

PLANNING & DEVELOPMENT COMMITTEE

MINUTES

January 17, 2017

6:00 pm

Council Board Room

One Batavia City Centre, Batavia NY

Members present: *Matthew Gray, Robert Knipe, Duane Preston*

Members absent: Edward Flynn, Marc Staley (Alt.), Rachael Tabelski

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

I. Roll Call

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

II. Call to order

Mr. Preston called the meeting to order at 6:02 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.

RESULT: Approval of December 14, 2016 meeting minutes.

IV. Proposals

- A. Placement of one unlit wall sign on the north elevation of this commercial building located within the BID

Address: *45 Main St.*

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

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

1. Review Application

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

2. Discussion and Action by the Board

Mr. Zontich described the sign as a simple shingle.

Mr. Preston asked if it is an aluminum-faced sign and Mr. Zontich answered yes.

Mr. Gray asked if the sign has already been installed and Mr. Zontich replied no.

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

RESULT: Application approved.

- B. 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

Address: 8351 Lewiston Rd.

Applicant: Steve Fairbanks (sign contractor)

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

1. Review Application

Mr. Preston read the summary of the application. He reported that the Genesee County Planning Board pointed out that this sign would be allowed under the City of Batavia's soon to be adopted sign code.

Mr. Fairbanks explained that Maurice's would like to place the sign on the rear wall to take advantage of Casino/Batavia Downs traffic. He noted that Super Cuts already has a sign on the back wall.

2. Discussion and Action by the Board

Mr. Knipe asked about the lighting and Mr. Fairbanks responded that the sign will be interior lit with LED lights.

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

RESULT: Application approved.

- C. Recommendation to the ZBA: installation of a parking lot in the front yard of this church property

Address: 238 Vine St.

Applicant: Robert Greathouse (Trustee for Grace Baptist Church)

- Actions: 1. Review application
2. Public hearing and discussion
3. Recommendation to the ZBA

1. Review Application

Mr. Preston read the summary of the application. Mr. Greathouse explained that the church had been approved for an area variance to install this parking lot in 2015. Shortly after that time, the church was approached by the owners of an adjacent property, which the church ultimately purchased. The church allowed the permit to expire while arrangements were made for the disposal of the house that had been purchased. The house underwent

demolition and asbestos abatement was necessary. The church is now prepared to resume and complete the parking lot project.

2. Public Hearing and Discussion

MOTION: Mr. Knipe moved to open the public hearing; the motion was seconded by Mr. Gray, and on roll call, was approved 3-0.

RESULT: Public hearing opened at 6:14 pm.

Sharon White, resident of 4397 North Bennett Hts., owns 8 Northern Blvd., wanted to see the revised plan for parking. She had no objection to the project.

Mr. Knipe said that the exit lane on the west side is against the neighboring drive, but if it was moved 10', no variance would be needed.

Mr. Gray said that a landscaping plan is needed for buffers at the end of the aisles and the median.

Mr. Preston asked about lighting. Mr. Greathouse answered that they intend to have a lighting plan designed and will make sure that the front lights are set on a timer for the benefit of the neighbors.

MOTION: Mr. Knipe moved to close the public hearing; the motion was seconded by Mr. Gray, and on roll call, was approved 3-0.

RESULT: Public hearing closed at 6:26 pm.

3. Recommendation to the ZBA

MOTION: Mr. Gray moved to recommend approval of the project to the ZBA with the following stipulations: move the exit over 10'; and develop a landscape plan to include buffers. The motion was seconded by Mr. Knipe, and on roll call, was approved 3-0.

RESULT: Application with stipulations was recommended to the ZBA for approval.

V. Other/New Business/Updates:

VI. Setting of Next Meeting: February 21, 2017

VII. Adjournment

Mr. Gray moved to adjourn the meeting at 6:27 pm; the motion was seconded by Mr. Knipe. All voted in favor.



Meg Chilano

Bureau of Inspection Clerk