

PLANNING & DEVELOPMENT COMMITTEE

MINUTES

February 21, 2017

6:00 pm

Council Board Room

One Batavia City Centre, Batavia NY

Members present: *Matthew Gray, Robert Knipe, Rachael Tabela*

Members absent: Edward Flynn, Duane Preston Marc Staley (Alt.)

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 Acting Chairman Rachael Tabela declared a quorum.

II. Call to order

Ms. Tabela called the meeting to order at 6:06 pm.

III. Previous Meeting Minutes

MOTION: Mr. Knipe moved to approve the minutes; the motion was seconded by Mr. Gray, and on roll call, was not approved 2-0-1.

Votes in favor: 2 (Matt Gray, Robert Knipe)

Votes opposed: 0

Votes abstained: 1 (Rachael Tabela)

RESULT: Insufficient number of votes to approve January 17, 2017 meeting minutes.

IV. Proposals

- A. Petition for City Council to amend the zoning of these parcels from I-1 industrial to R-3 residential

Address: *661 and 665 East Main St.*

Applicant: DePaul Properties (purchaser)

- Actions: 1. Review application
2. Public hearing

1. Review Application

Ms. Tabela read the summary of the proposal.

2. Public Hearing

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

RESULT: Public hearing opened at 6:08 pm.

Mark Fuller spoke on behalf of the project. He said that the facility would include housing for:

- 30 special needs people
- Veterans
- Seniors
- Workforce
- Some market rate

According to Mr. Fuller, 50% of the project will be fully handicapped accessible and the other 50% will be adaptable.

Dan Glading explained that the intent is to create a community, rather than one large building, with the following characteristics:

- Townhouse clusters along the side
- Three stories along the back
- All arranged around a center green space
- Highly sustainable
- Vegetal roofing
- Bus stop in the front
- Connected to the Ellicott Trail

Chis Suozzi, Vice President of the Genesee County Economic Development Center (GCEDC), stated that the location of the project will:

Support the Ag Park

Aid infrastructure for brownfield areas

Create a positive economic impact that will benefit the city's future "Pathway to Prosperity"

Councilman Pierluigi Cipollone believes the project will stimulate economic growth in the area.

Batavia resident, Angie Misiti, spoke of the project as an asset to the east end of the city, and a possible option for those looking for comfortable housing that can accommodate persons with handicaps.

Julie Pacatte, Batavia Economic Development Center (BDC), addressed the issue of rezoning. She noted that the 5-acre site of the Ag Park has not realized its value as an industrial area and is not marketable from an industrial standpoint. She said that it makes sense to change the zoning to accommodate higher density multi-family types of housing similar to what you see when first entering the city from that direction.

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 6:34 pm.

Ms. Tabelski noted that the proposal has been referred to the Genesee County Planning Board for a recommendation before coming back to the PDC for a referral to City Council.

- B. Area Variance recommendation to the ZBA: addition of a second driveway on the south side of this parcel. The proposed new stone driveway will be 10' wide and 60' in length.

Address: *119 Swan St.*

Applicant: Robert Ziminski (owner)

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

1. Review Application

Ms. Tabelski read the summary of the application. She reported that the Genesee County Planning Board disapproved the variance on the basis that other properties in the neighborhood only have one driveway. According to County Planning, and the second driveway, adjacent to an existing driveway, would change the character of the neighborhood. In addition, the second driveway could impact a City tree.

Mr. Ziminski told the board that he would like an additional driveway because the one he already has is on a hill and presents a hazard.

2. Discussion and Recommendation to the ZBA

Ms. Tabelski pointed out that in the past the board has recommended disapproval of second driveways if there is room in the rear of the property for additional parking. She noted that though it would be an inconvenience, there is room on the property to relocate the driveway to an area less hilly. She stated that it is important to preserve the character of the City's street fronts.

Mr. Knipe agreed with County Planning that a second driveway would have a negative impact on the character of the neighborhood.

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

RESULT: Recommendation to the ZBA to disapprove the application.

- C. Exterior changes to this building located within the BID

Address: *44 Main St. (Wendy's)*

Applicant: Irma Reiner (agent for Wendy's)

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

The applicant was not in attendance.

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

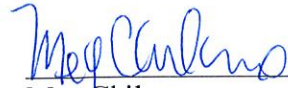
RESULT: Application tabled.

V. **Other/New Business/Updates:** none

VI. Setting of Next Meeting: March 21, 2017

VII. Adjournment

Mr. Gray moved to adjourn the meeting at 6:49 pm; the motion was seconded by Mr. Knipe. All voted in favor.



Meg Chilano
Bureau of Inspection Clerk