

PLANNING & DEVELOPMENT COMMITTEE

OFFICIAL MINUTES

Tuesday, March 19, 2024

6:00 pm

Council Board Room

One Batavia City Centre, Batavia NY

Members present: *David Beatty, Ed Flynn, Jim Krencik, John Ognibene, Duane Preston, Elizabeth Thompson*

Members absent: none

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 6:04 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 February 20, 2024 meeting minutes.

IV. Proposals

Proposal A-1: Area Variance to mount a sign on the railing of the building located at 201 East Main Street

Proposal A-2: Area Variance to place two signs on the west elevation and two signs on the south elevation

Address: *201 East Main Street*

Applicant: GO ART!

Actions: 1. Review application and discussion
2. Recommendation to the ZBA

1. Review Application and Discussion

Mr. Preston read the summary of the application. Gregory Hallock, Executive Director for GO ART! related to the board the decision made by the Historic Preservation Commission (HPC).

He said that the HPC wished for the sign to be installed on the building instead of next to the building.

Mr. Flynn asked about the attachment of the sign Mr. Hallock said that the sign would be attached to the mortar and not the bricks.

Mr. Hallock explained that the mural sign is designed to behave like a puzzle. The frame will hold strong magnetic pieces that create the mural but will have the capability to be removed and rearranged or exchanged.

Mr. Flynn asked how often the banners in the front would be changed. Mr. Hallock answered that the banners will be permanent but the messages on the banners can be changed according to the event of the moment. Mr. Hallock pointed out that this method is similar to other not-for-profit organizations. He described how GO ART! conducted in depth research to learn how other historic properties market themselves. He said the greatest challenge is to find ways to market events within the restrictions imposed by historical societies.

2. Recommendation to the ZBA

MOTION: Mr. Flynn moved to recommend approval of the proposals to the ZBA; the motion was seconded by Mr. Beatty and on roll call, was approved 5-0.

RESULT: Recommend approval of the area variances to the ZBA.

- B. Review of a preliminary subdivision plan to divide these two parcels into 30 individual building lots with two of the parcels intended for use as common areas owned and maintained by the homeowners' association. Future site development includes new one-story single-family homes with attached garages

Address: *North Pointe Patio Home Subdivision
Tax Parcel No. 84.008-2-2.1 and 85.005-10-1*

Applicant: Robert Pidanick (agent for owner)

Actions: 1. Review application and discussion
2. Recommendations for next phase

1. Review Application

Mr. Preston read the summary of the application.

2. Discussion by the Board

Robert Pidanick and Eric Harrower described the plans for the project. Following discussion and questions, the board made recommendations for what they would like to see in the final plan submittal:

- Report from the Army Corps of Engineers regarding the wetlands
- Detailed landscape plan
- Sidewalks
- Decorative streetlights

V. Setting of Next Meeting: April 16, 2024

VI. Adjournment

Mr. Preston moved to adjourn the meeting at 6:52 p.m., and Mr. Beatty seconded the motion. All voted in favor.



Meg Chilano
Recording Secretary