

# PLANNING & DEVELOPMENT COMMITTEE

## *MINUTES*

**Tuesday, April 17, 2018**

**6:00 pm**

Council Board Room

One Batavia City Centre, Batavia NY

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

Members absent: Edward Flynn, Tammy Hathaway, 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 Chairman Duane Preston declared a quorum.

### **II. Call to order**

Mr. Preston called the meeting to order at 6:04 pm.

### **III. Previous Meeting Minutes**

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

**RESULT: March 15, 2018 meeting minutes approved.**

### **IV. Proposals**

[The proposal for 13 Porter Ave. was removed from the agenda.]

Site Plan approval for construction of a 7,522 sq.' one story warehouse with loading dock. Includes removal of principal and accessory structures from 73 and 75 Franklin St., and merging three parcels into one lot

Address: *73, 75, and 77 Franklin St.*

Applicant: John Harrower (owner)

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

#### **1. Review Application**

Mr. Preston read the summary of the proposal. The applicant explained that the three parcels have already been merged, and now he wishes to construct a warehouse for the purpose of storing windows and doors. Mr. Harrower said that his eldest son is joining the business so he is planning an additional investment in the company.

Mr. Gray noted that a portion of the property is within the floodplain and asked what plans have been made for this situation. Mr. Harrower responded that the property has been mapped and the building will be constructed entirely out of the floodplain within the setbacks required by the City.

Mr. Preston asked if the building needs to have a sprinkler system. Mr. Harrower said that the sprinkler system is dependent on the type of materials being stored, and since the warehouse will not be used to store lumber and is under 10,000 sq., a sprinkler system is not required.

Mr. Gray observed that the drawings do not show landscaping plans. According to Mr. Harrower, the project will include landscaping.

## **2. Public Hearing**

**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 6:13 pm.**

There was no one present who wished to speak, and no calls, letters, or email concerning the proposal.

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

**RESULT: Public hearing closed at 6:14 pm.**

## **3. SEQR**

Mr. Preston asked if the board had reviewed part one of the SEQR application and they indicated they had. The board went through the questions for part two.

**MOTION:** Mr. Gray moved to approve a negative declaration of SEQR; the motion was seconded by Mr. Knipe, and on roll call, was approved 3-0.

**RESULT: Negative declaration of SEQR**

## **4. Discussion and Action by the Board**

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

**RESULT: Site Plan approval.**

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

**VI. Setting of Next Meeting:** May 15, 2018

## **VII. Adjournment**

Mr. Gray moved to adjourn the meeting at 6:18 pm; the motion was seconded by Mr. Knipe. All voted in favor.

  
Meg Chilano  
Recording Secretary