

PLANNING & DEVELOPMENT COMMITTEE

MINUTES

May 16, 2017

6:00 pm

Council Board Room

One Batavia City Centre, Batavia NY

Members present: *Edward Flynn, Matt Gray, Robert Knipe, Duane Preston, Marc Staley*

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 6:03 pm.

III. Previous Meeting Minutes

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

RESULT: Approval of April 25, 2017 meeting minutes.

IV. Proposals

- A. Change the present use of this existing mixed use building located within the R-3 residential district

Address: *119 Washington Ave.*

Applicant: Gregg Torrey (owner)

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

1. Review Application

Mr. Preston read the summary of the proposal.

2. Discussion and Recommendation to the ZBA

Ron Viele, contractor, was available to speak about the project. He explained that there is no parking on either side of the building, and that parking on the street is not permitted at night. With the addition of two apartments, at least two parking spaces in the City parking lot will be needed. The lower unit was formerly a dentist's office. During the day, patients parked on the street. The office was closed in the evening.

Mr. Knipe asked how the parking would work in the City owned lot. Mr. Randall explained that a permit would be obtained from the City designating where the vehicles would be allowed to park.

Mr. Flynn said that he did not see a problem with granting a variance as long as the City will issue a permit for parking.

MOTION: Mr. Flynn moved to recommend approval for the variance to the ZBA, with the condition that the applicant obtain a parking permit from the City; the motion was seconded by Mr. Gray, and on roll call, was approved 5-0.

B. Site plan review for construction of a 29,456 sq.' one story wood frame building for uses as a racing paddock

Address: 8315 Park Rd. (Batavia Downs)

Applicant: Thomas Fraser, PE (designer)

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

1. Review Application

Mr. Preston read the summary of the proposal. Mr. Fraser said the project has not changed from when the board reviewed the sketch plan at the previous meeting. He noted that the bids came back higher than expected and that it may be necessary to cut back on the scope of the project.

2. Public Hearing

Mr. Knipe asked if they had thought about solar power, considering amount of roof area. Mr. Fraser answered that without a lot of subsidies, solar panels do not fit into their budget.

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

RESULT: Public hearing opened at 6:12 pm.

There was no one present who wished to speak. There were no letters or emails regarding the project, and only one caller with a general question but no complaint.

MOTION: Mr. Knipe 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 pm.

3. Discussion and Action by the Board

There was no further discussion.

MOTION: Mr. Knipe moved to approve a the site plan; the motion was seconded by Mr. Flynn, and on roll call, was approved 5-0.


RESULT: Site Plan approval

V. **Other/New Business/Updates:** Sketch plan review for 552, 554, and 556 East Main St. (Eric Schaaf, Marathon Engineering)

VI. Setting of Next Meeting: June 20, 2017

VII. Adjournment

Mr. Flynn moved to adjourn the meeting at 6:31 pm; the motion was seconded by Mr. Staley.
All voted in favor.



Meg Chilano
Bureau of Inspection Secretary