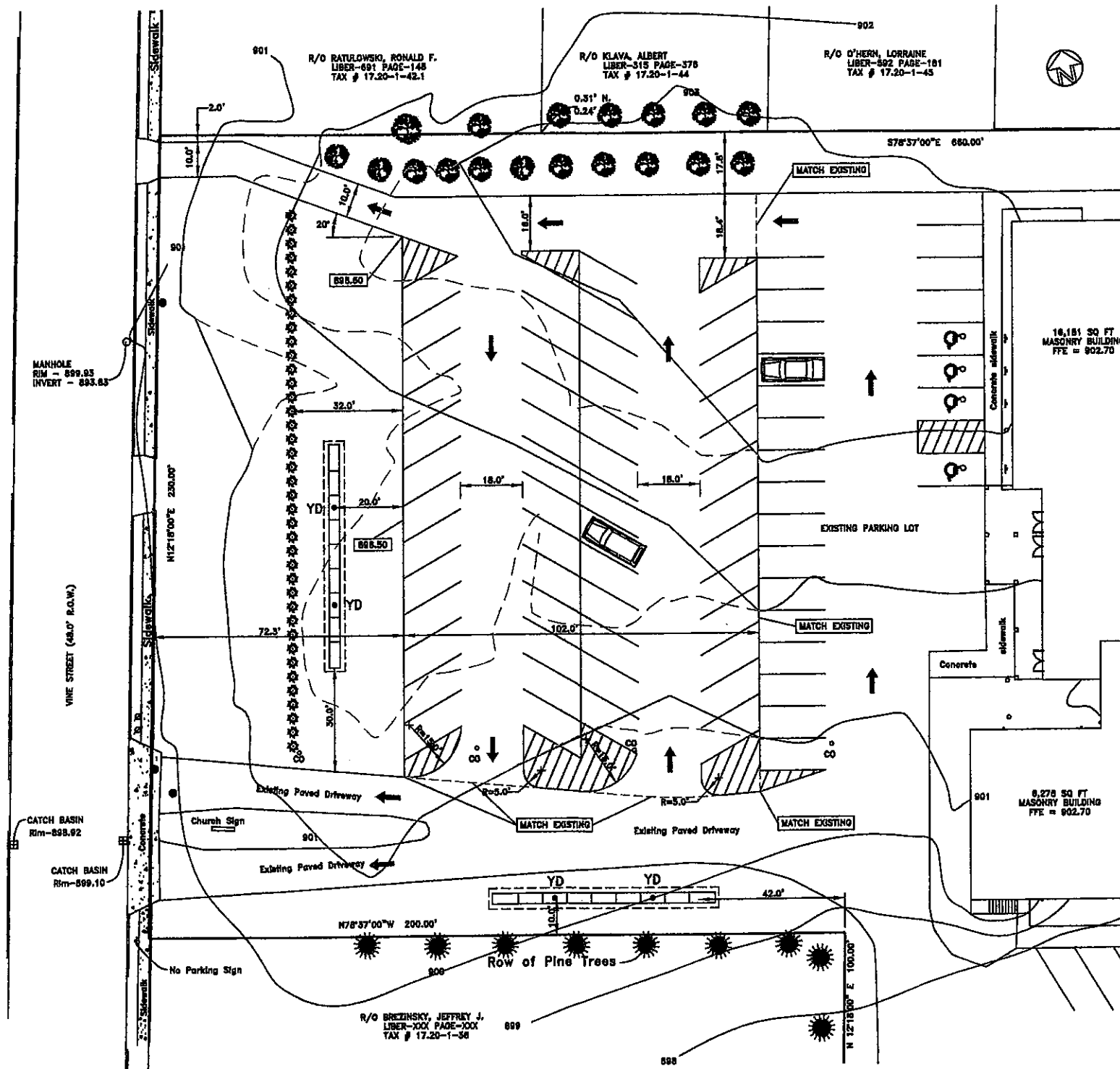
ZONING DISTRICT - R-1A (RESIDENTIAL)

| | REQUIRED | PROPOSED |
|------------------------------|--------------|---------------|
| MINIMUM LOT AREA - | 12,000 SQ FT | 187,768 SQ FT |
| MINIMUM LOT FRONTAGE - | 90 FT | 230 FT |
| MINIMUM FRONT YARD SETBACK - | 25 FT | 235 FT |
| MINIMUM SIDE YARD SETBACK - | 10 FT | 12 FT |
| MINIMUM REAR YARD SETBACK - | 35 FT | 280 FT |
| MAXIMUM LOT COVERAGE - | 25% | 11.4% |
| PARKING SPACES @ 1/8-SEATS - | 63 | 201 (8'x10') |
| HANDICAP PARKING SPACES - | 3 | 8 |

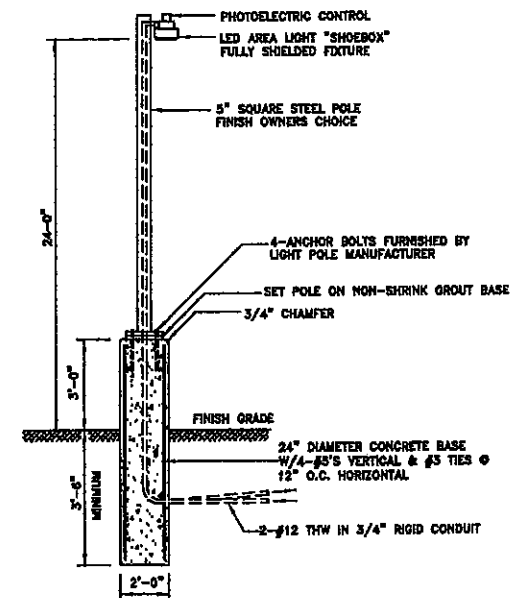


CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON JOB

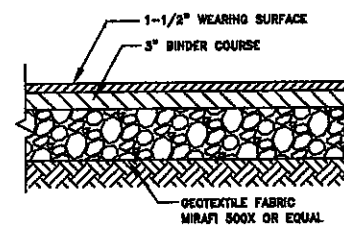
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PLAN - PROPOSED PARKING LOT
SCALE 1" = 20.0'

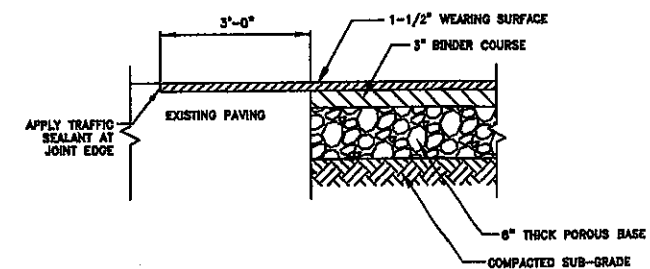


DETAIL - AREA LIGHT NTS

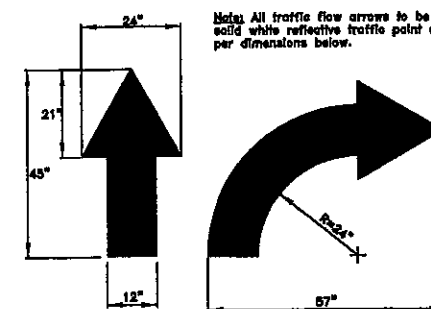


NOTE: PROVIDE THIS PAVING SECTION WHERE INDICATED ON PLANS (IN PARKING AREAS AND DRIVE SURFACES).

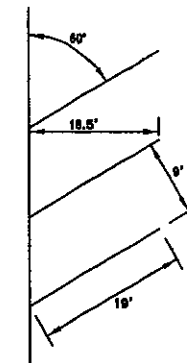
ASPHALT PAVING NTS



NEW PARKING AREA PAVEMENT TIE IN NTS



DRIVEWAY TRAFFIC DIRECTION ARROWS NTS



PLAN - TYPICAL PARKING SPACE NTS

| KEY | |
|--------|----------------------------|
| 901 | PROPOSED ELEVATION CONTOUR |
| 900 | EXISTING ELEVATION CONTOUR |
| 898.50 | PROPOSED SPOT ELEVATION |
| --- | PROPERTY LINE |
| U | UTILITY POLE |
| X | LIGHT POLE |
| W | WATER SERVICE VALVE |
| N | NATURAL GAS SERVICE VALVE |
| S | SIGN |
| CO | CLEANOUT |
| YD | YARD DRAIN |

| Revisions: | | |
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| Revision Number | Date | |
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Project: GRACE BAPTIST CHURCH
238 VINE STREET
CITY OF BATAVIA, GENESEE COUNTY, NY
Title: PARKING LOT EXPANSION



PDM ENGINEERS
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Date: JANUARY 2016
Scale: AS SHOWN
Designed by: PDM
Drawn by: DTD
Checked by: PDM

Drawing No.:
C3-1216
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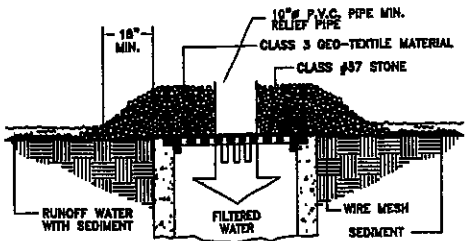
CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON JOB
NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS IN VIOLATION OF SECTION 7209 PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

NOTE: THIS PLAN IS TO BE USED FOR EROSION AND SEDIMENTATION CONTROL PURPOSES ONLY, NOT FOR CONSTRUCTION.

TOTAL PROPERTY AREA: 197,768 Sq.Ft. = 4.54 ACRES
LIMITS OF DISTURBANCE: 29,490 Sq.Ft. = 0.68 ACRES

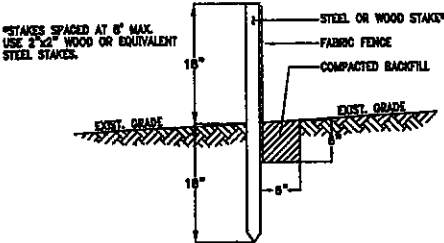
EROSION & SEDIMENT CONTROL KEY:

- LIMIT OF DISTURBED AREA
- 18" FILTER FABRIC SILT FENCE
- LmA SOIL TYPE LIMA SILT LOAM 0-3% SLOPES

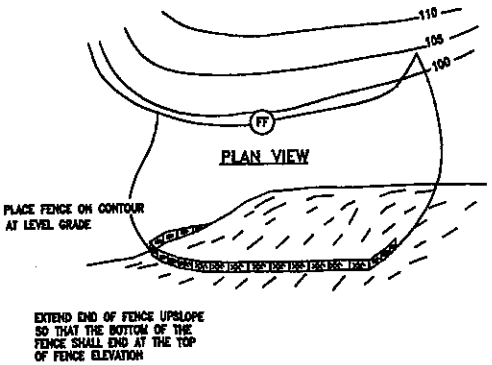


- NOTES:
1. STORMWATER INLETS WHICH DO NOT DISCHARGE TO SEDIMENT TRAPS OR BASINS MUST BE PROTECTED UNTIL TRIBUTARY AREAS ARE STABILIZED.
 2. SEDIMENT MUST BE REMOVED FROM INLET PROTECTION AFTER EACH STORM EVENT.

INLET PROTECTION DETAIL NTS



18" FILTER FENCE



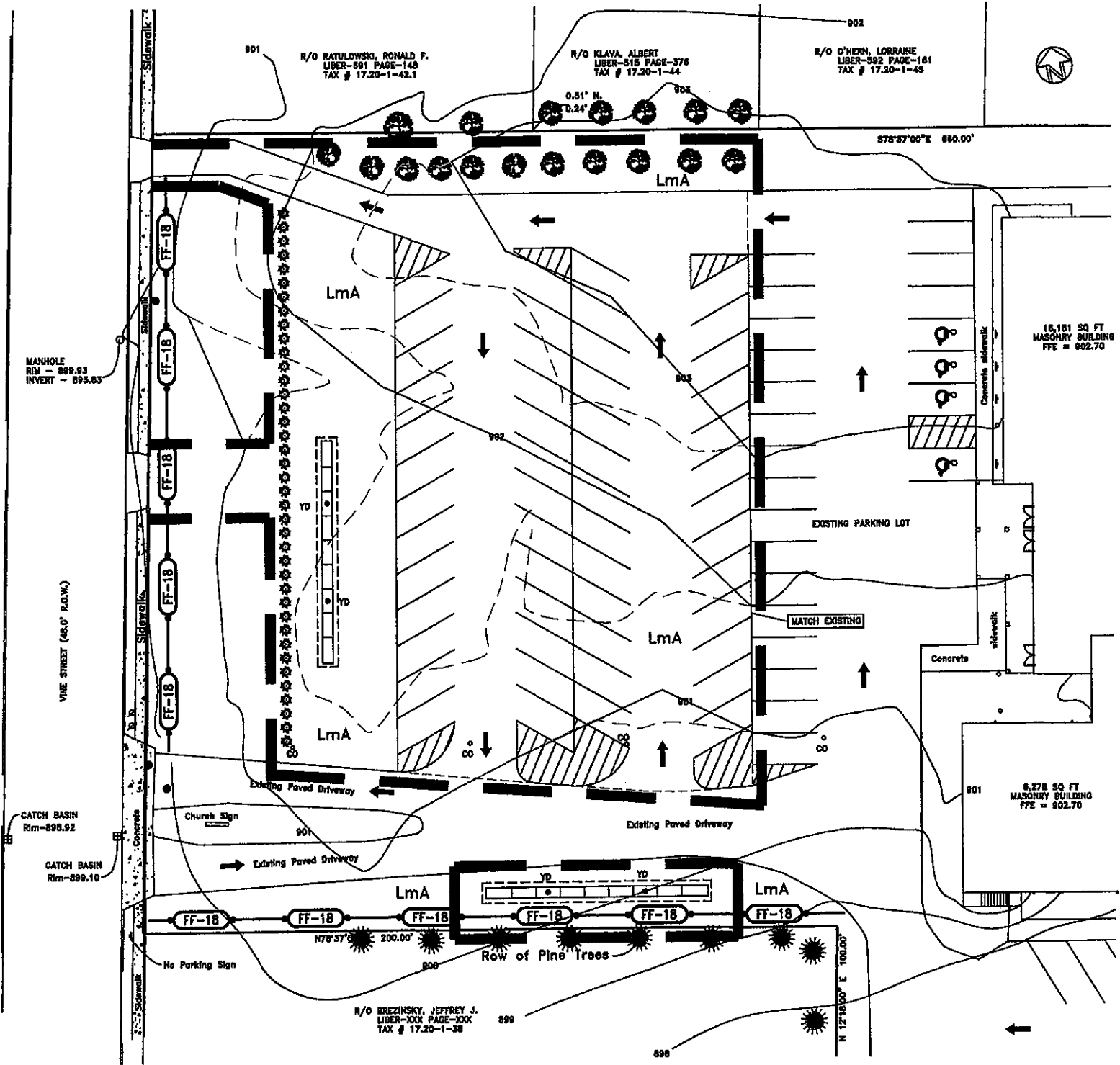
ILLUSTRATION

FILTER FENCE INSTALLATION DETAIL NTS

- NOTES:
- FILTER FABRIC FENCE MUST BE INSTALLED AT LEVEL GRADE. BOTH ENDS OF EACH FENCE SECTION MUST EXTEND AT LEAST 8 FEET UPSLOPE AT 45° TO THE MAIN FENCE ALIGNMENT.
- SEDIMENT MUST BE REMOVED WHERE ACCUMULATIONS REACH 1/2 THE ABOVE GROUND HEIGHT OF THE FENCE.
- ANY FENCE SECTION WHICH HAS BEEN UNDERMINED OR TOPPED MUST BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET. SEE ROCK FILTER OUTLET DETAIL.
- FILTER FENCE INSTALLATION REQUIREMENTS
1. SILT FENCE MUST BE INSTALLED ON THE CONTOUR AND HAVE THE ENDS TURNED A SUFFICIENT DISTANCE UPSLOPE TO PREVENT END FLOW (A MIN. OF 8').
 2. MAXIMUM POST SPACING IS 8'.
 3. POSTS MUST BE DRIVEN A MINIMUM OF 18" INTO THE GROUND.
 4. THE BOTTOM OF THE SILT FENCE MUST BE EMBEDDED IN A TRENCH FOR A MIN. OF 6". THE TRENCH MUST THEN BE BACKFILLED OVER THE TOE OF THE FABRIC AND THE SOIL COMPACTED TO A DENSITY EQUAL TO THE UNDISTURBED SOILS (GREATER IF DEALING WITH UNCOMPACTED FILL MATERIALS.)

FILTER FENCE MAINTENANCE REQUIREMENTS

1. THE FENCE INSTALLATION SHALL BE INSPECTED BY THE CONTRACTOR AFTER EVERY RUNOFF EVENT AND WEEKLY. LOOSESED SUPPORT STAKES SHALL BE REMOVED, NEW STAKES DRIVEN, AND THE FENCE REATTACHED. IF THE FENCE IS DAMAGED, THE SECTION(S) SHALL BE REMOVED AND REPLACED ACCORDING TO SPECIFICATIONS.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED AS REQUIRED AND IN ALL CASES WHERE UNIFORM ACCUMULATIONS ARE 6" DEEP OR DEEPER.
3. ALL UNDERCUTTING OR EROSION OF THE TOE ANCHOR SHALL BE REPAIRED IMMEDIATELY WITH COMPACTED BACKFILL MATERIALS.
4. ADHERE TO ANY MANUFACTURER'S RECOMMENDATIONS FOR REPLACING FILTER FABRIC DUE TO AGING.
5. THE DISPOSAL OF ALL SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. SILT AND SEDIMENT REMOVED FROM ALL CONTROL DEVICES SHALL BE MIXED WITH SOIL DURING EARTH MOVING AND PROPERLY DISPOSED OF ON SITE.



PLAN - PROPOSED PARKING LOT

SCALE 1" = 20.0'



Know what's below.
Call before you dig.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON JOB

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| Revisions: | |
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| Revision Number | Date |
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Project: GRACE BAPTIST CHURCH
238 VINE STREET
CITY OF BATAVIA, GENESEE COUNTY, NY



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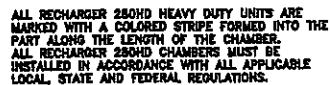
Date: MARCH 2016
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Drawn by: DTO
Checked by: PDM

Drawing No.:
C4-1216
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Title: PROPOSED PARKING LOT EXPANSION



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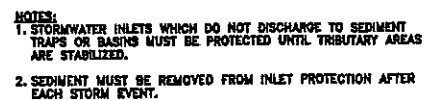


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WATER MAIN/SEWER CROSSING

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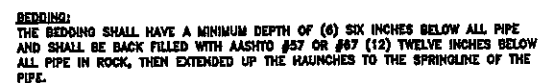


YARD DRAIN PROTECTION DETAIL

NTS



- NTS



BACKFILL:
ALL STREET AND PARKING AREA CROSSING SHALL BE BACKFILLED TO SUBGRADE WITH AASHTO AGGREGATE #57 OR #67. IN ALL OTHER TRENCH AREAS BACKFILL FROM THE SPINOLINE TO (1) ONE FOOT ABOVE THE TOP OF PIPE TO BE SELECT MATERIAL (SELECTED MATERIAL IS FINELY DIVIDED MATERIAL FREE OF DEBRIS, ORGANIC MATERIAL, AND STONES), TAMPED IN (4) FOUR INCH LIFTS; THEN THE REMAINING BACKFILL FROM THE TRENCH MAY BE PLACED.

TRENCHING AND BEDDING DETAIL

NTS



HTS



NTS

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Project: GRACE BAPTIST CHURCH
238 VINE STREET
CITY OF BATAVIA, GENESEE COUNTY, NY

DETAILS



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Date: MARCH 2016

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