

PLANNING & DEVELOPMENT COMMITTEE

MINUTES

June 15, 2021

6:00 pm

Council Board Room

One Batavia City Centre, Batavia NY

Members present: *David Beatty, John Ognibene, Duane Preston*

Members absent: Ed Flynn, Matt Gray

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 6:00 p.m.

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 18, 2021 meeting minutes.

IV. Proposals

A. Site Plan Review and Special Use permit to change the use of this 3,371 sq.' restaurant building to a convenience store with retail fuel sales. The proposed project involves construction of a four-pump fuel station island with canopy and underground fuel storage tanks. The convenience store with retail fuel sales will use 2,771 sq.' and the drive-through restaurant will use the remaining 1,000 sq.' of space

Address: *204 Oak Street*

Applicant: Lou Terragnoli (agent for Quicklee's)

Actions:

1. Review application
2. Public Hearing
3. SEQR
4. Action on Site Plan and Special Use Permit

1. Review Application

Mr. Preston read the summary of the proposal.

2. Public Hearing

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

RESULT: Public hearing opened at 6:04 p.m.

Steve and Rose Rumery, 201 Oak Street, submitted a letter expressing their concern that the project would create greater traffic congestion in an already hazardous area. They also pointed out that trash from the gas station around the corner ends up in their front yard. They fear that another gas station in the vicinity will increase this problem.

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

RESULT: Public hearing closed at 6:10 p.m.

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. Ognibene moved to approve a negative declaration of SEQR; the motion was seconded by Mr. Beatty, and on roll call, was approved 3-0.

RESULT: Negative declaration of SEQR

4. Discussion and Action on Site Plan and Special Use Permit

The site plan Quicklee's presented to the board was altered from the previously submitted plan, however, the traffic study was the same one originally submitted.

Mr. Beatty wanted to know how the changed site plan would affect traffic, and questioned the impact the alteration would have on the neighborhood. He pointed out that the public had not had the opportunity to comment on the revised site plan.

Mr. Preston related his concern regarding the back up of traffic from the drive-through stack. He also noted the hazard posed by vehicles attempting to exit by going around the building and the gas station pumps.

Mr. Randall asked if Quicklee's has an easement supporting their plan to have vehicles exit by way of the driveway leading to the neighboring hotel.

The board agreed that before they would be able to make a decision regarding the site plan, they would need to see a traffic study that supported the single entrance / exit on Noonan Drive, as well as the easement agreement with the hotel.

MOTION: Mr. Beatty moved to table the proposal; the motion was seconded by Mr. Ognibene, and on roll call, was approved 3-0.

RESULT: Application tabled.

B. City Council has been petitioned to amend the current zoning ordinance to include 211 ½ East Main Street Rear in the abutting C-3 Central Commercial District. This parcel is

currently designated within the P-2 (medical campus) and abuts the C-3 district along the south lot line. City Council has requested the PDC review the request and make recommendation for their consideration

Regarding: *211 ½ East Main Street Rear*

Actions: 1. Review petition
 2. Recommendation to City Council

1. Review Application

Mr. Preston read the summary of the petition.

2. Recommendation to City Council

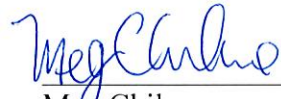
MOTION: Mr. Beatty moved to recommend approval of the zoning change to City Council; the motion was seconded by Mr. Ognibene, and on roll call, was approved 3-0.

RESULT: Recommendation to the City Council for approval of the zoning change.

V. Setting of Next Meeting: July 20, 2021

VI. Adjournment

Mr. Preston moved to adjourn the meeting at 6:49 p.m., and Mr. Beatty seconded the motion. All voted in favor.



Meg Chilano
Recording Secretary