

PLANNING & DEVELOPMENT COMMITTEE

OFFICIAL MINUTES

January 17, 2023

6:00 pm

Council Board Room

One Batavia City Centre, Batavia NY

Members present: *David Beatty, Rebecca Cohen, Ed Flynn, Derek Geib, Duane Preston*

Members absent: John Ognibene

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

I. Roll Call

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

II. Call to order

Mr. Preston called the meeting to order at 6:01 p.m.

III. Previous Meeting Minutes

There were no corrections to the minutes. Mr. Preston assumed the motion and the minutes were approved as written by unanimous consent.

RESULT: Approval of December 20, 2022 meeting minutes.

IV. Proposals

A. Restricted Residential Use Special Use Permit for creation of four one-bedroom apartments in this existing building. Two dwellings will be created each of the second and third floors

Address: 97 Main Street

Applicant: David Rowley (VJ Gautieri Constructors)

Actions:

1. Review application
2. Public hearing and discussion
3. Action on Special Use Permit

1. Review Application

Mr. Preston read the summary of the proposal. Victor Gautieri was present to speak on behalf of the project.

2. Public Hearing and Discussion

MOTION: Mr. Beatty moved to open the public hearing; the motion was seconded by Mr. Flynn, and on roll call, was approved 5-0.

RESULT: Open public hearing at 6:04 p.m.

Mr. Gautieri described the three exterior alterations proposed for the building: replace existing casement windows with double-hung windows; construction of a terrace on the roof level; and, the installation of a dumbwaiter.

Mr. Preston asked about the size of the dumbwaiter, and Mr. Gautieri stated that the dimensions of the dumbwaiter would be 2'7" x 3'1", large enough for grocery items.

Mr. Preston asked if there will be keys to control the dumbwaiter, and Mr. Gautieri answered that the owner and tenants will have keys.

Mr. Flynn asked about stability and security of items on the roof, and Mr. Gautieri noted that when the terrace is not in use, furniture and other items would not be left outside. He also pointed out that only a portion of the roof would be in use for the terrace.

Mr. Flynn asked if accessories would be visible from Jackson Street. Mr. Gautieri explained that the location of the terrace is away from the edge of the roof.

Mr. Preston asked what type of membrane would be used on the roof, and Mr. Gautieri said that a product, which provides protection for the roof, would be selected.

MOTION: Mr. Beatty moved to close the public hearing; the motion was seconded by Mr. Flynn, and on roll call, was approved 5-0.

RESULT: Public hearing closed at 6:14 p.m.

3. Action by the Board

MOTION: Mr. Flynn moved to approve the Special Use permit as proposed; the motion was seconded by Mr. Beatty, and on roll call, was approved 5-0.

RESULT: Special Use permit approved.

B. Exterior alterations to a mixed-use building located within the Central Commercial district / BID

Address: 327 Ellicott Street

Applicant: Brad Trzeczieski (owner)

Actions: 1. Review application and discussion
2. Action by the board

1. Review Application and Discussion

Mr. Preston read the summary of the proposal. Mr. Trzeczieski explained that the plan is to replace the existing siding and install new vinyl double-hung windows. He noted that the soffits and fascia would remain the same color. The color for the siding will be dark green.

Mr. Beatty asked about the purpose of the shed at the side of the building. Mr. Trzeczieski said that it would house the mechanicals.

Mr. Flynn asked about the use of the property. Mr. Trzemieski told the board that the ZBA had approved his application for a Use Variance, which will allow the property to remain as mixed use, with commercial in the lower front and living space to the rear and upstairs.

2. Action by the Board

MOTION: Mr. Beatty moved to approve the proposal; the motion was seconded by Mr. Geib, and on roll call, was approved 5-0.

RESULT: Application approved.

V. Setting of Next Meeting: February 28, 2023

VI. Adjournment

Mr. Beatty moved to adjourn the meeting at 6:34 p.m., and Mr. Flynn seconded the motion. All voted in favor.



Meg Chilano
Recording Secretary