

PLANNING & DEVELOPMENT COMMITTEE

Tuesday, February 18, 2020

6:00 pm

Council Board Room

One Batavia City Centre, Batavia NY

AGENDA

- I. Roll Call
- II. Call to Order
- III. Approval of Minutes – 1/20/20
- IV. Proposals

Address: 311-313 & 309 West Main Street.

Applicant: John Houseknecht (owner)

Proposal 1: Minor Subdivision to reconfigure these two parcels and create two new parcels with different boundary configurations. One parcel will contain an existing commercial building with parking exceeding the minimum requirements of the BMC. The other parcel will remain a parking lot for the existing neighboring occupancies

Actions:

1. Review application
2. Public hearing
3. SEQR
4. Discussion and action by the board

Address: 200 Ellicott Street.

Applicant: Ben Boyce (contractor)

Proposal 2: Exterior changes to a building located within the Business Improvement District (BID)

Actions:

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

Address: 555 East Main Street

Applicant: Timothy Zigarowicz, AIA (project manager)

Proposal 3: Sketch Plan Review for the construction of a 20,100 sq.' two story addition containing twenty dwelling units

Actions:

1. Review application
2. Discussion and recommendations

- V. Other/ New Business/Updates
- VI. Setting of Next Meeting: March 17, 2020
- VII. Adjournment

PLANNING & DEVELOPMENT COMMITTEE

DRAFT MINUTES

January 21, 2020

6:00 pm

Council Board Room

One Batavia City Centre, Batavia NY

Members present: *David Beatty, Matt Gray, Tammy Hathaway, Robert Knipe, Duane Preston*

Members absent: Edward Flynn

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 6:03 pm.

III. Previous Meeting Minutes

October 15, 2019 minutes were corrected as requested. Mr. Preston assumed the motion and the minutes were approved as corrected by unanimous consent.

RESULT: Approval of October 15, 2019 meeting minutes.

There were no corrections to the November 19, 2019 meeting minutes. Mr. Preston assumed the motion and the minutes were approved as written by unanimous consent.

RESULT: Approval of November 19, 2019 meeting minutes.

IV. Proposals

A. Exterior changes to a building located within the Business Improvement District (BID)

Address: *99 Main St.*

Applicant: Todd Audsley (Project Manager)

Actions:

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

1. Review Application

Mr. Preston read the summary of the proposal. Mr. Audsley explained that the first floor of the building will be used as a dentist's office; the second floor will be fitted out for use as office space; and, the third floor will consist of two apartments.

Mr. Audsley indicated that there were some problems with the masonry. The front of the building will be stripped and a new wall with better insulation will be constructed, and then veneered with brick. The second and third floor windows will be replaced.

Mr. Audsley said that the rear of the building is brick up to the third floor. Currently, the third floor does not occupy the entire footprint of the building; it stops approximately 20' short. That floor will be extended to bring it flush with the first two floors. He is uncertain at this point what material will be used.

2. Discussion and Action by the Board

Mr. Gray asked if the area on the roof is currently in existence. Mr. Audsley answered that it is a mezzanine. Mr. Knipe asked if the mezzanine is accessible from inside, and Mr. Audsley said that it can be reached from inside the apartments.

Mr. Knipe asked how many apartments and if they will be at market rate. Mr. Audsley responded that there will be two apartments at market rate.

Mr. Gray referred to the illustration and asked if the half windows at the top are shaded out. Mr. Audsley said that they are masonry recessed in the brick and will probably become some kind of cast panel.

Mr. Knipe asked about the height of the third floor ceilings, and Mr. Audsley indicated that they will be 10' in height.

Mr. Gray asked about signage space in the front window. Mr. Audsley explained that since Dr. Neppali will not be relying on walk-in trade, signage will not be a big issue.

Mr. Preston reported that the Genesee County Planning Board recommended approval.

MOTION: Mr. Knipe moved to approve the proposal. The motion was seconded by Ms. Hathaway, and on roll call, was approved 5-0.

RESULT: Application approved.

B. Minor subdivision to reconfigure these two parcels and create two new parcels with different boundary configurations. One parcel will contain an existing commercial building with parking exceeding the minimum requirements of the BMC. The other parcel will remain a parking lot for the existing neighboring occupancies

Address: 311-313 & 309 West Main St.

Applicant: John Houseknecht (owner)

- Actions:
1. Review application
 2. Public hearing
 3. SEQR
 4. Discussion and action by the board

1. Review Application

The applicant was not available to answer the board's questions.

MOTION: Mr. Gray moved to table the proposal. The motion was seconded by Ms. Hathaway, and on roll call, was approved 5-0.

RESULT: Application tabled.

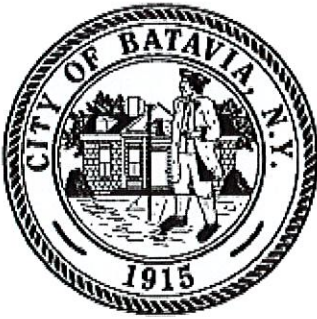
V. Other/New Business/Updates: none

VI. Setting of Next Meeting: February 18, 2020

VII. Adjournment

Mr. Beatty moved to adjourn the meeting at 6:16 p.m. The motion was seconded by Mr. Knipe and all voted in favor.

Meg Chilano
Bureau of Inspection Secretary



City of Batavia
Department of Public Works
Bureau of Inspections

One Batavia City Center, Batavia, New York 14020 (585)-345-6345 (585)-345-1385 (fax)

To: Genesee County Planning
Planning and Development Committee
Zoning Board of Appeals

From: Doug Randall, Code Enforcement Officer

Date: 12/23/19

Re: 311-313 West Main St. and 309 West Main St.
Tax Parcel No. 84.006-3-38 and 84.039-1-1

Zoning Use District: C-2

The applicant, John Houseknecht (owner), has filed a minor subdivision application to reconfigure these two parcels and create two new parcels with different boundary configurations. One parcel will contain an existing commercial building with parking exceeding the minimum requirements of the BMC. The other parcel will remain a parking lot for the existing neighboring occupancies.

Review and Approval Procedures:

County Planning Board- Pursuant to General Municipal Law 239 m, referral to the County Planning Board is required since the property is within 500 feet of the right of way of a state road or highway.

City Planning and Development Committee- Pursuant to BMC Sec. 190-2 and 13-3 The Planning and Development Committee is authorized to review and approve or disapprove plats. BMC 162-40 B; The PDC shall act on the pre-application sketch and if approved the Chairman will sign and date the reproducible plat.

BMC 190-29 A. and Schedule I Minimum requirements of lot area and frontage for C-2 uses:

	Required	Proposed (84.006-3-38)	Proposed (84.039-1-1)
Lot area (min.)	5,000 sq.	32,727.5 sq.	> 42,377 sq.
Frontage (min.)	40	123.50	21.5 (dif. 18.5)
Bldg. Coverage (max.)	40%	< 40%	None
Height (max.)	40	< 40	None
Front yard (min.)	20	29	N/A
Side yard (min.)	12	21.19	N/A
Side yard (total)	25	58.26	N/A
Rear yard (min.)	35	110.24	N/A

Zoning Board of Appeals- Pursuant to BMC Sec. 190-49 of the zoning ordinance, the ZBA shall review and act on required variances.

1) **Required variances- Area** **BMC Sec. 190-29 A. and Schedule I**

	<u>Required</u>	<u>Proposed</u>	<u>Difference</u>
Minimum Frontage	40'	21.5'	18.5'

The PDC will be the lead agency to conduct SEQR.

SEND OR DELIVER TO:

GENESEE COUNTY DEPARTMENT OF PLANNING
3837 West Main Street Road
Batavia, NY 14020-9404
Phone: (585) 815-7901

DEPARTMENT USE ONLY:
GCDP Referral # _____



*** GENESEE COUNTY *
PLANNING BOARD REFERRAL**

Required According to:
GENERAL MUNICIPAL LAW ARTICLE 12B, SECTION 239 L, M, N
(Please answer ALL questions as fully as possible)

1. REFERRING BOARD(S) INFORMATION

Board(s) PDC and ZBA
Address One Batavia City Centre
City, State, Zip Batavia, NY 14020
Phone (585) 345 - 6345 Ext. _____

2. APPLICANT INFORMATION

Name John Houseknecht
Address 311-313 West Main St.
City, State, Zip Batavia, NY 14020
Phone (585) 739 - 4394 Ext. _____ Email jhousekn@gmail.com

MUNICIPALITY: City Town Village of Batavia

3. TYPE OF REFERRAL: (Check all applicable items)

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Area Variance | <input type="checkbox"/> Zoning Map Change | <input type="checkbox"/> Subdivision Proposal |
| <input type="checkbox"/> Use Variance | <input type="checkbox"/> Zoning Text Amendments | <input type="checkbox"/> Preliminary |
| <input type="checkbox"/> Special Use Permit | <input type="checkbox"/> Comprehensive Plan/Update | <input checked="" type="checkbox"/> Final |
| <input type="checkbox"/> Site Plan Review | <input type="checkbox"/> Other: _____ | |

4. LOCATION OF THE REAL PROPERTY PERTAINING TO THIS REFERRAL:

- A. Full Address 311-313 West Main St. and 309 West Main St.
- B. Nearest intersecting road Vernon
- C. Tax Map Parcel Number 84.006-3-38 and 84.039-1-1
- D. Total area of the property _____ Area of property to be disturbed _____
- E. Present zoning district(s) C-2

5. REFERRAL CASE INFORMATION:

- A. Has this referral been previously reviewed by the Genesee County Planning Board?
 NO YES If yes, give date and action taken _____
- B. Special Use Permit and/or Variances refer to the following section(s) of the present zoning ordinance and/or law
BMC 190-29 A and schedule I
- C. Please describe the nature of this request Approval to subdivide and reconfigure two parcels. An area variance is required for frontage.

6. ENCLOSURES – Please enclose copy(s) of all appropriate items in regard to this referral

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Local application | <input type="checkbox"/> Zoning text/map amendments | <input type="checkbox"/> New or updated comprehensive plan |
| <input type="checkbox"/> Site plan | <input type="checkbox"/> Location map or tax maps | <input checked="" type="checkbox"/> Photos |
| <input checked="" type="checkbox"/> Subdivision plot plans | <input type="checkbox"/> Elevation drawings | <input checked="" type="checkbox"/> Other: <u>Cover letter</u> |
| <input checked="" type="checkbox"/> SEQR forms | <input type="checkbox"/> Agricultural data statement | |

7. CONTACT INFORMATION of the person representing the community in filling out this form (required information)

Name Douglas Randall Title Code Enf. Officer Phone (585) 345 - 6327 Ext. _____
Address, City, State, Zip One Batavia City Centre, Batavia, NY 14020 Email drandall@batavianewyork.com

Application No.: _____

Date: _____



MINOR SUBDIVISION APPLICATION

CITY OF BATAVIA

10 West Main Street, Batavia, NY 14020
Phone: (716) 343-8180 • Fax (716) 343-9221

ADDRESS OF SUBDIVISION 311-313 W. Main St. (84.006-3-38) and
309 W. Main St. (84.039-1-1)

OWNER: Crickler Management
John Houseknecht jhousekn@gmail
Name E-mail Address
311-313 - W. Main St. 585-739-4394 NA
Street Address Phone Fax
BATAVIA NY 14020
City, State, Zip Code

SIGNATURE John Houseknecht

PAID
JAN - 3 2020
CITY OF BATAVIA
CLERK-TREASURER

FEES: ___ \$50 Residential Subdivision \$100 Non-Residential Subdivision



CITY OF BATAVIA
APPLICATION TO THE ZONING BOARD OF APPEALS

Received
DEC 31 2019
City of Batavia
Inspection Bureau

Application No.: _____
Hearing Date/Time: _____

APPLICANT: Crickler Management jhousekn@gmail.com
Name E-Mail Address
311-313 West Main Street 585-739-4394
Street Address Phone Fax
Batavia NY 14020
City State Zip

STATUS: Owner Agent for Owner Contractor

OWNER: John Housekrecht jhousekn@gmail.com
Name E-Mail Address
Street Address Phone Fax
City State Zip

LOCATION OF PROPERTY: 311-313 West Main Street, Batavia NY 14020

DETAILED DESCRIPTION OF REQUEST: Area variance for driveway
width of 21.5' (need 40.0')

Applicant must be present at the hearing date. Failure to do so will result in the application being discarded. It is the responsibility of the applicant to present evidence sufficient to satisfy the Zoning Board of Appeals that the benefit of the applicant does not outweigh the health, safety, morals, aesthetics and general welfare of the community or neighborhood.

John Housekrecht 12-27-2019
Applicant's Signature Date
John Housekrecht 12-27-2019
Owner's Signature Date

To be Filled out by Zoning Officer

TAX PARCEL: 84.006-3-38 **ZONING DISTRICT:** C-2 **FLOOD PLAIN:** C
84.039-1-1
TYPE OF APPEAL: Area Variance **FEE:** \$50 (One or Two Family Use)
 Use Variance \$100 (All other Uses)
 Interpretation
 Decision of Planning Committee

Provision(s) of the Zoning Ordinance Appealed: BMC 190-29 A and Schedule 1
Min. Frontage required is 40', 21.5' is proposed.

PAID
JAN - 3 2020
CITY OF BATAVIA
CLERK-TREASURER



84.005-2-33.1

84.005-2-31

84.009-3-1

84.009-3-2

84.009-3-3

84.009-3-4

84.005-2-27

84.005-2-28

84.005-2-29

84.005-2-30

84.006-3-42

84.006-3-40

84.039-1-1

84.006-3-38

84.006-3-37

84.031-1

84.039-1-6

84.006-3-43

84.00

84.039-1-2

84.006-3-44

84.006-3-36

84.039-1-5

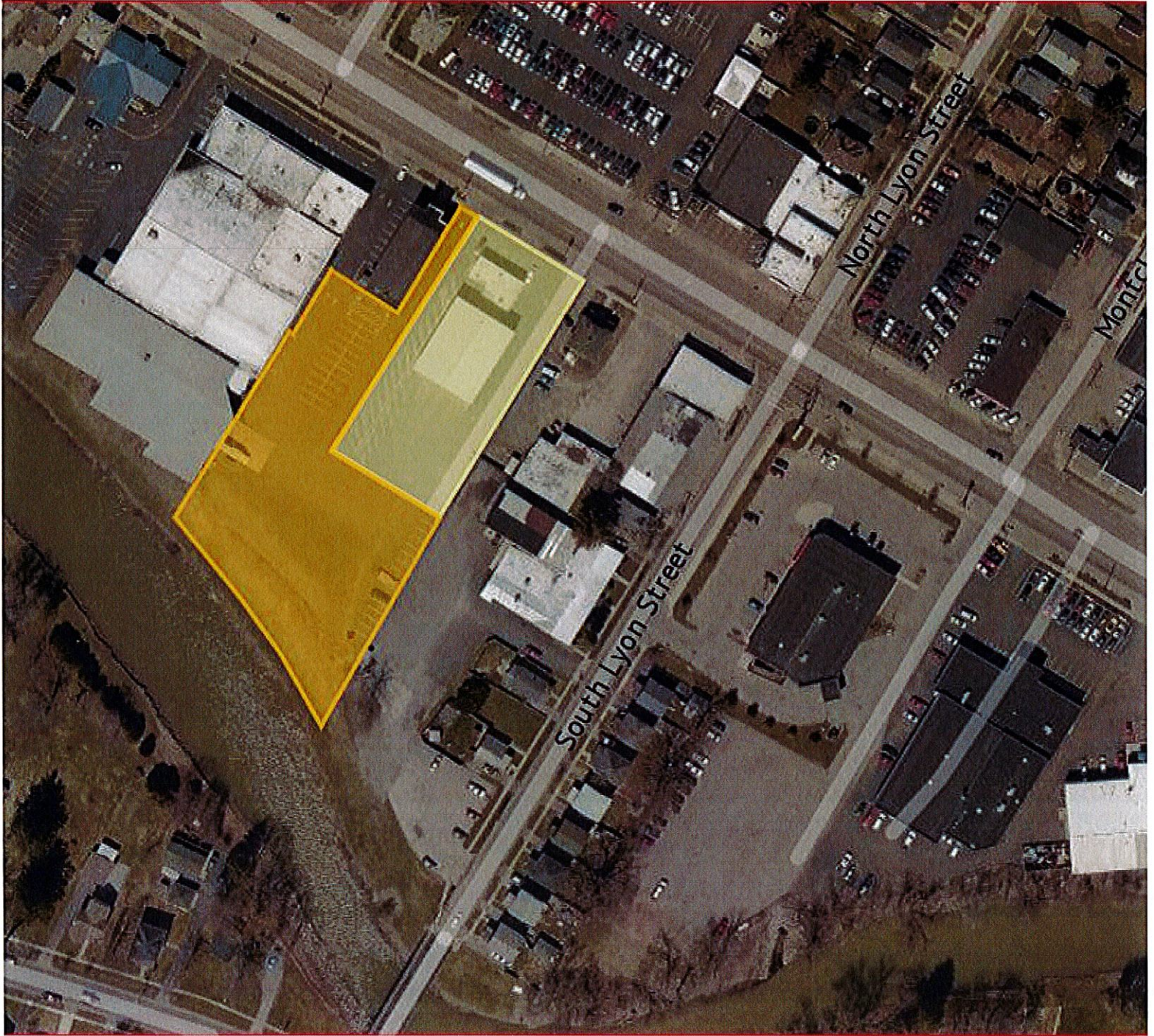
84.039-1-4

84.006-3-32.11

on Street

13

84.006-3-39



Criteria to Support Area Variance

In making its determination, the zoning Board of Appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety, moral, aesthetics and welfare of the neighborhood or community. The Zoning Board of Appeals shall consider the following test, as per §81-b of the General City Law when making its determination:

Explain how the proposal conforms to EACH of the following requirements:

1. **Undesirable Change in neighborhood Character.** The granting of the variance will not produce an undesirable change in the neighborhood or a detriment to nearby properties.

property is located in a commercial property area.

2. **Alternative Cure Sought.** There are no other means feasible for the applicant to pursue that would result in the difficulty being avoided or remedied, other than the granting of the area variance. the driveway is in the only location feasible.

3. **Substantiality.** The requested area variance is not substantial. Correct

4. **Adverse Effect or Impact.** The requested variance will not have an adverse effect or impact on the physical or environmental condition in the neighborhood or community.

Correct.

5. **Not Self-Created.** The alleged difficulty existed at the time of the enactment of the provision or was created by natural force or governmental action, and was not the result of any action by the owner or the predecessors in title. Correct.

John Houseknecht

Applicant's Signature

12-27-2019

Date

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: Crickler Management Groups Land Separation			
Project Location (describe, and attach a location map): 311-313 West Main Street, Batavia NY 14020			
Brief Description of Proposed Action: Area variance for driveway width of 21.5' (need 40.0')			
Name of Applicant or Sponsor: John Houseknecht		Telephone: 585-739-4394	
		E-Mail: jhousekn@gmail.com	
Address: 311 -315 W. Main Street			
City/PO: Batavia		State: NY	Zip Code: 14020
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO YES
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO YES
3.a. Total acreage of the site of the proposed action? <u>0.751</u> acres			
b. Total acreage to be physically disturbed? <u>0</u> acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <u>1.864</u> acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
		X	
b. Consistent with the adopted comprehensive plan?		X	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
			X
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
		X	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
		X	
b. Are public transportation service(s) available at or near the site of the proposed action?			X
			X
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?			X
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
			X
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
			X
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
			X
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
		X	
b. Is the proposed action located in an archeological sensitive area?		X	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
		X	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		X	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
		X	
16. Is the project site located in the 100 year flood plain?	NO	YES	
			X
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
			X
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <u>runoff to storm drains</u> <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES			X

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	X	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	X	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	X	

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: John Houseknecht Date: 12-27-2019
 Signature: John Houseknecht

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

ER MANAGEMENT GROUP
826, PAGE 72
No. 84.06-3-40

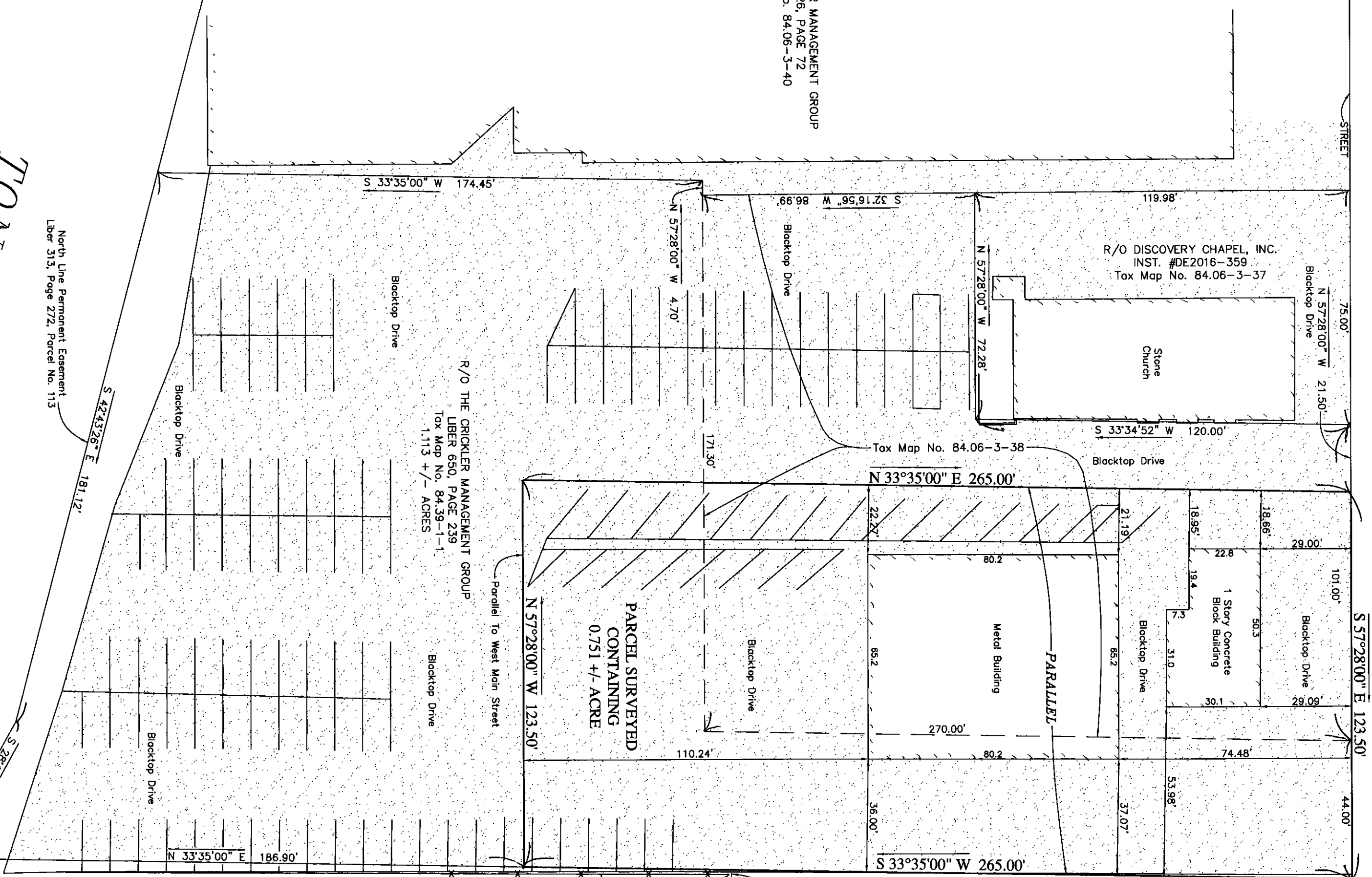
R/O DISCOVERY CHAPEL, INC.
INST. #DE2016-359
Tax Map No. 84.06-3-37

R/O THE CRICKLER MANAGEMENT GROUP
LIBER 650, PAGE 239
Tax Map No. 84.39-1-1
1.113 +/- ACRES

PARCEL SURVEYED
CONTAINING
0.751 +/- ACRE

R/O BRS 1
LIBER 815
Tax Map No.

R/O BGW PF
LIBER 821
Tax Map No.



North Line Permanent Easement
Liber 313, Page 272, Parcel No. 113

North Line Permanent Easement
Liber 306, Page 146, Parcel No. 111

TONAWANDA

88-25 BY DAVID S. LAMENDOLA,
ED NOVEMBER 4, 2002
B-3797 BY MCINTOSH &
LAST DATED NOVEMBER 21, 1979

CREEK

End Wd.
1.3' E.
6' Wood Fence
End Ch. Lk.
1.5' E.
6' Chain Link Fence



City of Batavia
Department of Public Works
Bureau of Inspections

One Batavia City Center, Batavia, New York 14020 (585)-345-6345 (585)-345-1385 (fax)

To: Genesee County Planning
Planning and Development Committee

From: Doug Randall, Code Enforcement Officer

Date: 1/28/20

Re: 200 Ellicott St.
Tax Parcel No. 84.057-1-13

Zoning Use District: C-3 (BID)

The applicant, Ben Boyce (contractor) for Paul Tenney (owner), has filed a permit application to open a wall on an existing building and install one swinging man door and one rolling overhead door. This proposed work will affect the exterior appearance of a building located within the Downtown Business Improvement District.

Note: This is a type II action as defined by Environmental Conservation Law and is not subject to review under SEQR 6 NYCRR Part 617.5 (c) (1).

Review and Approval Procedures:

County Planning Board- Pursuant to General Municipal Law 239 m, referral to the County Planning Board is required since the property is within 500 feet of the right of way of a state road or highway.

City Planning and Development Committee- Pursuant to section 190-14 D(2)(a) of the zoning ordinance, the Planning and Development Committee shall, prior to permit issuance, review applications involving exterior changes on properties located within the Downtown Business Improvement District.

SEND OR DELIVER TO:
GENESEE COUNTY DEPARTMENT OF PLANNING
3837 West Main Street Road
Batavia, NY 14020-9404
Phone: (585) 815-7901



DEPARTMENT USE ONLY:
GCDP Referral # _____

*** GENESEE COUNTY *
PLANNING BOARD REFERRAL**

Required According to:
GENERAL MUNICIPAL LAW ARTICLE 12B, SECTION 239 L, M, N
(Please answer ALL questions as fully as possible)

1. REFERRING BOARD(S) INFORMATION

Board(s) Planning and Development Committee
Address One Batavia City Centre
City, State, Zip Batavia, NY 14020
Phone (585) 345 - 6345 Ext. _____

2. APPLICANT INFORMATION

Name Ben Boyce (contractor)
Address 34 Woodrow Rd.
City, State, Zip Batavia
Phone (585) 356 - 8109 Ext. _____ Email _____

MUNICIPALITY: City Town Village of Batavia

3. TYPE OF REFERRAL: (Check all applicable items)

- | | | |
|---|--|---|
| <input type="checkbox"/> Area Variance | <input type="checkbox"/> Zoning Map Change | <input type="checkbox"/> Subdivision Proposal |
| <input type="checkbox"/> Use Variance | <input type="checkbox"/> Zoning Text Amendments | <input type="checkbox"/> Preliminary |
| <input type="checkbox"/> Special Use Permit | <input type="checkbox"/> Comprehensive Plan/Update | <input type="checkbox"/> Final |
| <input type="checkbox"/> Site Plan Review | <input checked="" type="checkbox"/> Other: <u>Exter. change in BID</u> | |

4. LOCATION OF THE REAL PROPERTY PERTAINING TO THIS REFERRAL:

- A. Full Address 200 Ellicott St.
B. Nearest intersecting road Jackson St.
C. Tax Map Parcel Number 84.057-1-13
D. Total area of the property _____ Area of property to be disturbed _____
E. Present zoning district(s) _____

5. REFERRAL CASE INFORMATION:

A. Has this referral been previously reviewed by the Genesee County Planning Board?
 NO YES If yes, give date and action taken _____

B. Special Use Permit and/or Variances refer to the following section(s) of the present zoning ordinance and/or law

C. Please describe the nature of this request Approval of building permit for exterior alterations to a bldg in the BID

6. ENCLOSURES – Please enclose copy(s) of all appropriate items in regard to this referral

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Local application | <input type="checkbox"/> Zoning text/map amendments | <input type="checkbox"/> New or updated comprehensive plan |
| <input type="checkbox"/> Site plan | <input type="checkbox"/> Location map or tax maps | <input checked="" type="checkbox"/> Photos |
| <input type="checkbox"/> Subdivision plot plans | <input checked="" type="checkbox"/> Elevation drawings | <input checked="" type="checkbox"/> Other: <u>Cover letter</u> |
| <input type="checkbox"/> SEQR forms | <input type="checkbox"/> Agricultural data statement | _____ |

7. CONTACT INFORMATION of the person representing the community in filling out this form (required information)

Name Douglas Randall Title Code Enf. Officer Phone (585) 345 - 6327 Ext. _____
Address, City, State, Zip One Batavia City Centre, Batavia, NY 14020 Email drrandall@batavianewyork.com

DATE: 1/14/2020

APPLICANT NAME & PHONE: BEN BOYCE 585-356-8109

Project Location and Information 84.057-1-13 Permit #: _____ Fee: _____

Address of Project: 200 ELLICOTT ST. BATAVIA, NY 14020

Owner & Address: PAUL TENNEY 198 ELLICOTT ST. BATAVIA, NY 14020

Phone: 585-343-0912

Project Type/Describe Work

C-3 Zoning

Estimated cost of work: 2300 Start date: 1/20/2020

Describe project:

ADDITION OF A 12'x9' OVERHEAD DOOR AND A 3'x7' SWING DOOR AT REAR OF WEST WALL

Contractor Information – Insurance certificates (liability & workers comp) required being on file

GENERAL

Name/Address: B BOYCE & SONS CONSTRUCTION SERVICES 34 WOODROW RD, BATAVIA, NY

Phone: 585-356-8109

PLUMBING (City of Batavia Licensed Plumber Required)

Name/Address: N/A

Phone: _____

HEATING

Name/Address: N/A

Phone: _____

ELECTRICAL (Third Party Electrical Inspection Required)

Name/Address: N/A

Phone: _____

FOR OFFICE USE ONLY

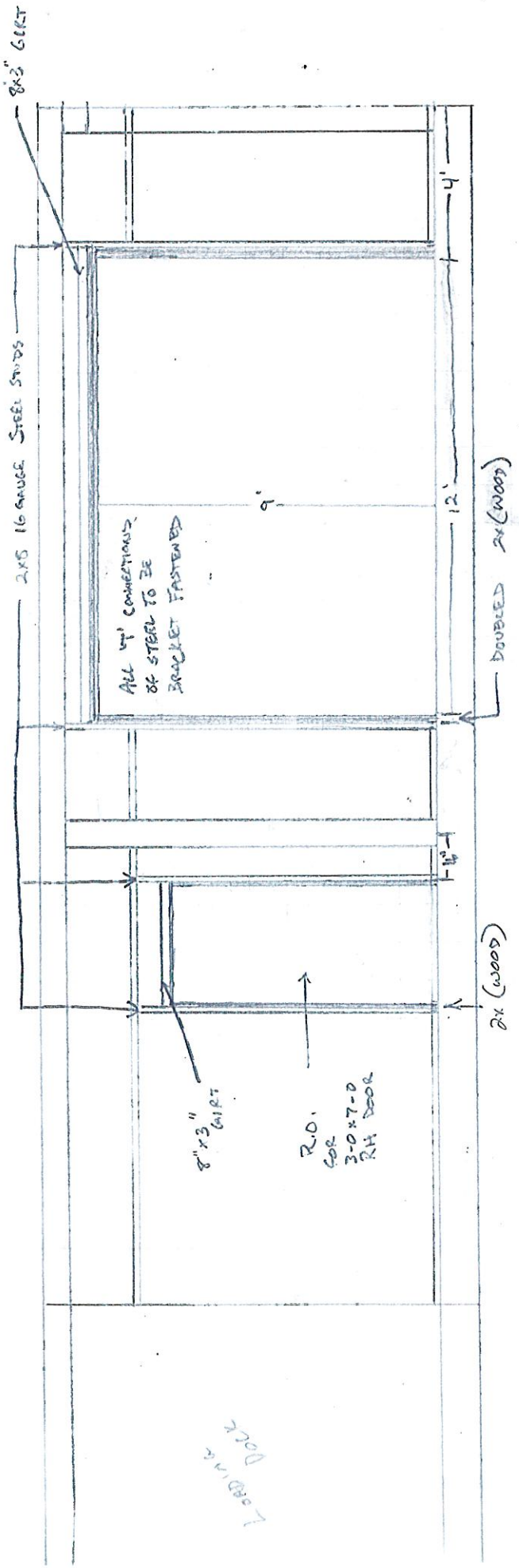
Zoning District: _____ Flood Zone: _____ Corner Lot: _____ Historic District/Landmark: _____

Zoning Review: _____ Variance Required: _____ Site Plan Review: _____ Other: _____

National Grid Sign Off (Pools): _____ Lot Size: _____

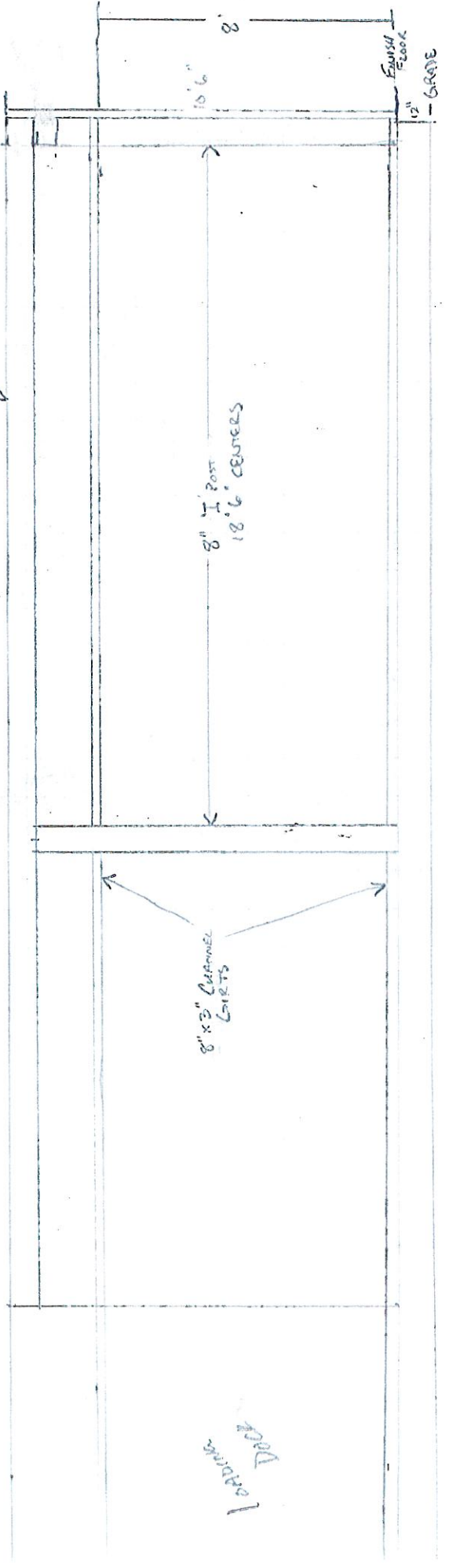
Existing Use: _____ NYS Building Code Occupancy Class: _____

Proposed Use: _____ NYS Building Code Occupancy Class: _____



200 ELLICOTT, WEST WALL

8" x 3" EAVE PURLIN



LOADING DOCK

LOADING DOCK



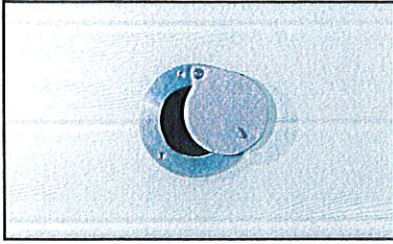
8' x 7' 3285 white with optional white aluminum full view window section

These models are also available in

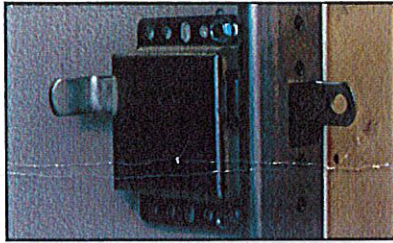


DURABLE. RELIABLE.

SPECIFICATIONS, OPTIONAL FEATURES AND ACCESSORIES

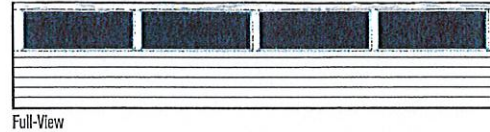
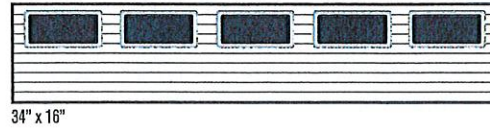
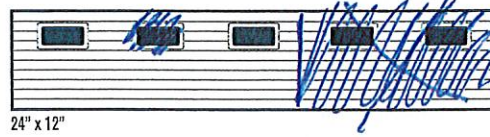


EXHAUST PORT
An exhaust port is an optional feature to keep those unwanted fumes from lingering around the work area.



INSIDE SIDE LOCK
The inside side lock is a wise decision for added security when you are not around. (Torsion only)

OPTIONAL WINDOW DESIGNS



COLOR SELECTION

X
WHITE
ALMOND
SANDSTONE
BROWN
GRAY
BLACK

Note: Refer to samples at your local C.H.I. Distributor for exact color match.



Wind chamber tested to ensure wind load resistance, the C.H.I. Windbreaker Series and iSeries doors provide enhanced defense against the elements.

26-GAUGE MODEL 3285 Insulated

SECTIONS

- Features four evenly spaced micro-grooves that run horizontally across each section
- Double-sided steel doors are 26-gauge front and 27-gauge back for sturdiness
- Concealed steel back-up plates run from top to bottom of each section for secure hardware attachment
- Section joints are tongue-and-groove
- White painted end stiles
- Bottom "U" type astragal is a standard feature
- Available in white, almond, sandstone, brown, gray, or black

TRACKS

- Tracks are 2" or 3", as specified
- Available in bracket mount, angle mount, clip angle mount, 12" radius, 15" radius, high lift, vertical lift, roof pitch, or dual track low headroom

HARDWARE

- Package includes 11-gauge or 14-gauge hinges, as specified
- 2" or 3" long-stem or short-stem steel ball bearings rollers
- Heavy-duty adjustable top roller brackets

SPRINGS

- Torsion springs are helically wound with stress relieved, oil-tempered wire
- Springs are individually-calibrated for each door
- Counter-balance torsion shafts are galvanized for rust resistance
- High cycle spring options may be specified

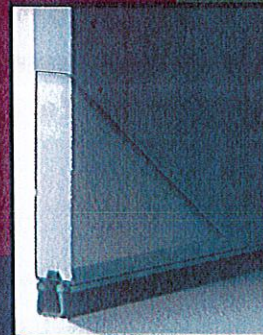
INSULATION TYPE

- CFC free polystyrene core is secured in place with a urethane adhesive to increase structural integrity
- R-value - 10.29

VISIT YOUR DOOR PROFESSIONAL AT:

Woodruff Door Co. Inc.
2975 W. Main St. Rd.
PO Box 366
Batavia, NY 14021
585-762-9100

C.H.I. Overhead Doors are manufactured in Arthur, Illinois, USA.



DOOR CONSTRUCTION

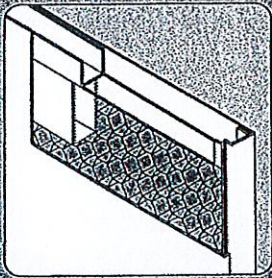
CFC free polystyrene insulation is secured in place with a urethane adhesive to increase structural integrity. The front and back skins are locked together in a tongue and groove design for years of worry free protection.

Model 3285.....R-value* - 10.29

*R-value testing is in accordance with ASTM C519 standards.

Steel Doors

Delta Series Design Features

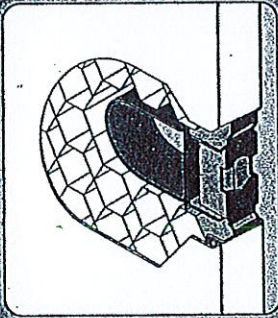


Honeycomb Core
Kraft honeycomb core with 3/4" cell structure

VISIBLE LOCK SEAM



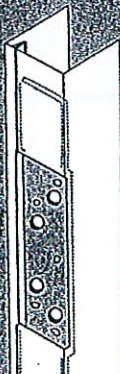
Beveled Edge Lock Seam Design



ANSI A115.2 #161 Lock Reinforcement
3 gage galvalneal prepared for 2 3/4" backset

Hinge Reinforcement

7 gage galvalneal for standard or heavy weight 4 1/2" template butt hinges



Delta Series Doors

The new Delta Series of doors represent the next generation of Daybar products. All Delta Series doors are made with standard prime painted galvalneal steel, are designed with the highest quality materials and offer the most complete package of standard options available in the industry. All standard Delta Series doors are manufactured to CSDMA, SDI and HMMA/NAAMM specifications and come complete with the Delta Series Guarantee — the industry's best Service Life and Rust Protection warranty. A wide range of sizes and features are available.



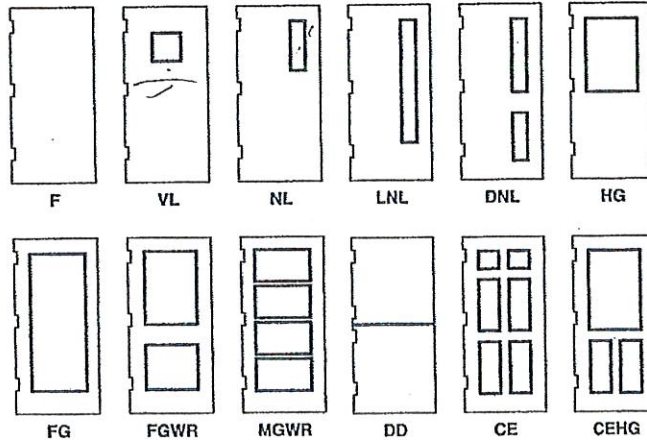
LS Series Doors

Daybar's LS Series of doors combine many of the must have product features in an economical and cost-effective package. These doors offer excellent value and are ideally suited for light commercial and industrial applications. All standard LS Series doors are manufactured to CSDMA, SDI and HMMA/NAAMM specifications.

Decorator Series CE Doors

Daybar's Decorator Series CE Doors combine the appearance of hand carved wood doors with the strength and security of steel. The Embossed Panel design is ideal for hotels and commercial developments. All doors are manufactured with the highest quality materials and are insulated with polystyrene to minimize heat transfer.

Door Elevations



Product Comparison

Product	Gage				Standard Core		Optional Cores			
	14	16	18	20	3/4" Kraft Honeycomb	1" Kraft Honeycomb	Polystyrene R6.5	Polyurethane R11-1	Steel Stiffened	Temp. Rise
Delta Series	X	X	X		X		X	X	X	X

Steel Frames

Standard Duty Frames

AS Series Masonry Frames for 1 3/4" Steel or Wood Doors

Daybar's 14 and 16 gage AS Series Masonry Frames are available in a variety of sizes for use in a broad range of masonry wall constructions. AS Series Frames are brake formed for tight fitting mitres and are made with standard prime painted galvanized steel.

DW16 Series Drywall Frames for 1 3/4" Steel or Wood Doors

Daybar's DW16 Series Drywall Frames are available in a variety of sizes for use in a broad range of wood or metal stud wall constructions. DW16 Series Frames can be installed in 1 or 3 pieces and are brake formed for tight fitting mitres. All DW16 frames are made with standard prime painted galvanized steel.

CBO Series Frames for 1 3/8" and 1 3/4" Steel or Wood Doors

Daybar's CBO Series Drywall Frames are available in a variety of sizes for use in a broad range of wood or metal stud wall constructions. These frames have been designed to be installed in 3 pieces without a drywall return, allowing for flush installation of any wood casing in the field.

Light Gage Frames

K Series Drywall Frames for 1 3/4" Steel or Wood Doors

Daybar's K Series Drywall Frames are available in a variety of standard sizes for use in 5 different wood or metal stud wall constructions. K Series Frames can be installed in 1 or 3 pieces and are made with 18 gage galvanized steel.

DW and S Series Drywall Frames for 1 3/8" Wood Doors

Daybar's DW and S Series Drywall Frames are available in a variety of standard sizes for use in a broad range of wood or metal stud wall constructions. DW and S Series Frames are typically installed in 3 pieces and are available in either 22 gage (DW Series) or 18 gage (S Series) galvanized steel.

Expandable EF Series Frames

Daybar's unique Expandable EF Series Frames are designed to accommodate the broadest range of wall construction with a single adjustable product. By selecting EF1, EF2 or EF3, EF Series Frames can be used in wall thicknesses ranging from 3 1/2" to 12". These easy to install frames are made with 16 gage galvanized steel and can be fire rated for up to 90 minutes.

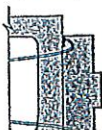
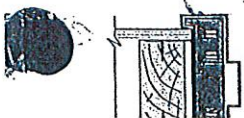
Installation

Drywall Partition

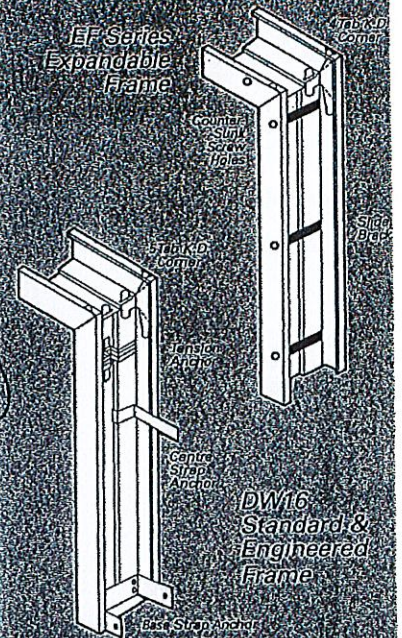
Masonry (New)

Masonry (New)

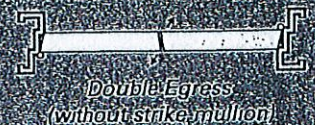
Masonry (Existing)



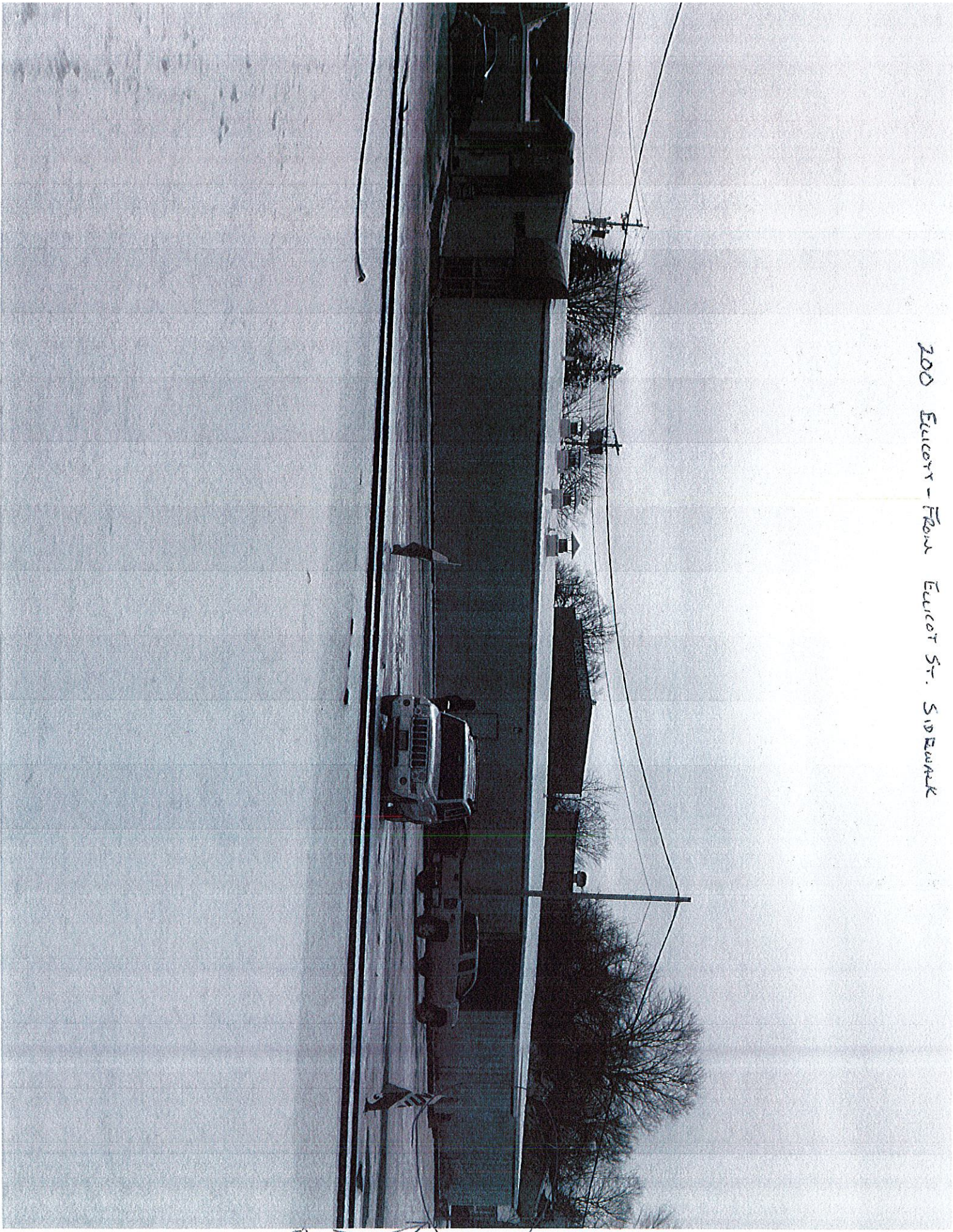
Steel Frame Design Features



Frame Profiles



200 Eucora - From Eucora St. Sidewalk

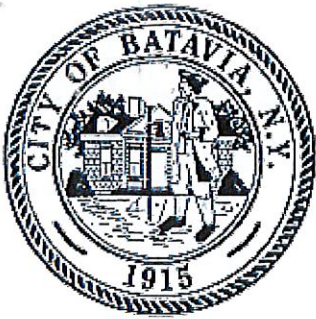


AREA FOR
ROBBERED
WORK

ZOO ELEVATOR







City of Batavia
Department of Public Works
Bureau of Inspections

One Batavia City Center, Batavia, New York 14020 (585)-345-6345 (585)-345-1385 (fax)

To: Planning and Development Committee
From: Doug Randall, Code Enforcement Officer
Date: 2/3/20
Re: 555 East Main St.
Tax Parcel No. 84.012-3-51.1/P

Zoning Use District: C-2

The applicant, Timothy Zigarowicz, AIA (project manager for owner), has submitted renderings of a proposed project that will result in the construction of a 20,100 sq.' two story addition containing twenty dwelling units. The purpose of this "sketch plan review" submittal is to provide the applicant with the opportunity to familiarize the PDC with the proposal and to obtain direction prior to final site plan submission.

Review and Approval Procedures:

City Planning and Development Committee- Pursuant to section 190-44 B(1) and 190-44 D(1) of the zoning ordinance, the Planning and Development Committee is authorized to conduct "sketch plan reviews".

Development Committee
Minutes
City of Batavia
Tuesday, December 16, 2008
6:00 P.M.
Council Board Room
City Hall, One Batavia City Centre, Batavia NY

Attendance: Edward Jones, David McCurdy, Zepher Raymond, Paul Viele, John Deleo

Absent: None

Ann Chilano calls the roll
Edward Jones declares a quorum at 6:05PM

1. Approval of Minutes – December 18, 2008

Motion by: Zepher Raymond

I move the minutes of the meeting of the Planning and Development Committee on November 18, 2008 to be approved as submitted.

Seconded by: David McCurdy

Vote for: 5 (David McCurdy, Edward Jones, Zepher Raymond, Paul Viele John Deleo)

Vote against: 0

Results of motion: Approval of November 18, 2008 meeting minutes.

(SEE MINUTES ON FILE IN CITY CLERKS OFFICE)

-
- 2. Address:** 549-559 East Main Street
Applicant: DePaul Properties, owner
Proposal: Construct a 42-unit 2-story apartment complex
- Actions:**
- a. SEQR
 - b. Public Hearing
 - c. Special Use permit review

Gary Smith and Joe Gibbons of Parrone Engineering were present to explain the project. Mr. Smith explained that there is no change from the October 2008 to now in the project. SHPO made a negative declaration for the project. Everything was submitted to the City Engineering Department and there are some minor clarifications that need to be done, but it should not hinder any decisions tonight. The soil from the hill that will be graded down will be used in the back of the property to even the land out some. The detention ponds have been reconfigured to be further away from the residential areas and a fence will be completely around the ponds. There will be a one-way entrance at the front of the building and to the west of the building a two-way entrance. All the drainage from the property will go to the detention ponds. The back portion of the plaza will go to the detention pond also.

Dave McCurdy asked about the buffer that is presently there between the plaza and the property – will the trees that are there right now stay. Mr. Smith stated they are going to maintain as much of the trees as possible. Southeast section will maintain trees and keep the vegetative state. There will be a tree along Main Street – pulling the existing trees and planting new ones further back from road.

- a. Chairperson Jones read the Genesee County Planning Board approval and there was no comment from the Board. Chairperson Jones read the prepared SEQR document.

Motion By: Dave McCurdy

I move that the revised plans for the proposed DePaul Properties development at 549-559 East Main Street in the City of Batavia, as presented to the City of Batavia Planning and Development Committee on December 16, 2008 will not result in any significant adverse environmental impacts based upon the Environmental Assessment Form and study that was conducted and attached to this motion and to declare a Negative Declaration regarding this proposed action.

Seconded By: Zepher Raymond

Vote for: 5 (Edward Jones, Zepher Raymond, David McCurdy, Paul Viele, John Deleo)

Vote against: 0

Results of motion: SEQR Negative Declaration made.

- b. Chairperson Jones opened the Public Hearing at 6:23 PM. Vinod Luthra from Parkside Manor Apartments was present and asked about the occupants of the apartment complex and what kind of special needs do they need. Chris Syracuse of DePaul was present and responded with permission from Chairperson Jones. Mr. Syracuse stated that the occupants are clients who have mental health issues – depression, and/or are Bipolar, etc. They are people who live in Genesee County now and come from the community. There may be one or two who have physical disabilities. There will be security on the site, mainly for the residents not the community. Mr. Luthra stated he had a concern about the drainage. Gary Smith stated the drainage will be better and there will be no drainage onto the Parkside Manor property. The parking lot will have a storm sewer. Also Mr. Luthra wanted to know if there will be containment around the property – just the buffering that is there right now – no fence.

Motion By: Zepher Raymond

I move that we close the Public Hearing.

Seconded By: John Deleo

Vote for: 5 (Edward Jones, Zepher Raymond, David McCurdy, Paul Viele, John Deleo)

Vote against: 0

Results of motion: Public Hearing closed at 6:30 PM

c. Chairperson Jones opened discussion on the Special Use permit and Preliminary Site Plan Approval. Chairperson Jones read the special use code verbatim. The Board can move forward to a final Site Plan tonight contingent upon final approval from DEC, NYS DOT for any access issues, all City Staff (Engineering Consultant, Fire and any permits needed).

Motion By: Zepher Raymond

I move for the approval of the Special Use Permit and for Final Site Plan approval for the revised DePaul Properties development at 549-559 East Main Street in the City of Batavia, as presented to the City of Batavia Planning and Development Committee on December 16, 2008, with the following conditions:

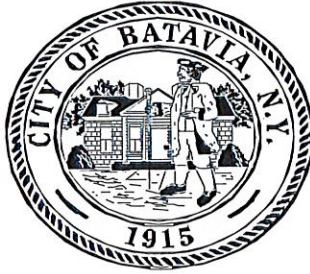
- DEC approval
- NYS DOT approval
- City staff approval
- Test review 6 months if not progressing

Seconded By: Paul Viele

Vote for: 5 (Edward Jones, Zepher Raymond, David McCurdy, Paul Viele, John Deleo)

Vote against: 0

Results of motion: Approved the Special Use Permit and Final Site Plan with conditions.



CERTIFICATE OF OCCUPANCY

This certificate certifies that the structure or part of located at

555 East Main Street

Tax Parcel No. 84.012-3-51

Conforms substantially to the approved plans for which
Building Permit No. ***B09-029*** issued on ***February 27, 2009***
by Michael P. Smith, Zoning/Code Enforcement Officer

for

Two Story Apartment Complex with 42 Units

- NYS Building Code Occupancy Classification: Assembly Group A3 & Residential Group R2
- NYS Building Construction Classification: Type VB
- Automatic Sprinkler and Fire Alarm Systems
- Genesee County Planning Board Review and Approval on 12-11-08
- **City Planning Board Approved Special Use Permit and Final Site Plan on 12-16-08**
- Middle Department Electrical Inspection Agency
- Plumbing Permit No.P09-093 (exterior) issued on 5-1-09 to Master Lic. Plumber Larry Toal
- Plumbing Permit No.P09-108 (interior) issued on 5-21-09 to Master Lic. Plumber Larry Toal
- Daniel D. Turner, NYS PE No. 070661
- Lauren R. Knapp, NYS RA No. 013586

and conforms to all of the requirements of the
New York State Uniform Fire Prevention and Building Code and
all applicable Local Codes and Ordinances.

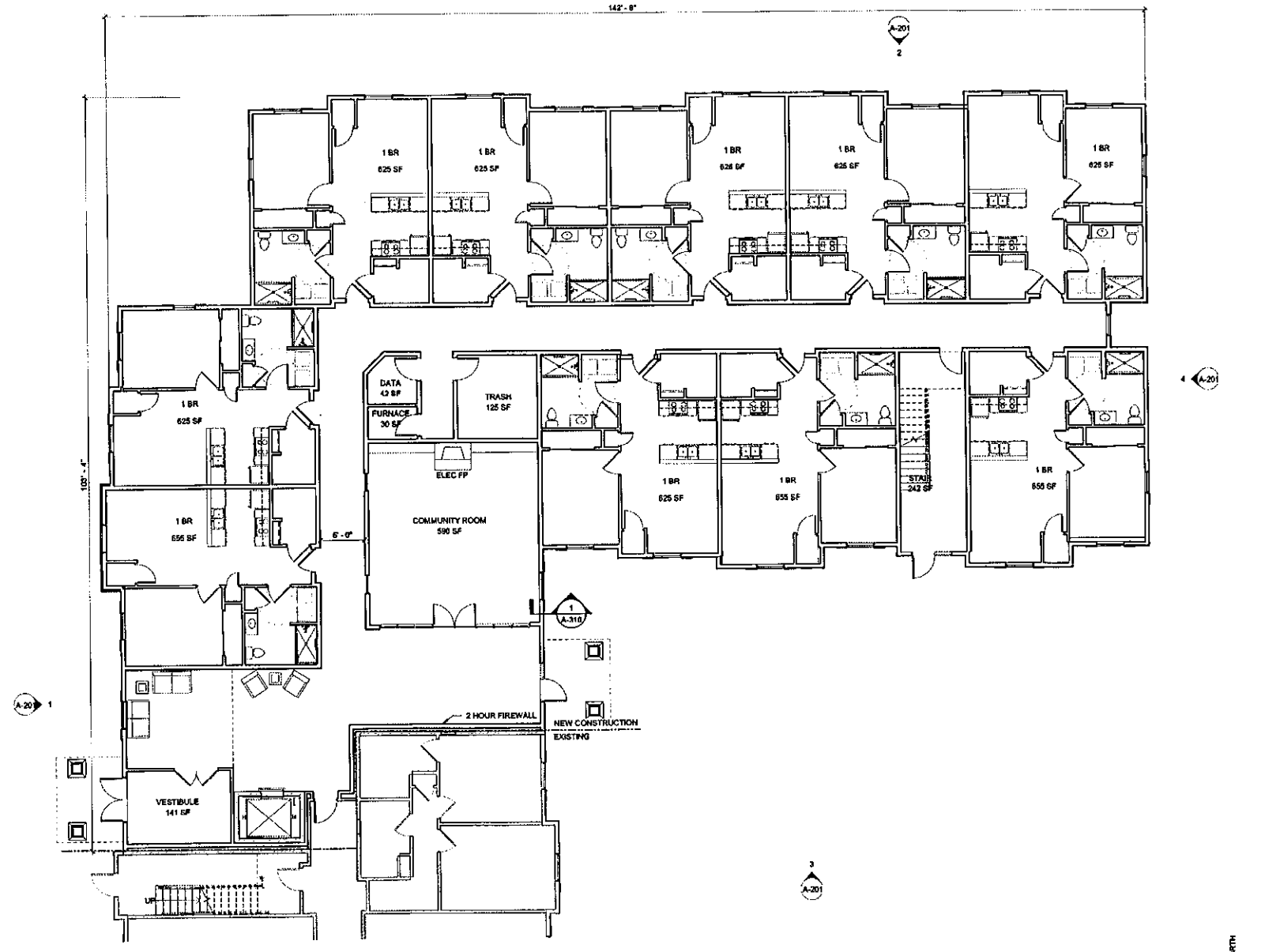
Date of Issuance: ***December 16, 2009***

Michael P. Smith
Zoning/Code Enforcement Officer



1/29/2020 1:46:38 PM

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1 First Floor Plan
 1/8" = 1'-0"
 18,000 SF ADDITION PER FLOOR

Key Plan



SWBR

30 East Main Street Rochester NY 14601
 585.225.0201 swbr@swbr.com

Drawn By: KR
 Checked By: RFR
 Project Manager: THZ

I hereby represent and warrant that all the information contained herein is true and correct to the best of my knowledge and belief and that I am not aware of any information that would cause this information to be false or misleading in any material respect. I understand that this information will be used for the purposes of the project and I agree to hold the architect harmless from any claims or damages that may be asserted against the architect by any third party.

Revisions

No.	Description

DePaul Batevis Apartments
 Addition
 SWBR Project Number 19850.00

DePaul
 750 W. Main Street

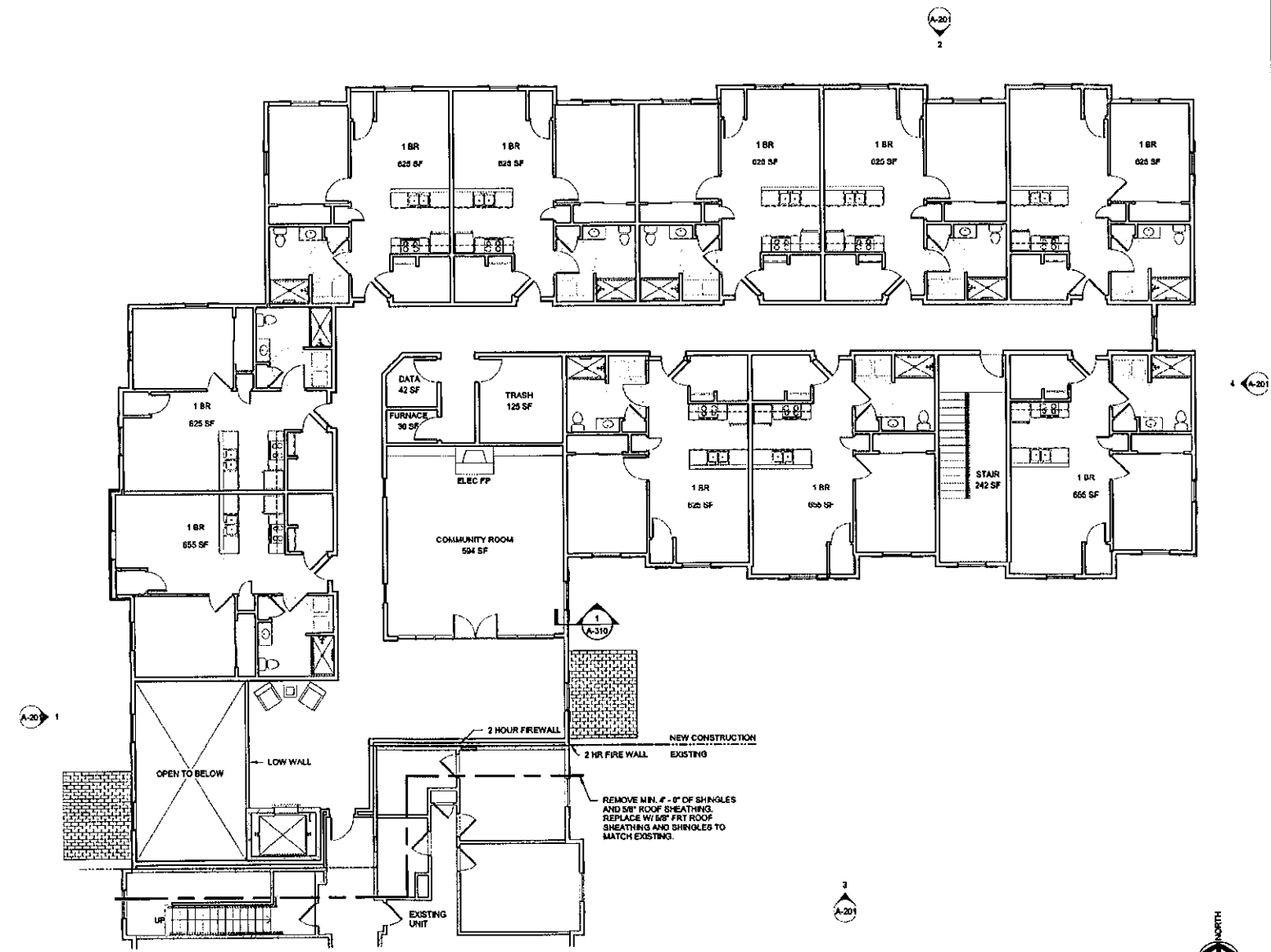
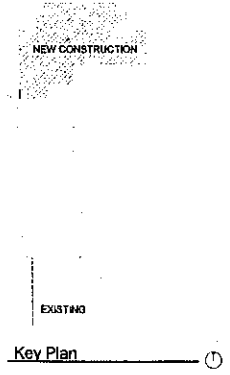
A-101

First Floor Plan

January 29, 2020
 Schematic Design

1/28/2020 1:46:40 PM

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1 Second Floor Plan
 1/8" = 1'-0"
 10,060 SF ADDITION PER FLOOR

SWBR
 301 East Main Street, Rochester, NY 14604
 585.232.4543 | swbr@swbr.com

Drawn By: KR
 Checked By: RS
 Project Manager: TNZ

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Revisions

NO.	DESCRIPTION

DePaul Batevia Apartments
 Addition
 SWBR Project Number: 18550.00

DePaul
 750 W. Main Street

A-102

Second Floor Plan

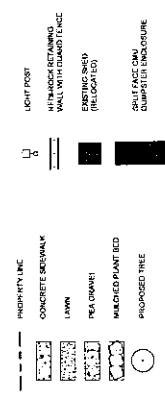
January 28, 2020
 Schematic Design



GENERAL NOTES

1. ALL SEEDING SCHEDULES SHALL BE BASED ON THE SEEDING SCHEDULES IN THE SEEDING SCHEDULE RECORD SHEET, UNLESS OTHERWISE NOTED OTHERWISE. SEE SEEDING SCHEDULE RECORD SHEET FOR DETAILS.

LEGEND



KEY	SPEC	SEEDING RATE	AREA
1	NORTHERN MIXTURES TALL FESCUE	6 LBS/1,000 SF	47,500 SF
2	WALDOVER MIX BARNIX 15-1	10 LB PER AC.	47,014 AC.
3	FACTORYLAND MEADOW MIX	20 LB PER AC.	47,014 AC.

SEEDING NOTES

1. ALL SEEDING SHALL BE BASED ON THE SEEDING SCHEDULE RECORD SHEET, UNLESS OTHERWISE NOTED OTHERWISE. SEE SEEDING SCHEDULE RECORD SHEET FOR DETAILS.
 2. ALL SEEDING SHALL BE BASED ON THE SEEDING SCHEDULE RECORD SHEET, UNLESS OTHERWISE NOTED OTHERWISE. SEE SEEDING SCHEDULE RECORD SHEET FOR DETAILS.
 3. ALL SEEDING SHALL BE BASED ON THE SEEDING SCHEDULE RECORD SHEET, UNLESS OTHERWISE NOTED OTHERWISE. SEE SEEDING SCHEDULE RECORD SHEET FOR DETAILS.

