

Planning & Development Committee

Minutes

City of Batavia

Tuesday, April 8, 2014

6:00 P.M.

Council BoardRoom

City Hall, One Batavia City Centre, Batavia NY

Attendance: Edward Jones, Jeff Scott, Duane Preston,

Absent: Paul Viele, David Difante

Edward Jones called the roll.

Edward Jones declared a quorum at 6:07 PM.

1. Approval of Minutes – March 18, 2014

Motion by: Duane Preston

I move the minutes of the meeting of the Planning and Development Committee on March 18, 2014 to be approved as submitted.

Seconded by: Jeff Scott

Vote for: 3 (Edward Jones, Jeff Scott, Duane Preston)

Vote against: 0

Vote Abstain:

Results of motion: Approval of March 18, 2014 meeting minutes.

(SEE MINUTES ON FILE IN CITY CLERKS OFFICE)

2. **Address:** 166 Washington Avenue
Applicant: Steve Fairbanks, Batavia Sign Co., contractor
Business: WNY Pediatric Gastroenterology
Proposal: Placement of one 26 sq.' unlit wall sign on the south elevation and one 16.5 sq.' unlit wall sign on the north elevation of this commercial building located within the Business Improvement District.
Actions:
a. Public Hearing
b. Review and Approval of Sign Permit application

Edward Jones reviewed the project with the board. The applicant has applied for approval to place one unlit wall sign on the north wall and one unlit wall sign on the south wall of the commercial building. Both signs would replace existing signs at the same approximate locations.

Steve Fairbanks, the contractor, was present to explain the project. He stated that the platform letters making up the signs adhere to the wall with silicone and do not require creating any holes.

a. Public Hearing

Edward Jones opened the Public Hearing at 6:10 PM. There was no one present to speak. Edward Jones motioned to close the Public Hearing at 6:12 PM. Jeff Scott seconded. All in favor.

b. Review and Approval of Special Sign Permit

Motion by: Jeff Scott

I move that the sign permits to allow for the placement of two unlit wall signs on the commercial building at 166 Washington Avenue in the City of Batavia (26 square feet, south elevation, 16.5 square feet, north elevation), as presented to the City of Batavia Planning & Development Committee on April 8, 2014 be approved.

Seconded by: Duane Preston

Vote for: 3 (Edward Jones, Jeff Scott, Duane Preston,)

Vote against: 0

Abstained: 0

Results of motion: Approval of Special Sign Permit

- 3. Address:** 401-409 West Main Street
Applicant: Robert Fitzgerald, P.E., Fitzgerald Engineering, PLLC
Business: Proposed Dunkin Donuts—Drive Through Restaurant
Proposal: Subdivide existing parcel for the construction of a drive-in restaurant
Actions: This meeting is in advance of any meetings where approvals might be considered. The PDC will review the proposed site plan to inform the designer of concerns and to identify additional information it requires in order to consider this project for approval.

The purpose of this meeting was to familiarize the City with the proposed project and to provide the applicant with an opportunity to obtain direction and guidance from the PDC prior to final submission of the site plan. Robert Fitzgerald of Fitzgerald Engineering, and Kip Finley of Indus Development were present to explain the project.

Edward Jones read the list of particulars provided by City Manager Jason Molino which included: lot size, frontage, ratio of parking spaces to floor area, non glare lighting, drainage plan, and landscape plan (see attached). The City Manager and Chief of Police Shawn Heubusch each expressed concerns about increased traffic. Both recommended that a traffic study be conducted. The PDC indicated they would like the applicant to conduct a traffic study.

The PDC also expressed traffic concerns revolving around driveway usage. The site will be located on a piece of property owned by Five Star Bank that will be subdivided to make room for the restaurant. Mr. Finley indicated that Dunkin Donuts customers would use the driveway on West Main Street and that a second drive would not be necessary. However, the PDC indicated that a single drive may not be sufficient.

Another issue raised by the PDC was parking. Mr. Jones questioned whether or not there would be adequate parking spaces not only for the restaurant, but for Five Star Bank as well. Variances from the Zoning Board of Appeals will be necessary.

The final concern raised was drainage. It is possible that drainage is inadequate. Mr. Finley said they would submit a drainage plan. The committee asked to see the signage and color scheme and materials of the façade for next time.

The approximate time frame for completion of the project is the end of the year.

4. ADJOURNMENT

The next meeting will be May 20, 2014 at 6:00 PM.

Motion by: Edward Jones

Vote 3-0 in favor of adjournment.

Meeting adjourned at 6:56 PM.

Respectfully Submitted,



Meg Chilano