

PLANNING & DEVELOPMENT COMMITTEE

MINUTES

June 19, 2018

6:00 pm

Council Board Room

One Batavia City Centre, Batavia NY

Members present: *Edward Flynn, Tammy Hathaway, Robert Knipe,
Duane Preston*

Members absent: Matt Gray, Marc Staley

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

I. Roll Call

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

II. Call to order

Mr. Preston called the meeting to order at 6:01 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 May 15, 2018 meeting minutes.

IV. Proposals

- A. Recommendation to the ZBA for an Area Variance: widen an existing 10.5' wide loose stone driveway/parking area by placing an additional 6.5' of loose stone to the south side of the existing driveway/parking area in the front yard of this property

Address: *16 Otis St.*

Applicant: Dominic Cervone (owner)

- Actions: 1. Review application
2. Discussion and recommendations to the ZBA for Area Variance

1. Review Application

Mr. Preston read the summary of the proposal. Mr. Cervone explained that both of his children now drive and that he needs to have another vehicle. The driveway is too short to park more than one car and the only way to add space is to widen it.

2. Discussion and Recommendation to the ZBA

Mr. Knipe clarified that the driveway on the north side of the property belongs to the neighbor, and the driveway on the south side belongs to the other neighbor. Mr. Cervone only has a stone driveway that reaches as far as his porch.

Mr. Cervone further explained that the neighbor's fence does not allow enough room for a car to get behind the house, and the building behind the house is not a garage.

Mr. Flynn asked for a determination of whether two vehicles could fit lengthwise along the fence. Mr. Randall responded that there is insufficient room to stack two vehicles in that location.

Mr. Flynn noted that the requested driveway would be twice the size allowed but acknowledged that there is no other viable solution.

MOTION: Mr. Knipe moved to recommend approval of the application as submitted; the motion was seconded by Ms. Hathaway, and on roll call, was approved 4-0.

RESULT: Recommendation to the ZBA for approval of the Area Variance.

- B. Recommendation to the ZBA for an Area Variance: widen an existing 11.3' wide driveway by placing 4' of stone on the east side and 4.7' on the west side of the existing driveway

Address: 212 Richmond Ave.

Applicant: Sarah Strumpf (owner)

Actions: 1. Review application

2. Discussion and recommendation to the ZBA for Area Variance

1. Review Application

Mr. Preston read the summary of the proposal.

2. Discussion and Action by the Board

Ms. Strumpf explained that her property is located across the street from Notre Dame School, which is a busy area. She said that it is difficult to switch around two cars and hazardous for pedestrians.

Mr. Flynn asked if the driveway will be stone, and Ms. Strumpf answered that though the driveway is currently stone, the new one will be made of concrete.

MOTION: Mr. Flynn moved to recommend approval of the proposal; the motion was seconded by Mr. Knipe, and on roll call, was approved 4-0.

RESULT: Recommendation to the ZBA for approval of the Area Variance.

V. Other/New Business/Updates: none

VI. Setting of Next Meeting: July 17, 2018

VII. Adjournment

Mr. Preston moved to adjourn the meeting at 6:18 p.m.



Meg Chilano
Bureau of Inspection Secretary