

PLANNING & DEVELOPMENT COMMITTEE

MINUTES

June 18, 2019

6:00 pm

Council Board Room

One Batavia City Centre, Batavia NY

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

Members absent: Edward Flynn, Tammy Hathaway

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

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

RESULT: Approval of May 21, 2019 meeting minutes.

IV. Proposals

- A. Area Variance to widen an existing 24' side asphalt driveway by placing an additional 15' of asphalt paving for parking on the north side of the existing driveway in the front yard of this property

Address: *15 Oak St.*

Applicant: James Pontillo (owner)

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

1. Review Application

Applicant was not in attendance. Board put proposal aside.

- B. Area variance to place an additional asphalt parking area parallel to Swan Street on this property located within the Business Improvement District

Address: *400 Ellicott St.*

Applicant: James Pontillo (owner)

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

1. Review Application

Applicant was not in attendance. Board put proposal aside.

- C. Preliminary Plat for the subdivision of parcel #72.017-3-2.1. The applicant requests the PDC review and conditionally approve the preliminary plat in preparation for a final plat submittal that will be presented to the PDC within one year of conditional approval

Address: *Clinton Gardens Subdivision Carolwood Dr. – Harrold Sq.*
Applicant: Robert Pidanick (agent for owner)

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

1. Review Application

Mr. Preston read the summary of the proposal. Mr. Pidanick, Senior Project Manager for Nussbaumer and Clark Engineers, explained that on behalf of Batavia Homes and Development they are seeking input from the board for a sketch plan on a project that was approved by the City of Batavia 25 years ago. Mr. Pidanick said the project lay dormant for years while the owner focused on his business.

It is proposed to extend the existing Carolwood Drive and Harrold Square, connecting two dead ends with 460' of street. Public utilities will be included. The result will create an additional five lots.

Mr. Pidanick indicated that the project will not vary from the original design; they wish to update the approvals and obtain SEQR approval.

2. Discussion and Action by the Board

Mr. Gray asked if there are any design changes, and Mr. Pidanick answered that the lots are a bit wider in one section, but they meet the City requirements for R-1 zoning.

Mr. Gray asked at what point the streets and utilities will be dedicated to the City. Mr. Pidanick responded that it will happen when the map cover and file is recorded.

Mr. Preston noted that there is already one fire hydrant and one light pole and asked if there will be any others. Mr. Pidanick replied that they will comply with whatever spacing of lights and hydrants is required.

Mr. Knipe observed that there are trees between the back of the lots and a field and asked if they will remain. Mr. Pidanick pointed out that the trees belong to a neighboring property.

Mr. Preston asked about drainage. Mr. Pidanick said they will probably add some rear yard drainage to catch water that runs downhill where there is a natural grade to the east. Mr. Pidanick pointed out that the State has developed more stringent laws since the project first

began and now there may be a need for a stormwater retention system that was not originally designed.

MOTION: Mr. Gray moved to conditionally approve the Clinton Gardens Subdivision preliminary plat; the motion was seconded by Mr. Knipe, and on roll call, was approved 3-0.

RESULT: Preliminary plat conditionally approved.

- D. Sketch Plan Review for a proposed 8,875 sq.' pre-engineered metal building addition to an existing structure. The addition will be used as a storage space for bare metal products used in manufacturing processes

Address: 20 Florence Ave.

Applicant: Jake Maurer (contractor for owner)

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

2. Review Application

Mr. Preston read the summary of the proposal. Paul Thompson, Thompson Builds, was available to speak about the project. He stated that they have been hired to design and construct a warehouse to store metal products that are currently being stored outside.

Mr. Thompson said that the building will be set on existing asphalt and they are not increasing or decreasing any impervious areas. Also, there is current storm drainage to the west of the site which will take the roof leaders and runoff from the building.

The building will look similar to other ones on the site.

Mr. Preston asked if it is possible to get from one building to the other without going outside, and Mr. Thompson answered that there is an overhead door that will remain open to allow vehicles to drive through.

Mr. Gray pointed out that the building will be located in the middle of the campus and not visible to anyone except someone in the cemetery.

Mr. Gray asked about lighting, and Mr. Thompson said there will be a wall pack.

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

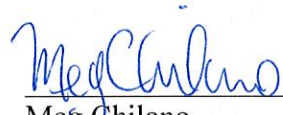
RESULT: Sketch Plan approved.

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

VI. **Setting of Next Meeting:** July 16, 2019

VII. Adjournment

Mr. Gray moved to adjourn the meeting at 6:29 p.m.; the motion was seconded by Mr. Preston. All voted in favor.



Meg Chilano

Bureau of Inspection Secretary