

PLANNING & DEVELOPMENT COMMITTEE

MINUTES

August 17, 2021

6:00 pm

Council Board Room

One Batavia City Centre, Batavia NY

Members present: *David Beatty, Rebecca Cohen, Edward Flynn, John Ognibene, Duane Preston*

Members absent: Matt Gray

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 6:01 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 July 20, 2021 meeting minutes.

IV. Proposals

A. Make exterior changes to this building located within the BID

Address: *33-39 Ellicott Street*

Applicant: Stephen Tucciarello (owner)

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

1. Review Application

Mr. Preston read the summary of the proposal. He reported that the Genesee County Planning Board recommended approval of the project.

2. Discussion and Action by the Board

Mr. Tucciarello would like to replace the faded plastic panels with panels made from a new material. The height of the new panels will remain the same as the old as long as the new HVAC is not visible from the street. If the HVAC is visible from the street, the panels will be extended upward.

Mr. Preston asked if the panels will be placed on all four sides, and Mr. Tucciarello said that the panels will cover three sides, but the side at the end belongs to Domino's.

MOTION: Mr. Beatty moved to approve the proposal as presented; the motion was seconded by Mr. Ognibene, and on roll call, was approved 4-0-1.

Votes in favor: 4 (Rebecca Cohen, David Beatty, Duane Preston, John Ognibene)

Votes opposed: 0

Votes abstained: 1 (Edward Flynn, administrator of the grant program)

RESULT: Application approved.

B. Make exterior changes to this building located within the BID

Address: 217 East Main Street (aka 219 East Main Street)

Applicant: Dave Ciurzynski (consultant)

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

1. Review Application

Mr. Preston read the summary of the proposal. He reported that the Genesee County Planning Board recommended approval of the project.

2. Discussion and Action by the Board

Mr. Ciurzynski described the project. He said that two awnings will be placed in the rear and a covered walkway approaching the entrance will be attached to building in the front. The brickwork will be cleaned up, and the flag relocated closer to the sign, which will also be improved.

Mr. Preston asked if the colors have been chosen for the awnings. Mr. Ciurzynski answered that the awnings will be in the company's colors of blue and silver.

Mr. Flynn asked if the sign change will be made through the permitting process. Mr. Randall said that it will, and noted that the changes to the sign meet design standards and will not need to come before the PDC.

MOTION: Ms. Cohen moved to approve the application; the motion was seconded by Mr. Beatty, and on roll call, was approved 5-0.

RESULT: Application approved.

C. Site Plan Review to construct a two-story 69,420 sq.' building to house a YMCA. The facility will include medical offices, off-street parking, a new access point from Summit Street, and numerous site work / landscaping updates throughout the complex (review, but no vote)

Address: 207-209, 211, 213 East Main St.; 211 ½ East Main Street Rear; 17, 19 Summit St.; 216-220 Washington Ave.; 1-9, 12-26, 17-23, 28 Wiard St. 90 River Street

Applicant: Dave Ciurzynski (agent for the owner)

Actions: 1. Review application
2. Public hearing and discussion by the board

1. Review Application

Mr. Preston read the summary of the proposal. Mr. Ciurzynski noted the changes made to the site plan according to the wishes the board had expressed at the previous meeting:

- Green space lines up with the back of the Go Art! building
- Twenty parking spaces with handicap accessibility added along the side of the building
- Children's play area on the north side of the property
- Entire area along Wiard Street will be improved, paved and striped, with islands and landscaping

2. Discussion and Action by the Board

Mr. Preston reported that the Genesee County Planning Board recommended approval of the proposed project. According to the GCPB, the redevelopment is a positive investment in the city and should present no significant negative countywide or community impact.

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

RESULT: Public hearing opened at 6:24 p.m.

Mr. Preston read a letter from Brian and Joann McCabe into the minutes. [Attachment] They expressed concern regarding the proposed Summit Street entrance, traffic, water drainage, and noise.

Mr. Preston read a letter from Ellen Larsen, 7 Summit Street, into the minutes. [Attachment] She expressed concern regarding traffic, landscaping, and possible noise.

Mr. Ciurzynski noted the plan for snow removal and the drainage system that will run along Wiard Street.

Leslie Moma, 113 Summit Street, spoke on behalf of Go Art! She praised the project's transformation of the courtyard into a green space, which will allow for a more social space with added light and more atmosphere. She expressed concern over parking and headlights that could interfere with the activities in the courtyard space.

Richard Beatty, 123 Summit Street, expressed concerns regarding the number of parking spaces, snow storage, exterior lighting, lack of a sufficient vegetative buffer, and the entrance on Summit Street.

Henry and Marcela Knaudt, were concerned that the project will take away from the residential character of the neighborhood, and create an increase in traffic.

MOTION: Mr. Flynn moved to close the public hearing; the motion was seconded by Mr. Ognibene, and on roll call, was approved 5-0.

RESULT: Public hearing closed at 6:39 p.m.

Mr. Preston asked about a buffer. Mr. Ciurzynski explained that funding was intended for building construction. The area has been used for parking for a long time, and while it will be milled, paved, striped, and contain islands and landscaping, no major changes are proposed at this time.

Mr. Preston asked if it would be possible to hold off on creating the Summit Street entrance to see if a traffic problem develops. Mr. Ciurzynski answered that the Summit Street exit was designed to prevent a problem by distributing some of the traffic closer to Main Street. Eliminating the Summit Street entrance would encourage a large portion of motorists to opt for an easy right turn onto Washington Avenue, and thereby involve a greater portion of Summit Street.

Ms. Cohen asked if there was any information regarding traffic flow at specific times of the day. Mr. Ciurzynski said he would expect traffic from parents dropping off their children at school and daycare. Ms. Cohen pointed out that parents are doing the same thing on Summit Street for children attending St. Joseph's School.

Mr. Ciurzynski placed the drawings on tables in the boardroom so that everyone could disband to check out the plans.

V. Setting of Next Meeting: September 21, 2021

VI. Adjournment

Mr. Preston adjourned the meeting at 7:25 p.m.



Meg Chilano
Bureau of Inspection Secretary