

PLANNING & DEVELOPMENT COMMITTEE
Tuesday, February 28, 2023
6:00 pm
Council Board Room
One Batavia City Centre, Batavia NY

AGENDA

- I. Roll Call
- II. Call to Order
- III. Approval of Minutes – 1/17/23
- IV. Proposals

Address: *177 South Main Street.*
Applicant: Kathy Antinore (owner)

Proposal 1: Area Variance to widen an existing 10' wide asphalt driveway by placing an additional 10' of gravel to the east side of the existing driveway

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

Address: *210-212 East Main Street (City Church)*
Applicant: Jon Flannery (contractor)

Proposal 2: Exterior changes to the northern façade of this building in the downtown Business Improvement District

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

Address: *5-7 Jackson Street*
Applicant: David Ciurzynski (agent for the owner)

Proposal 3: Restricted Residential Use Special Use Permit for the creation of two additional apartments on the third floor of this existing mixed-use building

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

Address: *101-103 Main Street*

Applicant: David Ciurzynski (agent for the owner)

Proposal 4: Restricted Residential Use Special Use Permit for the creation of four apartments on the second floor and three apartments on third floor of this existing building

Actions:

1. Review application
2. Public hearing and discussion
3. Action by the board

Address: *105-107 Main Street*

Applicant: David Ciurzynski (agent for the owner)

Proposal 5: Restricted Residential Use Special Use Permit for the creation of four apartments on the second floor of this existing building

Actions:

1. Review application
2. Public hearing and discussion
3. Action by the board

VI. Setting of Next Meeting: March 21, 2023

VII. Adjournment

PLANNING & DEVELOPMENT COMMITTEE

DRAFT MINUTES

January 17, 2023

6:00 pm

Council Board Room

One Batavia City Centre, Batavia NY

Members present: *David Beatty, Rebecca Cohen, Ed Flynn, Derek Geib, Duane Preston*

Members absent: John Ognibene

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 December 20, 2022 meeting minutes.

IV. Proposals

A. Restricted Residential Use Special Use Permit for creation of four one-bedroom apartments in this existing building. Two dwellings will be created each of the second and third floors

Address: *97 Main Street*

Applicant: David Rowley (VJ Gautieri Constructors)

Actions:

1. Review application
2. Public hearing and discussion
3. Action on Special Use Permit

1. Review Application

Mr. Preston read the summary of the proposal. Victor Gautieri was present to speak on behalf of the project.

2. Public Hearing and Discussion

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

RESULT: Open public hearing at 6:04 p.m.

Mr. Gautieri described the three exterior alterations proposed for the building: replace existing casement windows with double-hung windows; construction of a terrace on the roof level; and, the installation of a dumbwaiter.

Mr. Preston asked about the size of the dumbwaiter, and Mr. Gautieri stated that the dimensions of the dumbwaiter would be 2'7" x 3'1", large enough for grocery items.

Mr. Preston asked if there will be keys to control the dumbwaiter, and Mr. Gautieri answered that the owner and tenants will have keys.

Mr. Flynn asked about stability and security of items on the roof, and Mr. Gautieri noted that when the terrace is not in use, furniture and other items would not be left outside. He also pointed out that only a portion of the roof would be in use for the terrace.

Mr. Flynn asked if accessories would be visible from Jackson Street. Mr. Gautieri explained that the location of the terrace is away from the edge of the roof.

Mr. Preston asked what type of membrane would be used on the roof, and Mr. Gautieri said that a product, which provides protection for the roof, would be selected.

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

RESULT: Public hearing closed at 6:14 p.m.

3. Action by the Board

MOTION: Mr. Flynn moved to approve the Special Use permit as proposed; the motion was seconded by Mr. Beatty, and on roll call, was approved 5-0.

RESULT: Special Use permit approved.

B. Exterior alterations to a mixed-use building located within the Central Commercial district / BID

Address: 327 Ellicott Street

Applicant: Brad Trzeczieski (owner)

- Actions:**
1. Review application and discussion
 2. Action by the board

1. Review Application and Discussion

Mr. Preston read the summary of the proposal. Mr. Trzeczieski explained that the plan is to replace the existing siding and install new vinyl double-hung windows. He noted that the soffits and fascia would remain the same color. The color for the siding will be dark green.

Mr. Beatty asked about the purpose of the shed at the side of the building. Mr. Trzeczieski said that it would house the mechanicals.

Mr. Flynn asked about the use of the property. Mr. Trzeczieski told the board that the ZBA had approved his application for a Use Variance, which will allow the property to remain as mixed use, with commercial in the lower front and living space to the rear and upstairs.

2. Action by the Board

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

RESULT: Application approved.

V. Setting of Next Meeting: February 28, 2023

VI. Adjournment

Mr. Beatty moved to adjourn the meeting at 6:34 p.m., and Mr. Flynn seconded the motion. All voted in favor.

Meg Chilano
Recording 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: Planning and Development Committee
Zoning Board of Appeals

From: Doug Randall, Code Enforcement Officer

Date: 2/6/23

Re: 177 South Main St.
Tax Parcel No. 84.009-2-10

Zoning Use District: R-1A

The applicant, Kathy Antinore (owner), has applied for a permit to widen an existing 10' wide asphalt driveway by placing 10' of gravel to the east side of the existing driveway.

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) (13).

Review and Approval Procedures:

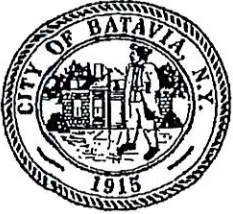
City Planning and Development Committee- Pursuant to section 190-49 C. of the zoning ordinance, the Planning and Development Committee shall review and make recommendations to the ZBA for applications that include parking variances.

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

Required variances- Area

- 1) **BMC Sec. 190-39 E (1) The width of driveways shall not exceed 25% of the lot frontage.**

	<u>Permitted</u>	<u>Proposed</u>	<u>Difference</u>
Driveway width	15' (25%)	20' (33%)	5' (8%)



CITY OF BATAVIA
APPLICATION TO THE ZONING BOARD OF APPEALS

PAID

JAN 19 2023

Application No.: 2023-8

Hearing Date/Time: _____

APPLICANT: Kathy Antinore CITY OF BATAVIA
CLERK-TREASURER kantinore908@hotmail.com
Name E-Mail Address
177 S. Main St. 585-813-8006
Street Address Phone Fax
Batavia NY 14020
City State Zip

STATUS: Owner Agent for Owner Contractor

OWNER: same
Name E-Mail Address
Street Address Phone Fax
City State Zip

LOCATION OF PROPERTY: _____

DETAILED DESCRIPTION OF REQUEST: additional driveway/parking

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.

Kathy Antinore _____ 1/16/2023
Applicant's Signature Date

Owner's Signature Date

To be Filled out by Zoning Officer

TAX PARCEL: 84.009-2-10 ZONING DISTRICT: R-1A FLOOD PLAIN: C

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 190-39 E(1) driveways shall not exceed 25% the width of the lot frontage.

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. Additional parking area does not block sidewalk or sight lines for neighbors backing out of driveway
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. Property has a rental unit upstairs and the driveway is not feasible for a tenant's car with owner's vehicles
3. **Substantiality.** The requested area variance is not substantial. the area does ~~not~~ not take up much space and leaves plenty of front yard
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.

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. previous owner lived out of town and didn't care plus downstairs unit was empty for 3+ years


Applicant's Signature

1/16/2023
Date

Permit No. _____
 Date: _____


DRIVEWAY AND PARKING SPACE PERMIT

\$55 fee – Please attach Survey / Illustration

 ADDRESS OF PROPERTY: 177 South Main St. Batavia

OWNER:	<u>Kathy Antinore</u>	<u>kantinore908@hotmail.com</u>
	Name	E-mail Address
	<u>177 South Main St Apt 1</u>	<u>585-813-8006</u>
	Street Address	Phone
	<u>Batavia</u>	<u>14020</u>
	City	Zip
	<u>NY</u>	
	State	

CONTRACTOR:	<u>self</u>	
	Name	E-mail Address
	Street Address	Phone
	City	Zip
	State	
	<u>Kathy Antinore</u>	<u>1/11/2023</u>
	Owner/Contractor's Signature	Date

 DIMENSIONS OF EXISTING DRIVEWAY: Width 10' Length 65'

 DIMENSIONS OF NEW DRIVEWAY / ADDITION: Width 5' 10' Length 23'

 SURFACE MATERIAL: Existing Blacktop Proposed Gravel

To be filled out by Zoning Enforcement Officer

TAX PARCEL: _____ ZONING DISTRICT: _____ SURVEY: _____

DIMENSIONS OF LOT: Lot Frontage _____ Front Yard _____

PERCENTAGE OF LOT FRONTAGE: _____ SURFACE MATERIAL: _____

APPROVED: _____ AREA VARIANCE: _____ GRADE PLAN: _____

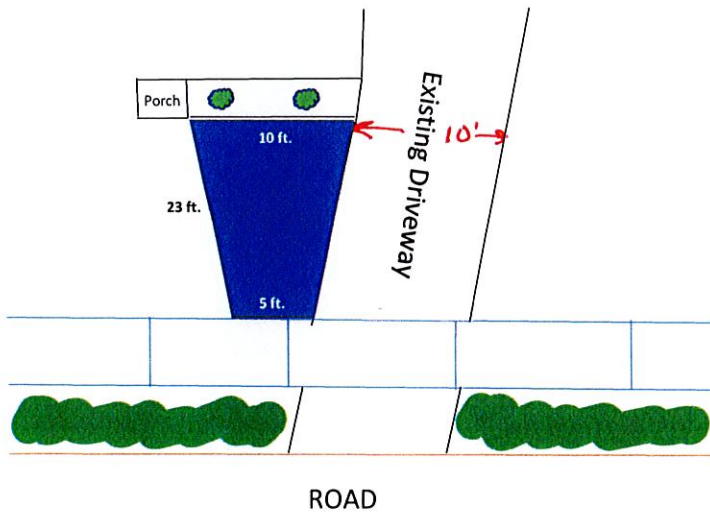
ISSUING OFFICER: _____ DATE: _____

January 11, 2023

City of Batavia
Bureau of Inspection
One Batavia City Centre
Batavia, NY 14020

To Whom It May Concern,

Please find attached my Driveway Permit Application. I have also included a copy of my survey. I recently purchased this two family home, located at 177 South Main St. and need an additional parking space for the upstairs apartment. The area shaded in on the survey is what I am requesting to add. It will be between the sidewalk and the house. The measurements are as follows:



Width at sidewalk: 5 ft.

Width along landscape: 10 ft.

Length between sidewalk & landscape: 23 ft.

The entire driveway needs to be re-done so for now this additional parking space would be gravel and then when I re-do the driveway it will go to blacktop.

Please feel free to contact me with any questions. I appreciate your consideration.

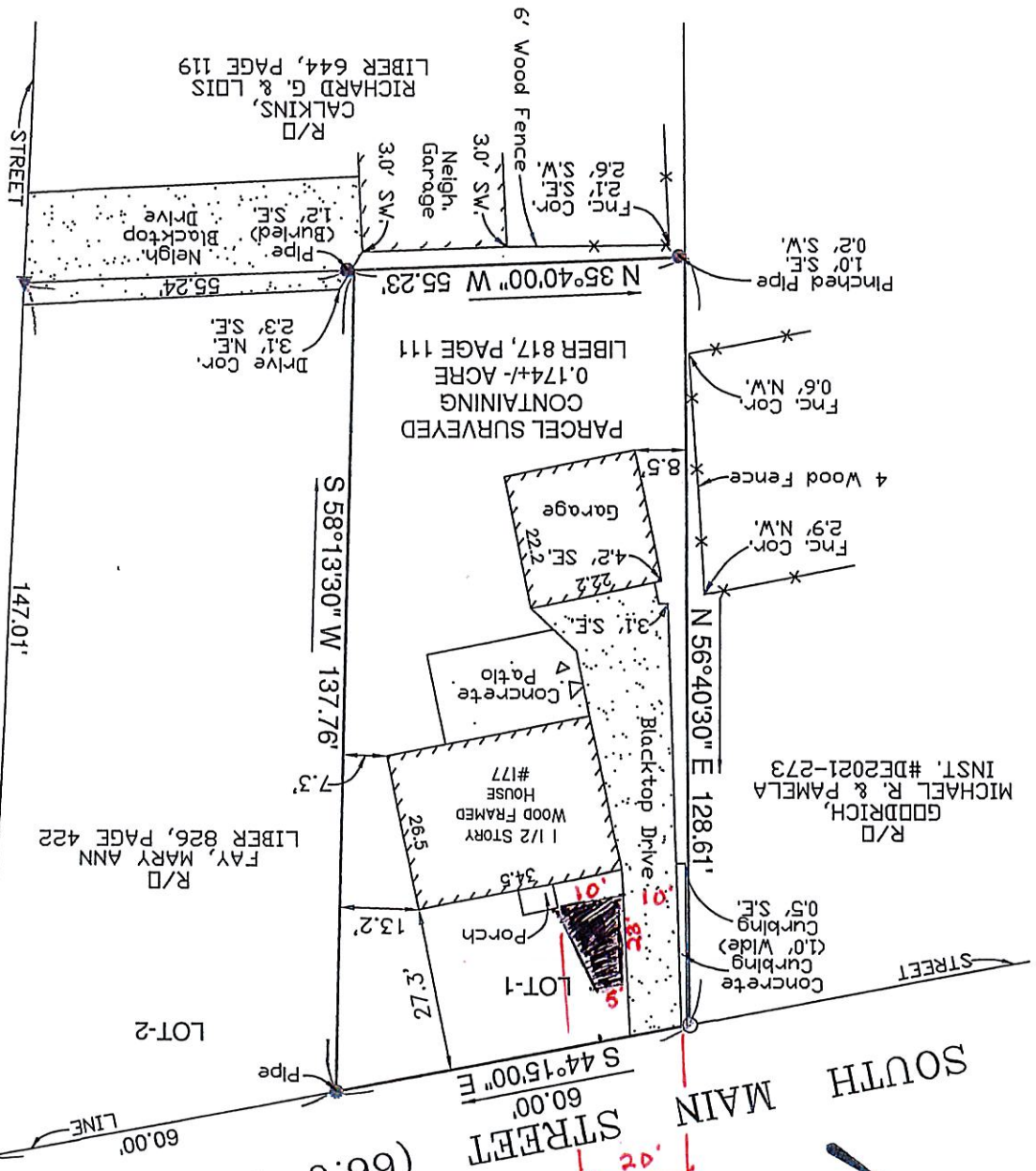
Regards,


Kathy Antinore

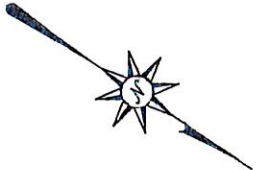
GREGORY W. TOWNSEND
 Licensed Land Surveyor
 115 Washington Avenue
 Batavia, New York 14020
 Phone (585) 344-1331
 gwtownsendsurvey@gmail.com

DEWEY AVENUE (66.0' R.O.W.)

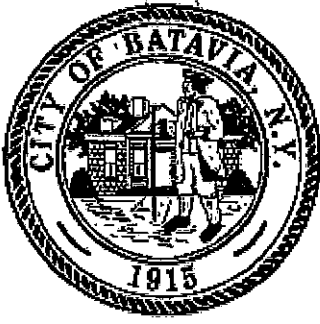
(66.0' R.O.W.)



Proposed 1.02' permitted 1.51'
 1.51' + 1.02' = 2.53' (Total)







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: 2/3/23
Re: 210-212 East Main St.
Tax Parcel No. 84.058-1-4.2

Zoning Use District: C-3

The applicant, Jon Flannery, (contractor for the owner), is requesting the PDC review proposed exterior changes to the northern façade in 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 SEQ 6 NYCRR Part 617.5 (c) (1).

Review and Approval Procedures:

City Planning and Development Committee- Pursuant to section 190-14 D(2)(a) of the zoning ordinance, any action involving exterior changes requiring issuance of a building permit, shall be approved by the Planning and Development Committee.

CITY OF BATAVIA, NEW YORK

APPLICATION FOR A BUILDING PERMIT

Application Date: 1-25-23

APPLICANT NAME Kircher Construction, Inc. PHONE 585-370-8077

APPLICANT MAILING ADDRESS 3090 Mt.Morris-Geneseo Road, Mt. Morris, NY 14510

APPLICANT EMAIL jflannery@kircherconstruction.com

Project Location and Information

Address of Project: 210-212 East Main Street

Owner: The City Church Phone: 585-343-1225

Owners Mailing Address: 210-212 East Main Street Batavia NY 14020

Project Type/Describe Work Estimated cost of work: 50,000

Describe project: Replace storefront doors in kinds, replace marquee roof and marquee facade (addressed in other permit and variance granted) Replace damaged terrazo with heated concrete, replace ticket window with enclosed tile face

Contractor Information - Insurance certificates (liability & worker comp) required to be on file in our office before issuance of any permit. yes Liability yes Workers Comp

GENERAL

Name & Address: Kircher Construction, Inc.

Phone: 585-370-8077

PLUMBING (City of Batavia Licensed Plumber Required)

Name & Address:

Phone:

HEATING

Name & Address:

Phone:

ELECTRICAL (Third Party Electrical Inspection Required)

Name & Address: DJ Beardsley and Sons, Inc. Castile NY

Phone: 585-493-5709

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:

CITY CHURCH BATAVIA

210 E. MAIN STREET
BATAVIA, NY 14020

SCOPE OF WORK:

THIS SET OF DRAWINGS INCLUDES THE PERMIT SET DRAWINGS REQUIRED FOR THE ENTRY ALTERATIONS TO AN EXISTING TWO STORY, MASONRY CHURCH LOCATED AT 210 E. MAIN STREET BATAVIA, NEW YORK. DRAWINGS SHOW AN ALTERNATE DOOR SOLUTION PENDING CLIENT DETERMINATION BASED ON COST.

AREAS OF WORK:

- REPLACEMENT OF EXISTING ENTRY DOOR SYSTEM
- HISTORICALLY SENSITIVE REMOVAL OF THE EXISTING TICKET WINDOW. BEING REPLACED BY AN ACCENT WALL.
- LIGHT BULB REPLACEMENT IN THE FRONT AND CEILING OF THE MARQUEE.
- IMPROVEMENTS OF THE ROOF DRAINING SYSTEMS IN THE EXISTING MARQUEE.

BUILDING CODES

ALL WORK IS TO CONFORM TO THE LATEST EDITION OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND ALL BUILDING AND ZONING ORDINANCES OF THE AUTHORITIES HAVING JURISDICTION.

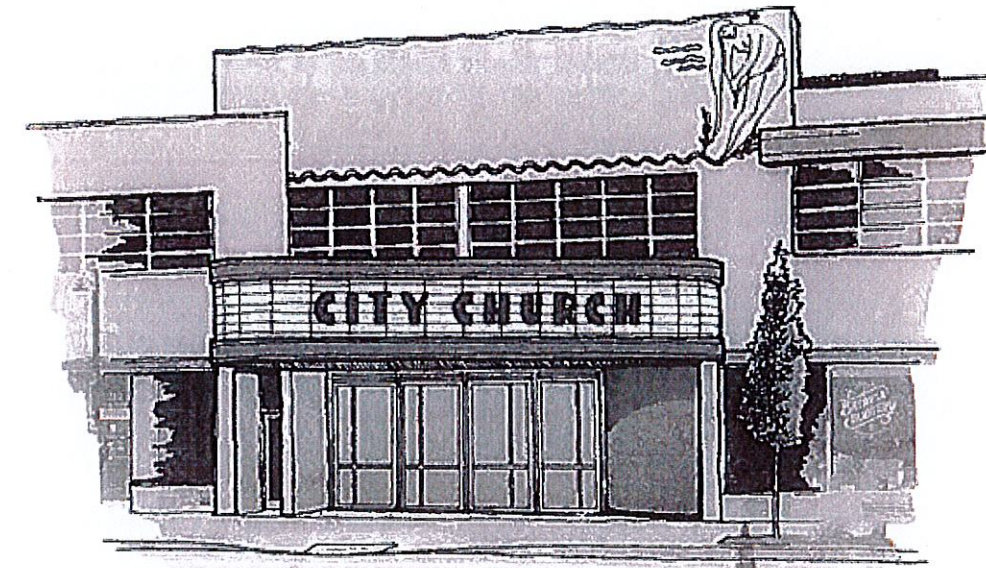
2020 EXISTING BUILDING CODE OF NYS
2020 BUILDING CODE OF NYS
2020 FIRE CODE OF NYS
2020 PLUMBING CODE OF NYS
2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NYS
2003 ICC/ANSI A117.1

DRAWING LIST:

** COVER SHEET

D-100 DEMO ELEVATION
D-101 DEMO PLAN

A-100 FLOOR PLANS
A-101 ELEVATION AND DETAILS
A-102 REFLECTED CEILING PLAN
A-103 PARAPET ROOF PLAN
A-104 ROOF DETAILS A
A-105 ROOF DETAILS B
A-106 ROOF DETAILS C
A-106 ROOF DETAILS D
B-100 ALTERNATE ELEVATION
B-101 ALTERNATE FLOOR PLAN



PROJECT # 2126
FEBRUARY 7 2022
PERMIT SET



Perry • Finger Lakes • Rochester
V • 585.237.2614 F • 585.237.3679
2 Borden Ave Ste 202 Perry, NY 14530
www.insitearch.com

CONTACT
JAMES REYNOLDS

PERMIT SET

REVISIONS

STAMP

PROJECT TITLE

CITY CHURCH
BATAVIA

210 EAST MAIN STREET
BATAVIA, NY 14021

PROJECT NUMBER: 2126

ISSUE DATE: 02.07.2022

DRAWN BY: JR

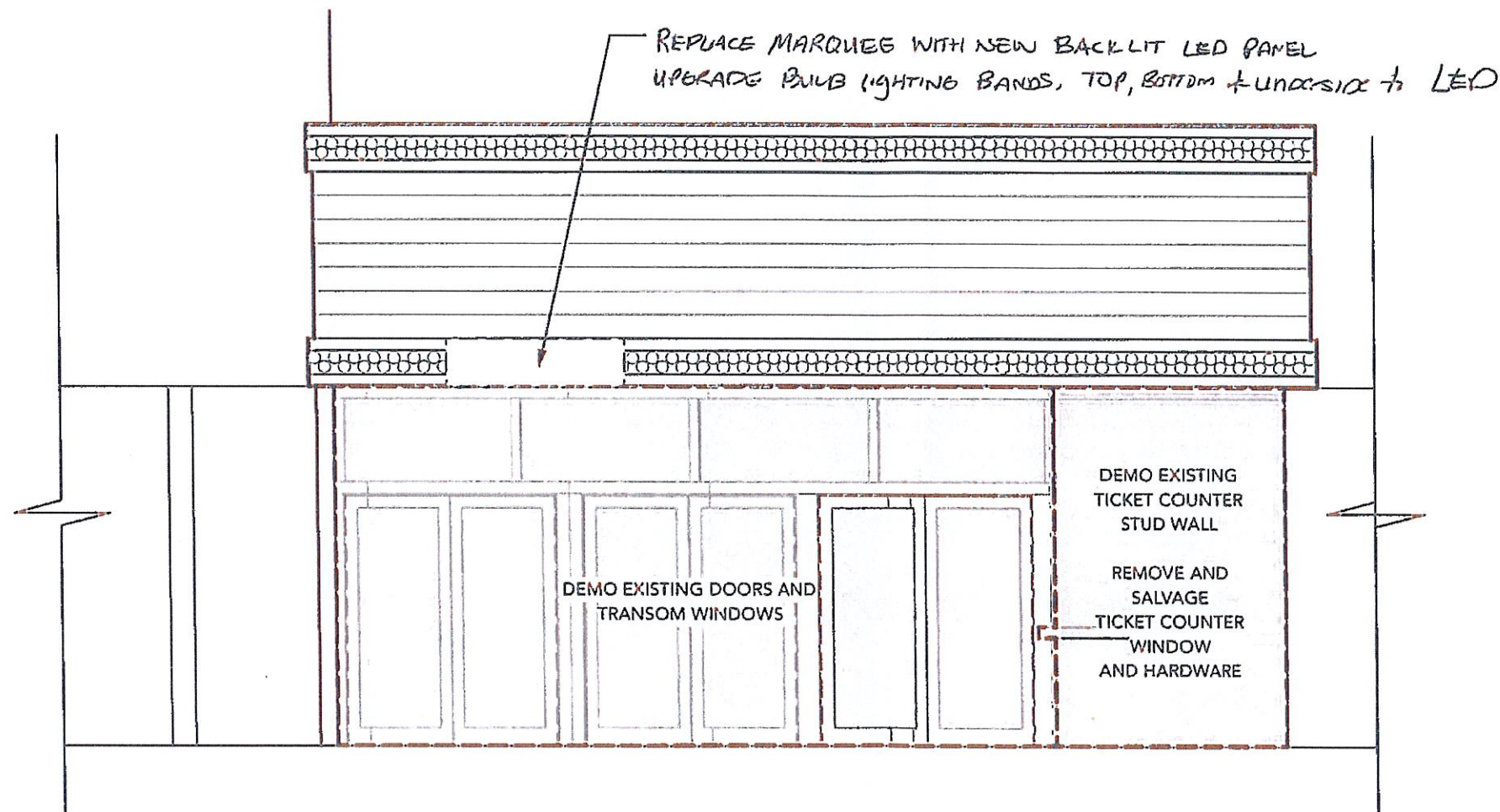
CHECKED BY: A7/KS

SHEET TITLE

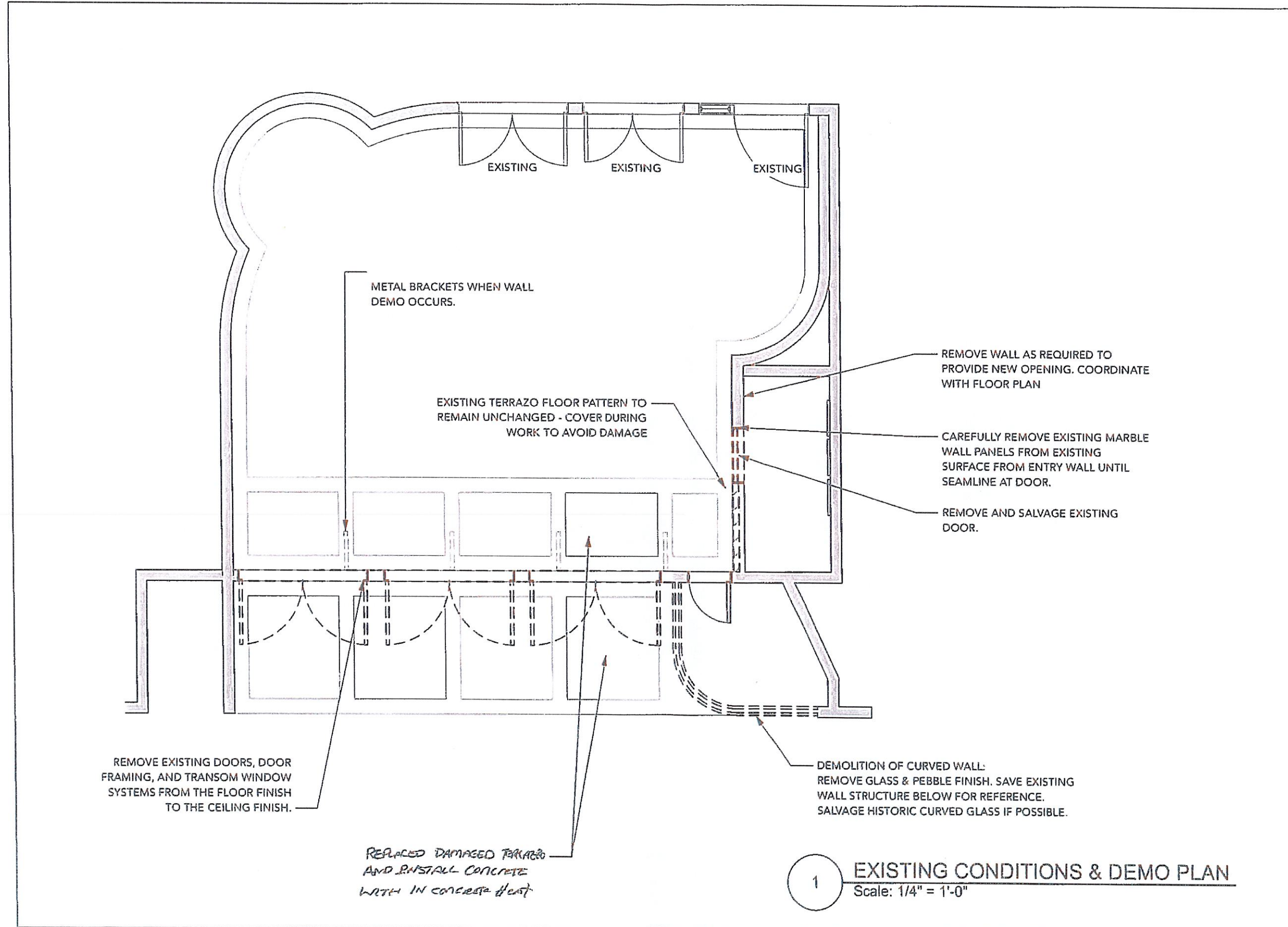
DEMO
ELEVATION

SHEET NUMBER

D-100

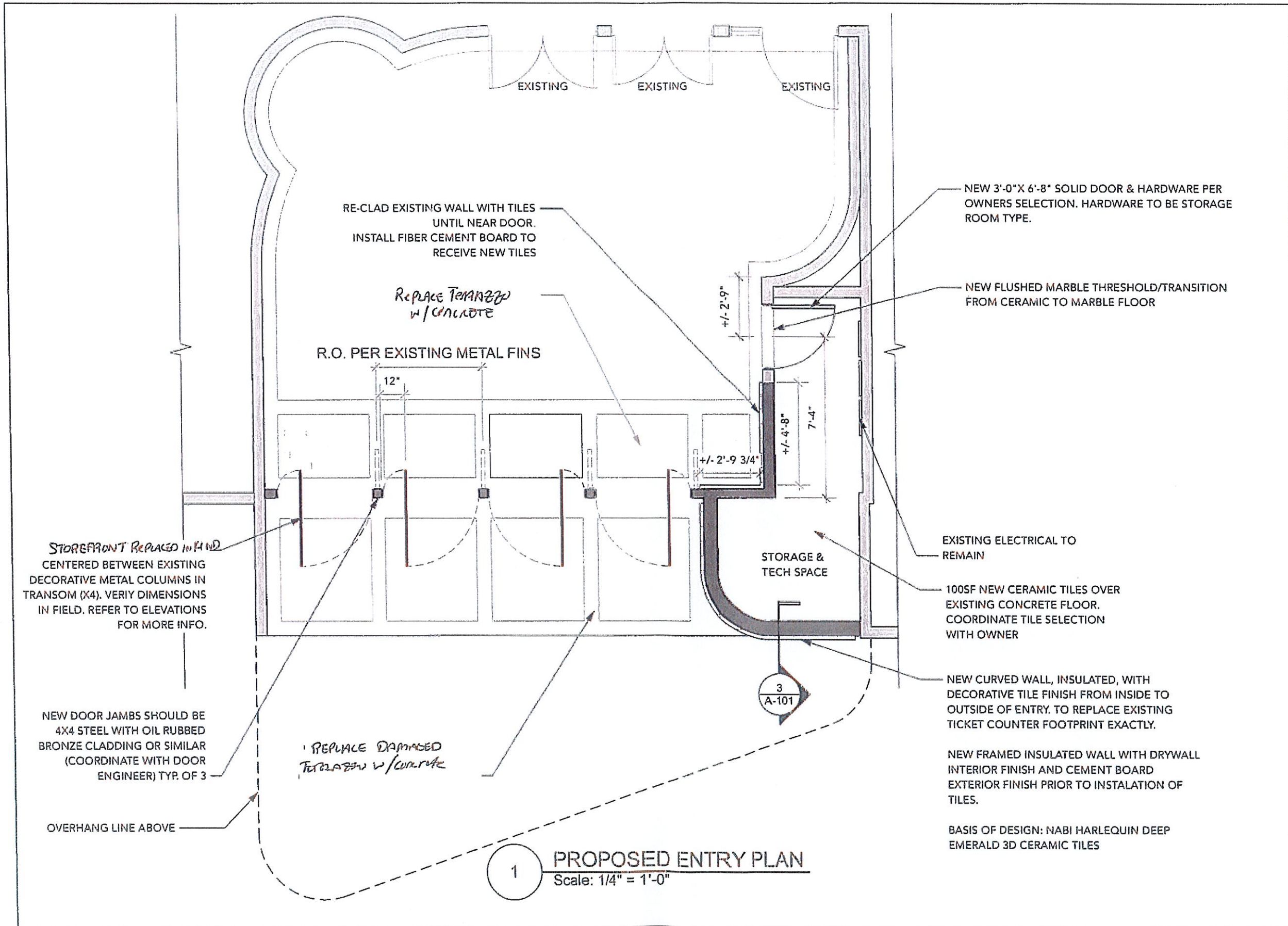


4 EXISTING CONDITIONS & DEMO ELEVATION
Scale: 1/4" = 1'-0"



in-site: architecture	
<small>ROCHESTER 200 E. 21st St Rochester, NY 14602</small>	<small>ANN ARBOR 101 S. State Street Ann Arbor, MI 48106</small>
PERMIT SET	
REVISIONS	
STAMP	
PROJECT TITLE	
CITY CHURCH BATAVIA	
<small>210 EAST MAIN STREET BATAVIA, NY 14020</small>	
<small>PROJECT NUMBER 2126</small>	
<small>ISSUE DATE 02.07.2022</small>	
<small>DRAWN BY JR</small>	
<small>CHECKED BY AV/KS</small>	
SHEET TITLE	
DEMO PLAN	
<small>SHEET NUMBER</small>	
D-101	

1
EXISTING CONDITIONS & DEMO PLAN
 Scale: 1/4" = 1'-0"



1 PROPOSED ENTRY PLAN
Scale: 1/4" = 1'-0"

<small>ROCHESTER</small> <small>365 237 2914</small> <small>2 Jordan Ave. 14602</small> <small>Perry, NY 14530</small>	<small>CANADAPARKS</small> <small>315 223-0223</small> <small>103 Seneca Drive</small> <small>Saratoga, NY 12856</small>
PERMIT SET	
REVISIONS	
STAMP	
PROJECT TITLE	
CITY CHURCH BATAVIA <small>210 EAST MAIN STREET BATAVIA, NY 14020</small>	
PROJECT NUMBER 3126	
ISSUE DATE: 02.07.2022	
DRAWN BY: JR	
CHECKED BY: AY/KS	
SHEET TITLE	
FLOOR PLAN	
SHEET NUMBER	
A-100	

IN-SITE ARCHITECTURE AND CANADAPARKS ARCHITECTURE ARE REGISTERED PROFESSIONAL ARCHITECTS IN THE STATE OF NEW YORK.

PERMIT SET

REVISIONS

STAMP

PROJECT TITLE

CITY CHURCH
BATAVIA

210 EAST MAIN STREET
BATAVIA, NY 14020

PROJECT NUMBER: 2126

ISSUE DATE: 02.07.2022

DRAWN BY: JR

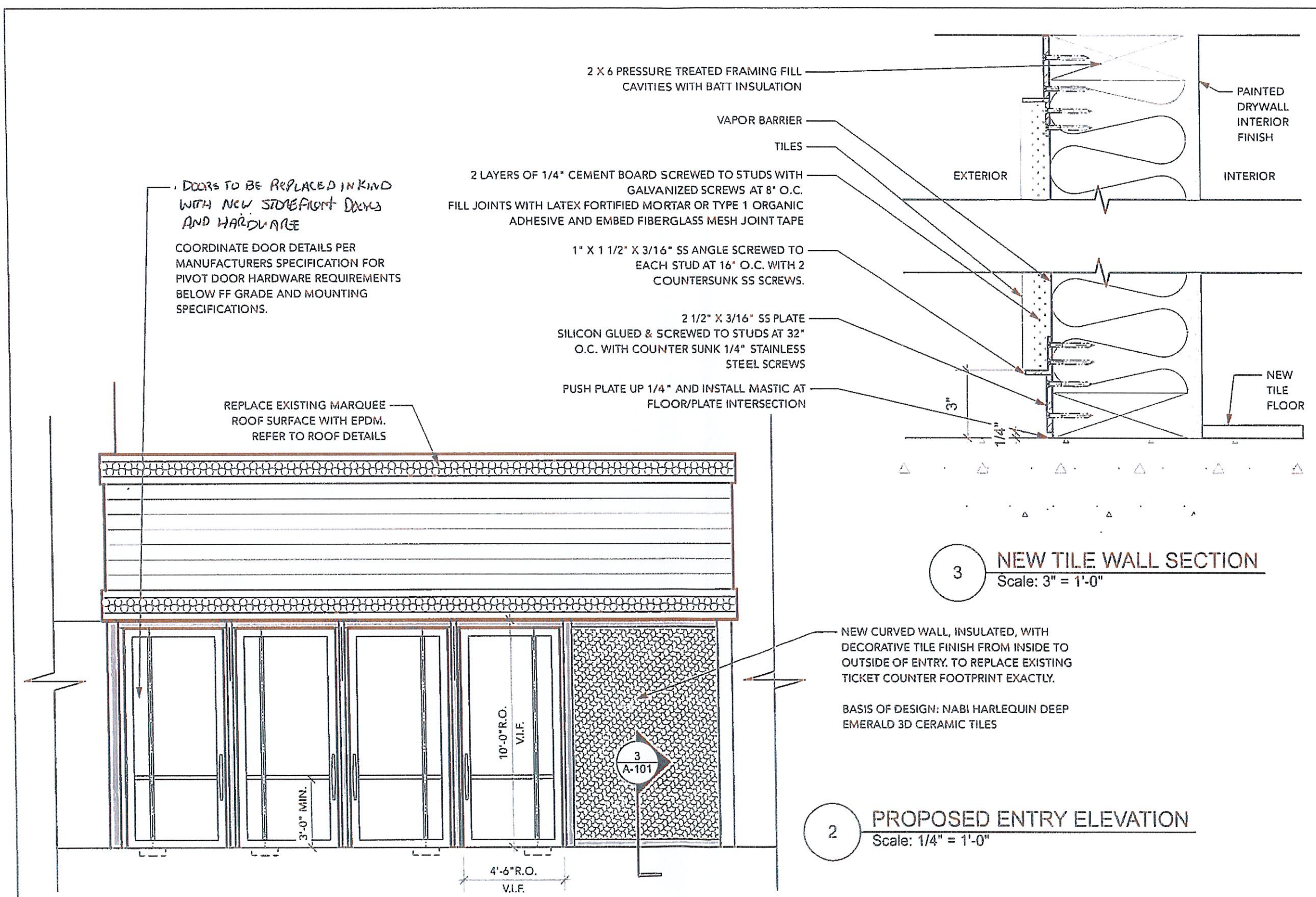
CHECKED BY: AY/KS

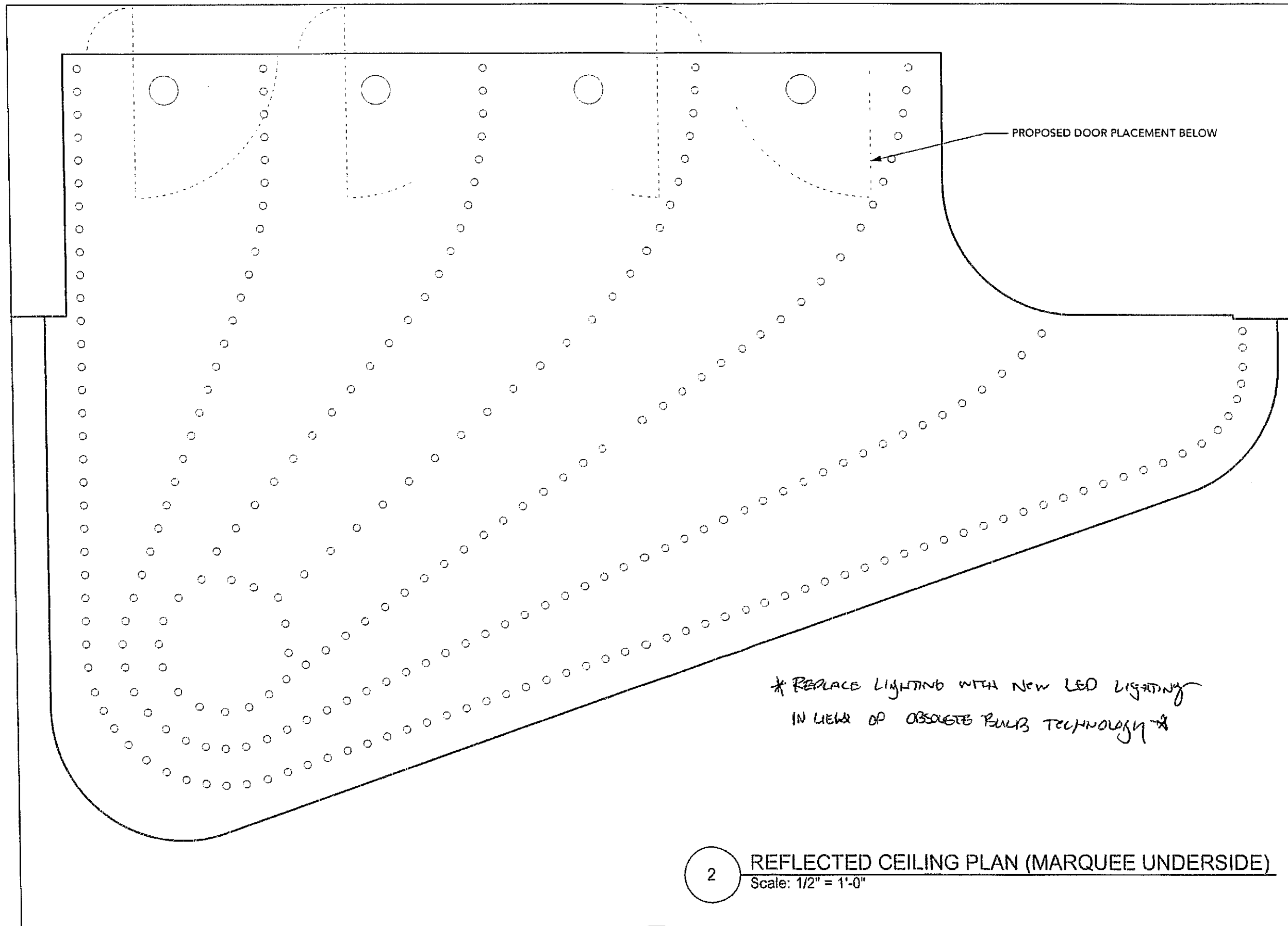
SHEET TITLE


ELEVATION

SHEET NUMBER

A-101





in-site: architecture 	
<small> 1000 State St. 1000 State St. 1000 State St. 1000 State St. </small>	<small> 1000 State St. 1000 State St. 1000 State St. 1000 State St. </small>
PERMIT SET	
REVISIONS	
STAMP	
PROJECT TITLE	
CITY CHURCH BATAVIA <small>210 EAST MAIN STREET BATAVIA NY 14020</small>	
PROJECT NUMBER 2126	
ISSUE DATE 02.07.2022	
DRAWN BY: JR	
CHECKED BY: AV/KS	
SHEET TITLE	
RCP	
SHEET NUMBER	
A-102	

2 REFLECTED CEILING PLAN (MARQUEE UNDERSIDE)
 Scale: 1/2" = 1'-0"

PERMIT SET

REVISIONS

STAMP

PROJECT TITLE

CITY CHURCH
BATAVIA
210 EAST MAIN STREET
BATAVIA, NY 14020

PROJECT NUMBER 2126

ISSUE DATE: 02 07 2022

DRAWN BY: JR

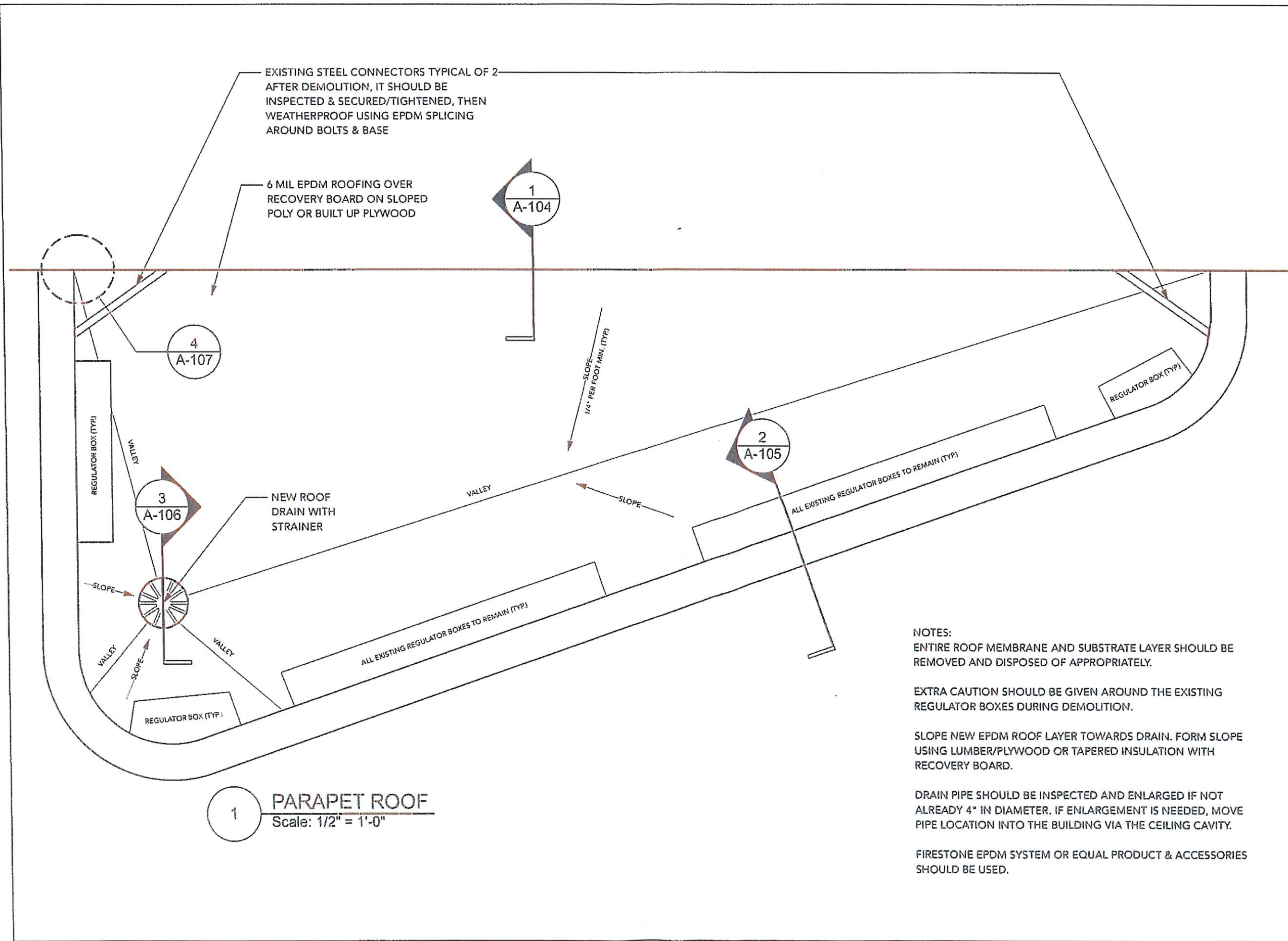
CHECKED BY: AJ/KS

SHEET TITLE

PARAPET ROC
PLAN

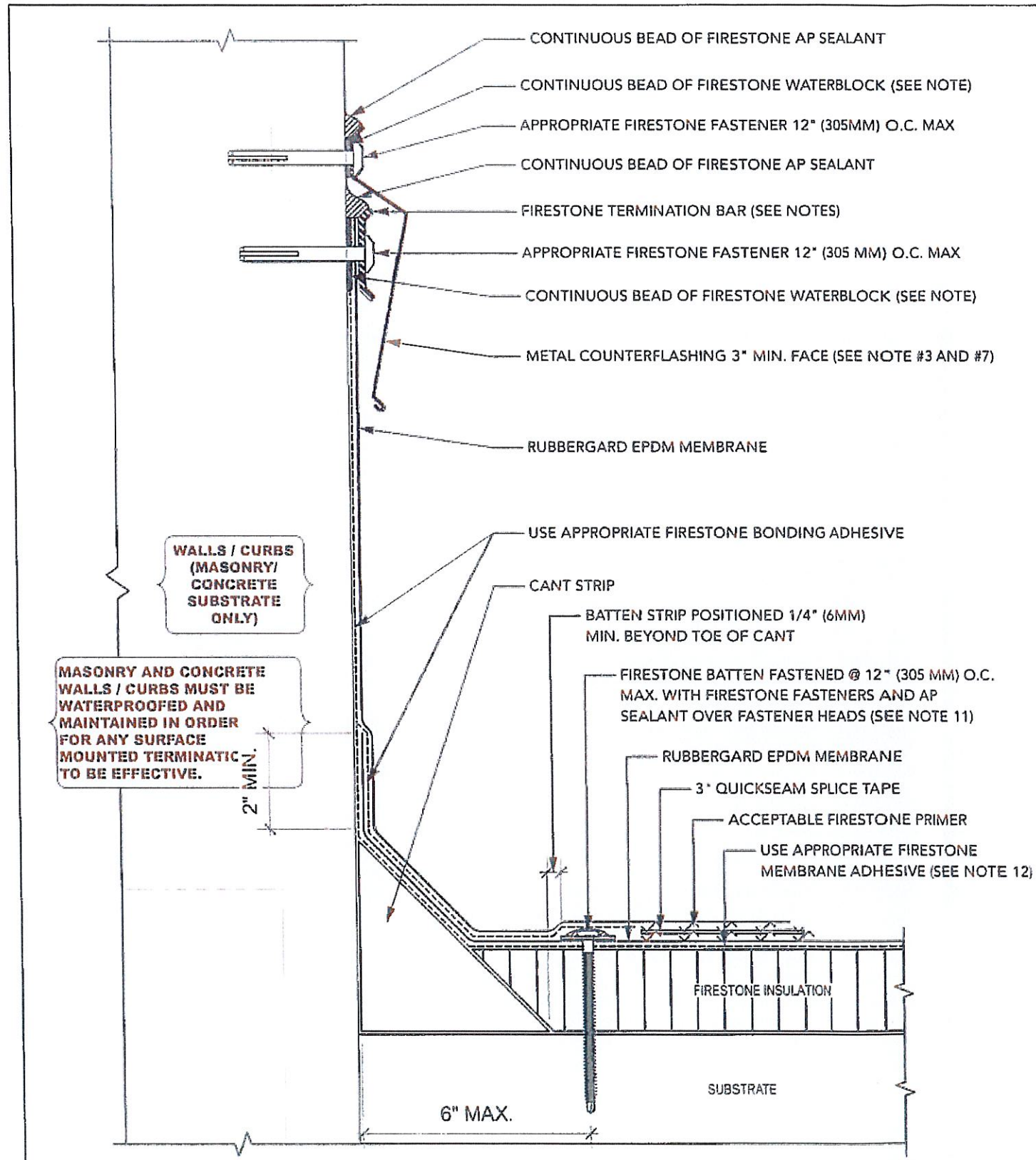
SHEET NUMBER

A-103



1 PARAPET ROOF
Scale: 1/2" = 1'-0"

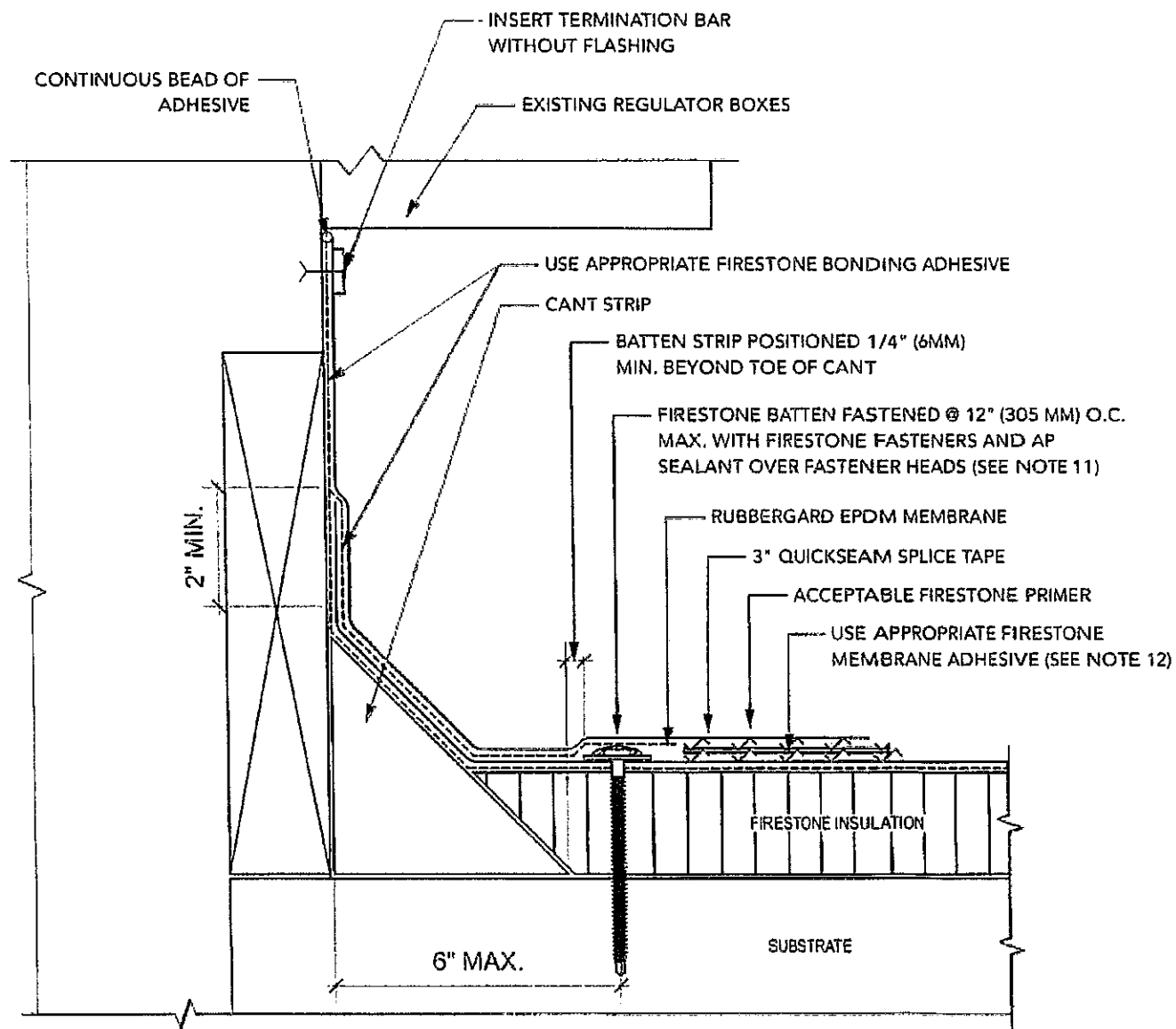
- NOTES:
- ENTIRE ROOF MEMBRANE AND SUBSTRATE LAYER SHOULD BE REMOVED AND DISPOSED OF APPROPRIATELY.
 - EXTRA CAUTION SHOULD BE GIVEN AROUND THE EXISTING REGULATOR BOXES DURING DEMOLITION.
 - SLOPE NEW EPDM ROOF LAYER TOWARDS DRAIN. FORM SLOPE USING LUMBER/PLYWOOD OR TAPERED INSULATION WITH RECOVERY BOARD.
 - DRAIN PIPE SHOULD BE INSPECTED AND ENLARGED IF NOT ALREADY 4" IN DIAMETER. IF ENLARGEMENT IS NEEDED, MOVE PIPE LOCATION INTO THE BUILDING VIA THE CEILING CAVITY.
 - FIRESTONE EPDM SYSTEM OR EQUAL PRODUCT & ACCESSORIES SHOULD BE USED.



- NOTE:
1. REFER TO FIRESTONE WEBSITE FOR MOST CURRENT INFORMATION.
 2. REGULAR MAINTENANCE OF COUNTER-FLASHING AND SEALANT REQUIRED. NOT INCLUDED AS PART OF THE FIRESTONE WARRANTY.
 3. METAL COUNTER-FLASHING SHALL BE 24 GAUGE PRE-FINISHED STEEL OR .032" (0.81 mm) MIN. ALUMINUM FORMED WITH HEMMED LOWER EDGE.
 4. INSTALL FIRESTONE TERMINATION BAR WITH 1/4" (6 mm) GAP BETWEEN ADJOINING SECTIONS.
 5. TERMINATION BAR MUST BE CUT AT INSIDE AND OUTSIDE CORNERS. **DO NOT BEND AROUND CORNERS.**
 6. TERMINATION BAR MUST BE FASTENED WITHIN 1" (25 mm) MAX. OF ALL SECTION ENDS.
 7. INSTALL METAL WORK IN ACCORDANCE WITH CURRENT SMACNA RECOMMENDATIONS.
 8. APPLY WATER BLOCK IN A 3/8" (10 mm) TO 1/2" (13 mm) BEAD AT APPROXIMATELY 10 LF PER TUBE.
 9. WOOD NAILER MUST BE INSTALLED TO MEET APPLICABLE BUILDING CODES.
 10. REFER TO BT-16 & BT-17 FOR MEMBRANE SECUREMENT AT CORNERS.
 11. 2" METAL PLATES MAY BE USED IN LIEU OF BATTEN STRIP. EDGE OF PLATE MUST BE POSITIONED SIMILAR TO BATTEN. METAL BATTEN REQUIRED FOR 20 YEAR WARRANTIES.
 12. MEMBRANE ADHESIVE REQUIRED BETWEEN MEMBRANE AND INSULATION FOR FULLY ADHERED SYSTEMS

1 WALL TO ROOF CONNECTION
Scale: NTS

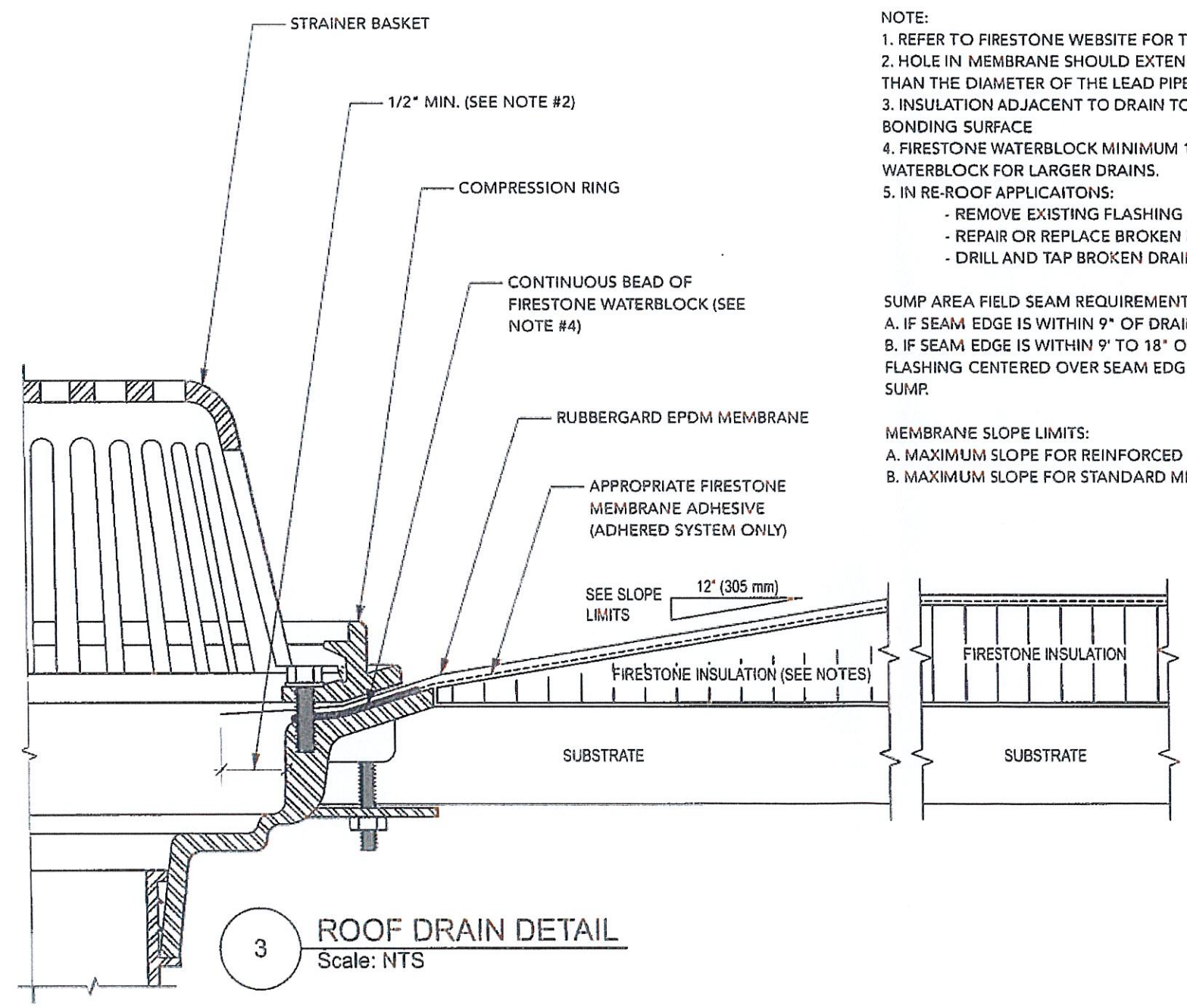
ROCHESTER 205.237.2511 400 South Ave #202 P.O. Box 10000	FINGER LAKES 315.223.0225 315 Terrace Street Canandaigua, NY 14622
PERMIT SET	
REVISIONS	
STAMP	
PROJECT TITLE	
CITY CHURCH BATAVIA 210 EAST MAIN STREET BATAVIA, NY 14020	
PROJECT NUMBER: 2126	
ISSUE DATE: 02 07 2022	
DRAWN BY: JR	
CHECKED BY: AY/KS	
SHEET TITLE	
DETAILS A	
SHEET NUMBER	
A-104	



- NOTE:
1. REFER TO FIRESTONE WEBSITE FOR MOST CURRENT INFORMATION.
 2. WOOD NAILER MUST BE INSTALLED TO MEET APPLICABLE BUILDING CODES.
 3. REFER TO BT-16 & BT-17 FOR MEMBRANE SECUREMENT AT CORNERS.
 4. 2" METAL PLATES MAY BE USED IN LIEU OF BATTEN STRIP. EDGE OF PLATE MUST BE POSITIONED SIMILAR TO BATTEN. METAL BATTEN REQUIRED FOR 20 YEAR WARRANTIES.
 5. MEMBRANE ADHESIVE REQUIRED BETWEEN MEMBRANE AND INSULATION FOR FULLY ADHERED SYSTEMS.

2 PARAPET WITH REGULATORS DETAIL
Scale: NTS

in-site architecture	
<small>REGISTERED ARCHITECT 2018-2021 3000 Route 92 P.O. Box 1000 Batavia, NY 14020</small>	<small>REGISTERED ARCHITECT 2018-2021 3000 Route 92 P.O. Box 1000 Batavia, NY 14020</small>
PERMIT SET	
REVISIONS	
STAMP	
PROJECT TITLE	
CITY CHURCH BATAVIA <small>210 EAST MAIN STREET BATAVIA, NY 14020</small>	
<small>PROJECT NUMBER 2126</small>	
<small>ISSUE DATE: 02 07 2022</small>	
<small>DRAWN BY: JR</small>	
<small>CHECKED BY: AY/KS</small>	
SHEET TITLE	
DETAILS B	
<small>SHEET NUMBER</small>	
A-105	



- NOTE:**
1. REFER TO FIRESTONE WEBSITE FOR THE MOST CURRENT INFORMATION
 2. HOLE IN MEMBRANE SHOULD EXTEND A MINIMUM OF 1/2" BEYOND CLAMPING RING AND BE LARGER THAN THE DIAMETER OF THE LEAD PIPE.
 3. INSULATION ADJACENT TO DRAIN TO BE APPROPRIATE FIRESTONE INSULATION WITH APPROPRIATE BONDING SURFACE
 4. FIRESTONE WATERBLOCK MINIMUM 1/2 OF 10OZ (295ML) TUBE PER 4" DRAIN. USE ADDITIONAL WATERBLOCK FOR LARGER DRAINS.
 5. IN RE-ROOF APPLICATIONS:
 - REMOVE EXISTING FLASHING DOWN TO METAL BOWL
 - REPAIR OR REPLACE BROKEN DRAIN COMPONENTS
 - DRILL AND TAP BROKEN DRAIN BOLTS AND REPLACE IF NECESSARY

SUMP AREA FIELD SEAM REQUIREMENTS:

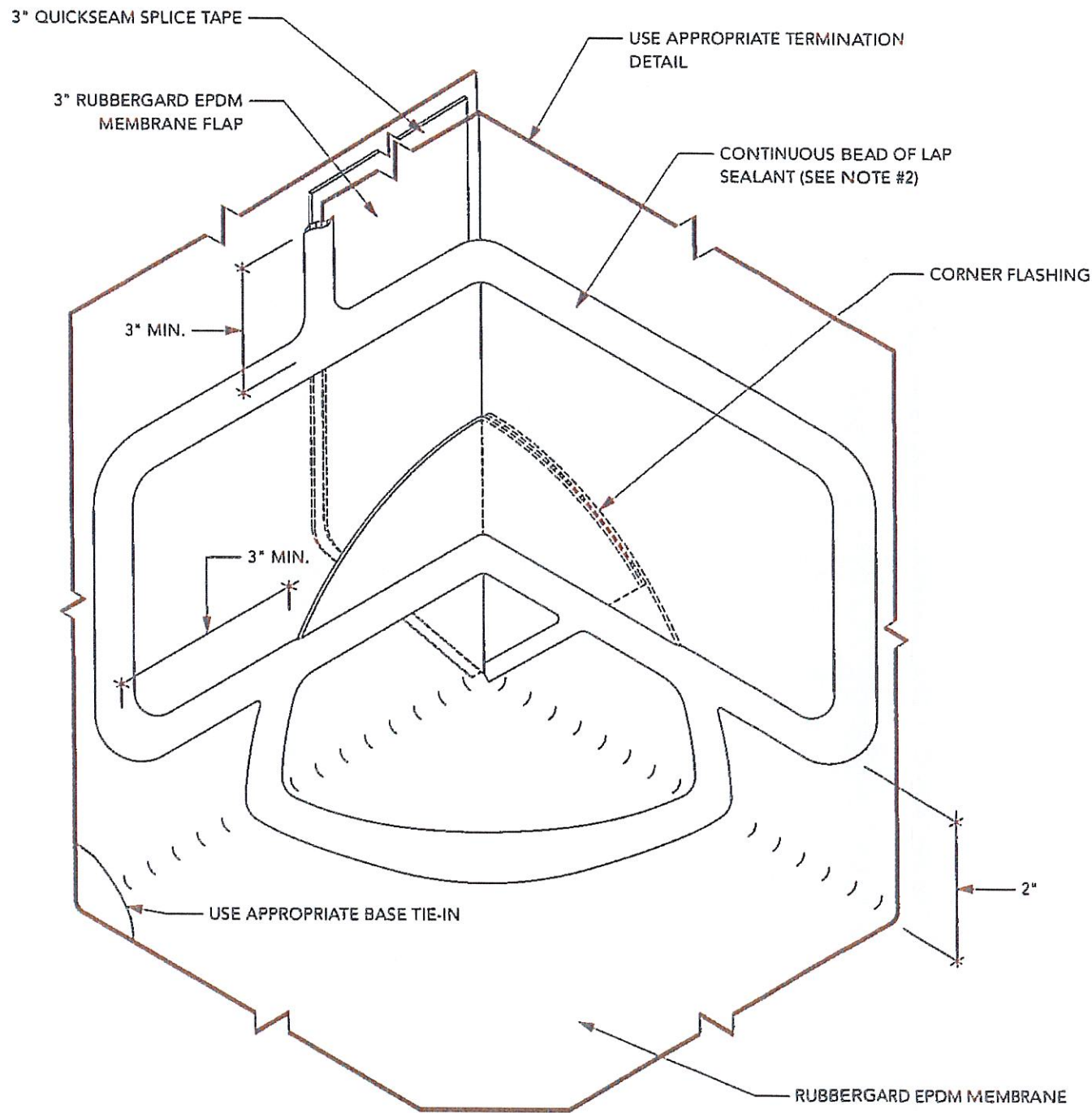
- A. IF SEAM EDGE IS WITHIN 9" OF DRAIN COMPRESSION RING, EPDM TARGET PATCH REQUIRED.
- B. IF SEAM EDGE IS WITHIN 9" TO 18" OF DRAIN COMPRESSION RING, INSTALL A LAYER OF 5" QUICKSEAM FLASHING CENTERED OVER SEAM EDGE. EXTEND 5" QUICKSEAM FLASHING 3" MIN. BEYOND EDGE OF SUMP.

MEMBRANE SLOPE LIMITS:

- A. MAXIMUM SLOPE FOR REINFORCED MEMBRANE SHALL BE 2" - 12"
- B. MAXIMUM SLOPE FOR STANDARD MEMBRANE SHALL BE 6"

3 **ROOF DRAIN DETAIL**
Scale: NTS

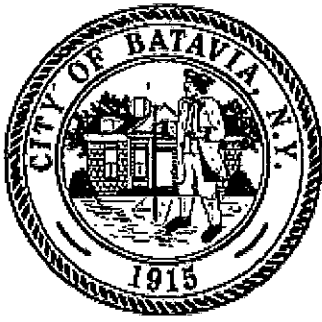
PERMIT SET
REVISIONS
STAMP
PROJECT TITLE
CITY CHURCH BATAVIA 210 EAST MAIN STREET BATAVIA, NY 14020
PROJECT NUMBER: 2126
ISSUE DATE: 02 07 2022
DRAWN BY: JR
CHECKED BY: AY/KS
SHEET TITLE
DETAILS C
SHEET NUMBER
A-106



- NOTE:
1. REFER TO FIRESTONE WEBSITE FOR THE MOST CURRENT INFORMATION
 2. APPLY LAP SEALANT ON CUT EDGES OF REINFORCED MEMBRANE AND PERIMETER OF QUICKSEAM FLASHING AS SHOWN. REFER TO LS-9 FOR SEAM EDGE TREATMENT.
 3. REFER TO C-4A FOR DETAILED INSTALLATION INSTRUCTIONS
 4. USE APPROPRIATE FIRESTONE PRIMER TO CLEAN AND PRIME EPDM MATING SURFACES PRIOR TO INSTALLATION OF QUICKSEAM PRODUCTS.

4 INSIDE CORNER DETAIL
Scale: NTS

in-site: architecture	
<small>ROCHESTER</small> <small>585.237.7914</small> <small>7 Main St. 4th Fl.</small> <small>Rochester, NY 14609</small>	<small>FAIRPORT</small> <small>516.278.0205</small> <small>133 Service Street</small> <small>Fairport, NY 14455</small>
PERMIT SET	
<small>REVISIONS</small>	
<small>STAMP</small>	
<small>PROJECT TITLE</small>	
CITY CHURCH BATAVIA	
<small>210 EAST MAIN STREET</small> <small>BATAVIA, NY 14020</small>	
<small>PROJECT NUMBER: 2126</small>	
<small>ISSUE DATE: 02.07.2022</small>	
<small>DRAWN BY: JR</small>	
<small>CHECKED BY: AY/KS</small>	
<small>SHEET TITLE</small>	
DETAILS D	
<small>SHEET NUMBER</small>	
A-107	



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: 2/2/23

Re: 5-7 Jackson St.
Tax Parcel No. 84.049-1-45

Zoning Use District: C-3

The applicant, David Ciurzynski, agent for the owner, has applied for a Restricted Residential Use Special Use Permit for the creation of two additional apartments on the third floor of this existing mixed use building.

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) (2).

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 parkway, throughway, expressway, road or highway.

City Planning and Development Committee-

- 1) Pursuant to section 190-37 of the zoning ordinance, the Planning and Development Committee may authorize special use permits that comply with the terms and specifications listed in BMC 190-37 I and 190-37 K.
- 2) Pursuant to section 190-14 D (2)(a) of the zoning ordinance, the Planning and Development Committee shall review applications involving exterior changes that require issuance of a building permit.

SEND OR DELIVER TO:

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



*** GENESEE COUNTY *
PLANNING BOARD REFERRAL**

DEPARTMENT USE ONLY:
GCDP 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 David Ciurzynski
Address PO Box 102
City, State, Zip Attica, NY 14011
Phone (585) 943-1196 Ext. _____ Email david@buildwithcc.com

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 | Subdivision Proposal |
| <input type="checkbox"/> Use Variance | <input type="checkbox"/> Zoning Text Amendments | <input type="checkbox"/> Preliminary |
| <input checked="" type="checkbox"/> Special Use Permit | <input type="checkbox"/> Comprehensive Plan/Update | <input 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 5-7 Jackson St.
B. Nearest intersecting road Main St
C. Tax Map Parcel Number 84.049-1-45
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
BMC 190-37 I, 190-37 K,
C. Please describe the nature of this request Approval of special use permit application to create dwelling units above the first floor

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 type="checkbox"/> Photos |
| <input type="checkbox"/> Subdivision plot plans | <input checked="" type="checkbox"/> Elevation drawings | <input checked="" type="checkbox"/> Other: <u>Floor plans and 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

PERMIT NO. _____



SPECIAL USE PERMIT

CITY OF BATAVIA, NEW YORK

LOCATION: 5-7 Jackson St, Batavia, NY
OWNER: Carr's Reborn LLC
Address: 4655 E Saile Dr

Application Date: 1/9/2023
Tax Parcel No.: 84.049-1-45
Phone No. _____

Yes COUNTY PLANNING REVIEW

No ZONING VARIANCE REQUIRED

C-3 ZONING DISTRICT

No HISTORIC DISTRICT

C FLOOD ZONE

No HISTORIC LANDMARK

No CORNER LOT

No CITY ENGINEER REVIEW

No SITE PLAN REVIEW

No CITY COUNCIL REVIEW

Yes BID

S.U.P OTHER

PROJECT DESCRIPTION:

Renovations to the 5-7 Jackson St building into mixed use with two (2) Restricted Use Residential apartments on the third floor

EXISTING USE: Vacant.

PROPOSED USE: Restricted Use Residential Use

N.Y.S. BLDG. CODE OCC. CLASS: _____

N.Y.S. BLDG. CODE OCC. CLASS: _____

LOT SIZE: 46x100

LOT AREA: 0.11

CITY PLANNING & DEVELOPMENT REVIEW:

APPROVAL AS PRESENTED DISAPPROVAL APPROVAL WITH CONDITIONS

CHAIRMAN SIGNATURE: _____ DATE: _____

Applicant Signature

1/9/2023

Date

Issuing Officer

Permit Fee: \$150

Issue Date: _____

Application Date: _____

APPLICANT NAME David Ciurzynski PHONE 585-943-1196

APPLICANT MAILING ADDRESS PO Box 102

APPLICANT EMAIL David @buildwithcc.com

Project Location and Information

Address of Project: 5-7 Jackson Street, Batavia, NY

Owner: Carr's Reborn LLC Phone: _____

Owners Mailing Address: 4655 E. Saile Drive, Batavia, NY

Project Type/Describe Work

Estimated cost of work: \$481,857

Describe project: Renovations to & 5-7 Jackson St into mixed use

Renovate third floor into two market rate apartments, prepare first floor for future commercial tenants.

Contractor Information – Insurance certificates (liability & worker comp) required to be on file in our office before issuance of any permit. _____ Liability _____ Workers Comp

GENERAL

Name & Address: To be bid

Phone: _____

PLUMBING (City of Batavia Licensed Plumber Required)

Name & Address: _____

Phone: _____

HEATING

Name & Address: _____

Phone: _____

ELECTRICAL (Third Party Electrical Inspection Required)

Name & Address: _____

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: _____

REQUIRED INSPECTIONS MAY INCLUDE

Short Environmental Assessment Form

Part 1 - Project Information

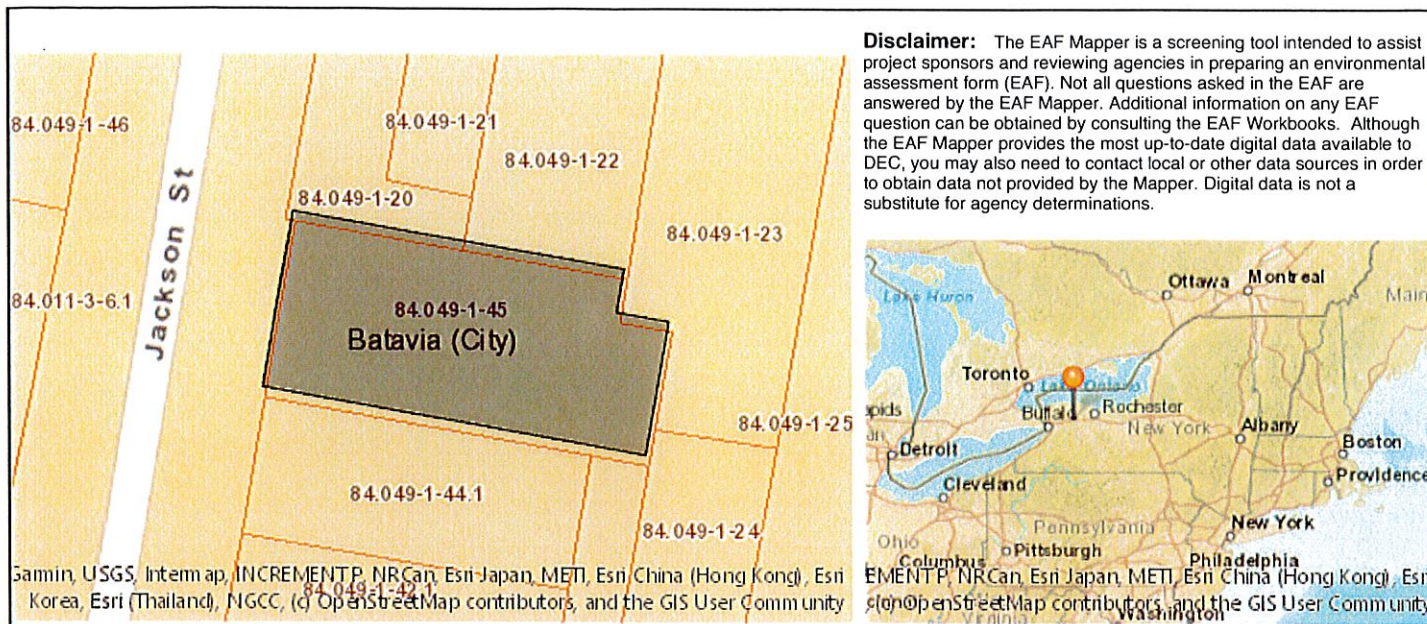
Instructions for Completing

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: Carr's Reborn			
Project Location (describe, and attach a location map): 84.049-1-45 - 5-7 Jackson Street, Batavia, NY 14020			
Brief Description of Proposed Action: Renovation of the existing three story 5-7 Jackson Street Building into Mixed use. The primary project consists of renovation of the second & third floors into four to six ^{additional} market rate apartments. The basement & ground floor will be minimally renovated for future occupancy.			
Name of Applicant or Sponsor: David R Ciurzynski - Owner's Representative (Carr's Reborn LLC)		Telephone: 585-943-1196	
Address: PO Box 102		E-Mail: david@buildwithcc.com	
City/PO: Attica		State: NY	Zip Code: 14011
1. <u>Does the proposed action only involve the legislative adoption of a plan, local law, ordinance administrative rule, or regulation?</u>			NO
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.			YES
2. <u>Does the proposed action require a permit, approval or funding from any other government Agency?</u>			NO
If Yes, list agency(s) name and permit or approval:			YES
3. a. <u>Total acreage of the site of the proposed action?</u> _____ acres			
b. <u>Total acreage to be physically disturbed?</u> _____ acres			
c. <u>Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?</u> _____ acres			
4. <u>Check all land uses that occur on, are adjoining or near the proposed action:</u>			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input 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			

		NO	YES	N/A
5. Is the proposed action,	a. <u>A permitted use under the zoning regulations?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b. <u>Consistent with the adopted comprehensive plan?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. <u>Is the proposed action consistent with the predominant character of the existing built or natural landscape?</u>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. <u>Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</u>		NO	YES	
If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. <u>Will the proposed action result in a substantial increase in traffic above present levels?</u>		NO	YES	
	b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. <u>Does the proposed action meet or exceed the state energy code requirements?</u>		NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. <u>Will the proposed action connect to an existing public/private water supply?</u>		NO	YES	
If No, describe method for providing potable water: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. <u>Will the proposed action connect to existing wastewater utilities?</u>		NO	YES	
If No, describe method for providing wastewater treatment: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		NO	YES	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. <u>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?</u>		NO	YES	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____				



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	Yes

Project:

Date:

**Short Environmental Assessment Form
Part 2 - Impact Assessment**

Part 2 is to be completed by the Lead Agency.

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?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Project:

Date:

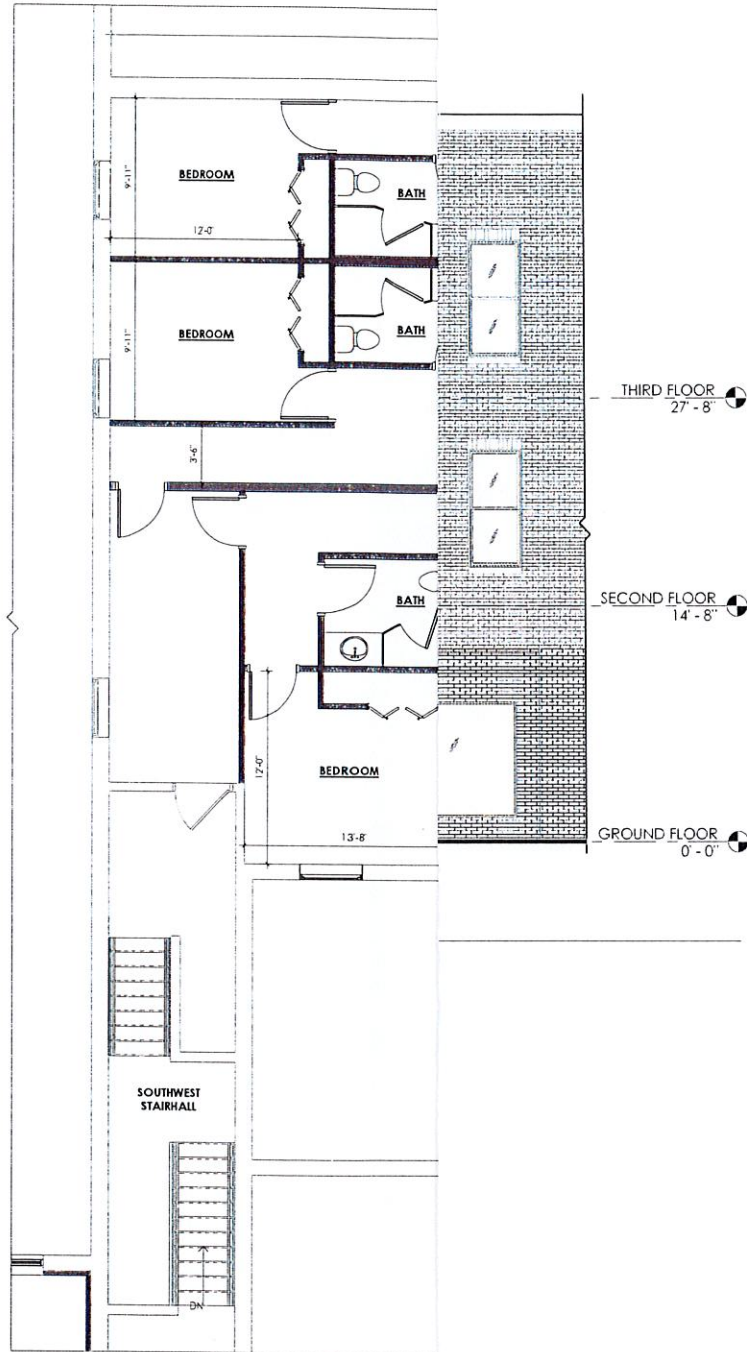
**Short Environmental Assessment Form
Part 3 Determination of Significance**

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)

PRINT FORM

C:\Users\jwh\Documents\CARR - CENTRAL_FINAL\cswd\stairing.vrt 1/11/2023 3:02:08 PM



JACKSON STREET APARTMENTS - THIR

1
A-204
3/16" = 1'-0"



NATURAL ARCHITECTURE, PLLC

ARCHITECT COPYRIGHT:
THESE DRAWINGS AND ALL THE DESIGNS AND CONTENTS DEPICTED AND DESCRIBED HEREIN MAY NOT BE COPIED OR REPRODUCED IN ANY FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE AUTHOR / ARCHITECT. ALL DESIGNS, GRAPHIC ILLUSTRATIONS, AND TECHNICAL DETAILS ARE THE INTELLECTUAL PROPERTY OF THE AUTHOR / ARCHITECT AND MAY NOT BE USED FOR ANY PURPOSES OTHER THAN THE PERMITTING AND CONSTRUCTION OF THE PROJECT.

**OWNER: KENNETH MISTLER & PETER ZELIFF
ADDRESS: 5-9 JACKSON STREET
BATAVIA NY 14020**

REVISION SCHEDULE	
DATE	EDITION

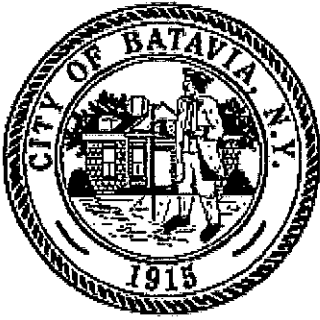
DATE	AUTHOR / PROJECT
1/13/2023	D. M. SCHOELL

JACKSON STREET APARTMENTS PLAN & ELEVATION

PROJECT NUMBER
23-05

**JCKSN
A-204**

DATE: 1/13/2023



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: 2/2/23

Re: 101-103 Main St.
Tax Parcel No. 84.049-1-22

Zoning Use District: C-3

The applicant, David Ciurzynski, agent for the owner, has applied for a Restricted Residential Use Special Use Permit for the creation of four apartments on the second floor and three apartments on the third floor of this existing building.

Note: This is a type II action as defined by Environmental Conservation Law and is not subject to review under SEQRR 6 NYCRR Part 617.5 (c) (2).

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 parkway, throughway, expressway, road or highway.

City Planning and Development Committee-

- 1) Pursuant to section 190-37 of the zoning ordinance, the Planning and Development Committee may authorize special use permits that comply with the terms and specifications listed in BMC 190-37 I and 190-37 K.
- 2) Pursuant to section 190-14 D (2)(a) of the zoning ordinance, the Planning and Development Committee shall review applications involving exterior changes that require issuance of a building permit.

SEND OR DELIVER TO:

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



*** GENESEE COUNTY *
PLANNING BOARD REFERRAL**

DEPARTMENT USE ONLY:
GCDP 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 David Ciurzynski
Address PO Box102
City, State, Zip Attica, NY 14011
Phone (585) 943 - 1196 Ext. _____ Email david@buildwithcc.com

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 checked="" type="checkbox"/> Special Use Permit | <input type="checkbox"/> Comprehensive Plan/Update | <input 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 101-103 Main St.
- B. Nearest intersecting road Jackson St.
- C. Tax Map Parcel Number 84.049-1-22
- 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
BMC 190-37 I, 190-37 K,
- C. Please describe the nature of this request Approval of special use permit application to create dwelling units above the first floor

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 type="checkbox"/> Photos |
| <input type="checkbox"/> Subdivision plot plans | <input checked="" type="checkbox"/> Elevation drawings | <input checked="" type="checkbox"/> Other: <u>Floor plans and 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

PERMIT NO. _____



SPECIAL USE PERMIT

CITY OF BATAVIA, NEW YORK

LOCATION: 101-103 Main t, Batavia, NY
OWNER: Carr's Reborn LLC
Address: 4655 E Saile Dr

Application Date: 1/9/2023
Tax Parcel No.: 84.049-1-22
Phone No. _____

Yes COUNTY PLANNING REVIEW

No ZONING VARIANCE REQUIRED

C-3 ZONING DISTRICT

No HISTORIC DISTRICT

C FLOOD ZONE

No HISTORIC LANDMARK

No CORNER LOT

No CITY ENGINEER REVIEW

No SITE PLAN REVIEW

No CITY COUNCIL REVIEW

Yes BID

SUP. OTHER

PROJECT DESCRIPTION:

Renovations to the Carr's Department store into mixed use, with ~~five (5)~~ ^{Three (3)} restricted use residential apartments on second and three (3) restricted use residential apartments third floors

EXISTING USE: Vacant.

PROPOSED USE: Restricted Use Residential Use

N.Y.S. BLDG. CODE OCC. CLASS: _____

N.Y.S. BLDG. CODE OCC. CLASS: _____


LOT SIZE: 46x100

LOT AREA: 0.11

CITY PLANNING & DEVELOPMENT REVIEW:

 APPROVAL AS PRESENTED DISAPPROVAL APPROVAL WITH CONDITIONS

CHAIRMAN SIGNATURE: _____ DATE: _____

	_____ 1/9/2023	_____
Applicant Signature	Date	Issuing Officer
Permit Fee: <u>\$150</u>	Issue Date: _____	

Application Date: _____

APPLICANT NAME David Ciurzynski PHONE 585-943-1196

APPLICANT MAILING ADDRESS PO Box 102

APPLICANT EMAIL David @buildwithcc.com

Project Location and Information

Address of Project: 101-103 Main Street, Batavia, NY

Owner: Carr's Reborn LLC Phone: _____

Owners Mailing Address: 4655 E. Saile Drive, Batavia, NY

Project Type/Describe Work

Estimated cost of work: \$2,044,671

Describe project: Renovations to the Carr's Department store into mixed use
Renovate ^{3 apt.} second and ^{3 apt.} third floors into market rate apartments. Install new elevator in the existing shaft. Replace existing windows and add new windows at third floor East elevations for apartments. Clean and prepare lower level for future commercial tenants. Clean and point Limestone façade on Main Street elevation.

Contractor Information – Insurance certificates (liability & worker comp) required to be on file in our office before issuance of any permit. _____ Liability _____ Workers Comp

GENERAL

Name & Address: To be bid

Phone: _____

PLUMBING (City of Batavia Licensed Plumber Required)

Name & Address: _____

Phone: _____

HEATING

Name & Address: _____

Phone: _____

ELECTRICAL (Third Party Electrical Inspection Required)

Name & Address: _____

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: _____

Short Environmental Assessment Form

Part 1 - Project Information

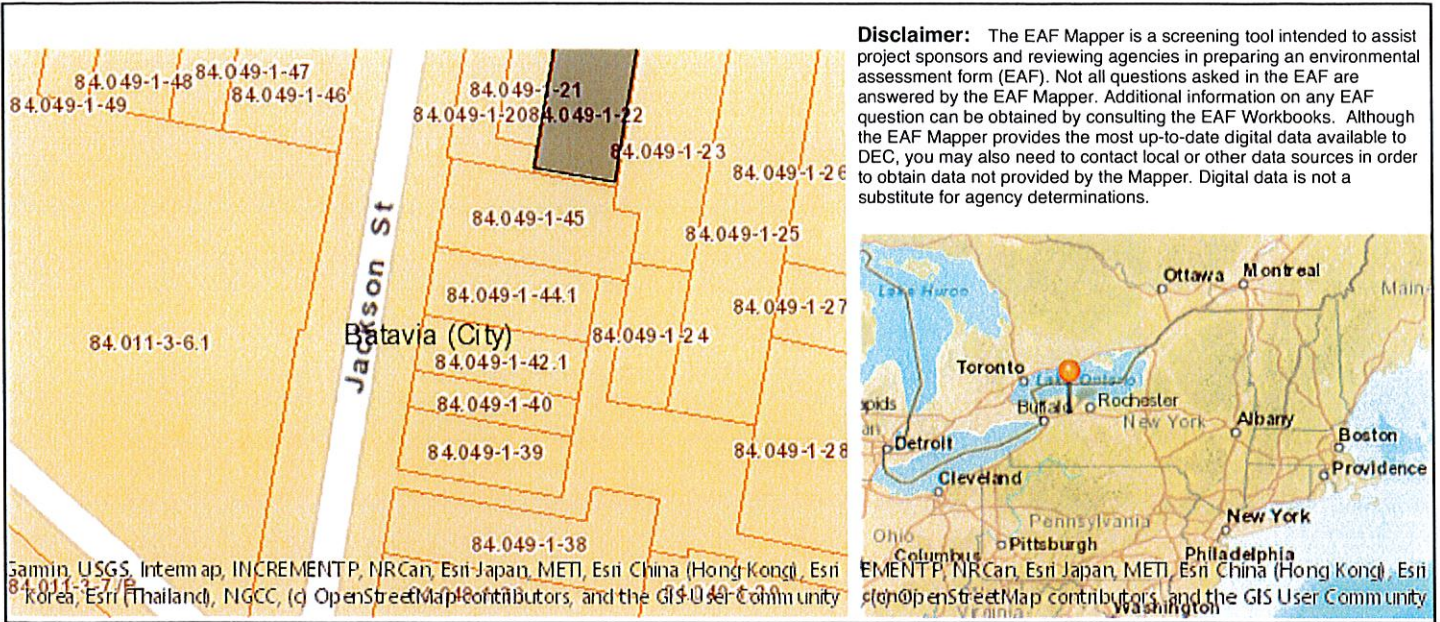
Instructions for Completing

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: Carr's Reborn			
Project Location (describe, and attach a location map): 84.049-1-22 - 101-103 Main Street, Batavia, NY 14020			
Brief Description of Proposed Action: Renovation of the existing three story Carr's Department Store Building into Mixed use. The primary project consists of installing a new elevator in the existing shaft, along with renovation of the second & third floors into 6 market rate apartments. The basement & ground floor will be minimally renovated for future occupancy.			
Name of Applicant or Sponsor: David R Ciurzynski - Owner's Representative (Carr's Reborn LLC)		Telephone: 585-943-1196 E-Mail: david@buildwithcc.com	
Address: PO Box 102			
City/PO: Attica		State: NY	Zip Code: 14011
1. <u>Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?</u> 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 <input type="checkbox"/>
2. <u>Does the proposed action require a permit, approval or funding from any other government Agency?</u> If Yes, list agency(s) name and permit or approval:			YES <input type="checkbox"/>
3. a. <u>Total acreage of the site of the proposed action?</u> _____ acres			
b. <u>Total acreage to be physically disturbed?</u> _____ acres			
c. <u>Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?</u> _____ acres			
4. <u>Check all land uses that occur on, are adjoining or near the proposed action:</u>			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input 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			

		NO	YES	N/A
5. Is the proposed action,	a. <u>A permitted use under the zoning regulations?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b. <u>Consistent with the adopted comprehensive plan?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. <u>Is the proposed action consistent with the predominant character of the existing built or natural landscape?</u>		NO	YES	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. <u>Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</u>		NO	YES	
If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. <u>Will the proposed action result in a substantial increase in traffic above present levels?</u>		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. <u>Does the proposed action meet or exceed the state energy code requirements?</u>		NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. <u>Will the proposed action connect to an existing public/private water supply?</u>		NO	YES	
If No, describe method for providing potable water: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. <u>Will the proposed action connect to existing wastewater utilities?</u>		NO	YES	
If No, describe method for providing wastewater treatment: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		NO	YES	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. <u>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?</u>		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		<input type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____				



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Map data © OpenStreetMap contributors, and the GIS User Community
 Imagery © Mapbox, USGS, Intermop, INCREMENTP, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	Yes

Project: Date:

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

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?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Project: Date:

Short Environmental Assessment Form
Part 3 Determination of Significance

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.

- 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.
- 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

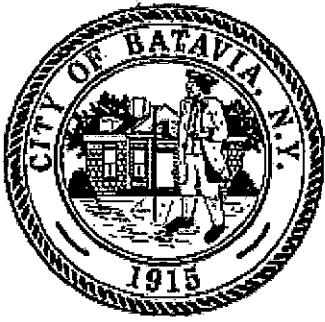
 Print or Type Name of Responsible Officer in Lead Agency

 Title of Responsible Officer

 Signature of Responsible Officer in Lead Agency

 Signature of Preparer (if different from Responsible Officer)

PRINT FORM



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: 2/2/23

Re: 105-107 Main St.
Tax Parcel No. 84.049-1-23

Zoning Use District: C-3

The applicant, David Ciurzynski, agent for the owner, has applied for a Restricted Residential Use Special Use Permit for the creation of four apartments on the second floor of this existing building.

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) (2).

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 parkway, throughway, expressway, road or highway.

City Planning and Development Committee-

- 1) Pursuant to section 190-37 of the zoning ordinance, the Planning and Development Committee may authorize special use permits that comply with the terms and specifications listed in BMC 190-37 I and 190-37 K.
- 2) Pursuant to section 190-14 D (2)(a) of the zoning ordinance, the Planning and Development Committee shall review applications involving exterior changes that require issuance of a building permit.

SEND OR DELIVER TO:

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



*** GENESEE COUNTY *
PLANNING BOARD REFERRAL**

DEPARTMENT USE ONLY:

GCDP 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 David Ciurzynski

Address PO Box 102

City, State, Zip Attica, NY 14011

Phone (585) 943 - 1196 Ext. _____ Email david@buildwithcc.com

MUNICIPALITY: City Town Village of Batavia

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

Area Variance

Use Variance

Special Use Permit

Site Plan Review

Zoning Map Change

Zoning Text Amendments

Comprehensive Plan/Update

Other: _____

Subdivision Proposal

Preliminary

Final

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

A. Full Address 105-107 Main St.

B. Nearest intersecting road Jackson St.

C. Tax Map Parcel Number 84.049-1-23

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

BMC 190-37 I, 190-37 K,

C. Please describe the nature of this request Approval of special use permit application to create dwelling units above the first floor

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

Local application

Site plan

Subdivision plot plans

SEQR forms

Zoning text/map amendments

Location map or tax maps

Elevation drawings

Agricultural data statement

New or updated comprehensive plan

Photos

Other: Floor plans and cover letter

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

PERMIT NO. _____



SPECIAL USE PERMIT

CITY OF BATAVIA, NEW YORK

LOCATION: 105-107 Main t, Batavia, NY
OWNER: Carr's Reborn LLC
Address: 4655 E Saile Dr

Application Date: 1/9/2023
Tax Parcel No.: 84.049-1-23
Phone No. _____

Yes COUNTY PLANNING REVIEW

No ZONING VARIANCE REQUIRED

C-3 ZONING DISTRICT

No HISTORIC DISTRICT

C FLOOD ZONE

No HISTORIC LANDMARK

No CORNER LOT

No CITY ENGINEER REVIEW

No SITE PLAN REVIEW

No CITY COUNCIL REVIEW

Yes BID

S.U.P OTHER

PROJECT DESCRIPTION:

Renovations to the Carr's Department store into mixed use with three (3) restricted use residential apartments on the second floor

EXISTING USE: Vacant.

PROPOSED USE: Restricted Use Residential Use

N.Y.S. BLDG. CODE OCC. CLASS: _____

N.Y.S. BLDG. CODE OCC. CLASS: _____


LOT SIZE: 46x100

LOT AREA: 0.11

CITY PLANNING & DEVELOPMENT REVIEW:

APPROVAL AS PRESENTED DISAPPROVAL APPROVAL WITH CONDITIONS

CHAIRMAN SIGNATURE: _____ DATE: _____

	_____ 1/9/2023	_____
Applicant Signature	Date	Issuing Officer
Permit Fee: <u>\$150</u>		Issue Date: _____

Application Date: _____

APPLICANT NAME David Ciurzynski PHONE 585-943-1196

APPLICANT MAILING ADDRESS PO Box 102

APPLICANT EMAIL David @buildwithcc.com

Project Location and Information

Address of Project: 105-107 Main Street, Batavia, NY

Owner: Carr's Reborn LLC Phone: _____

Owners Mailing Address: 4655 E. Saile Drive, Batavia, NY

Project Type/Describe Work

Estimated cost of work: \$1,200,309

Describe project: Renovations to the Carr's Department store into mixed use

Renovate second floor into market rate apartments. Replace existing windows on Main Street façade to larger windows and add new windows at South elevation for apartments. Clean and prepare lower level for future commercial tenants. Clean and point Limestone façade on Main Street elevation.

Contractor Information – Insurance certificates (liability & worker comp) required to be on file in our office before issuance of any permit. _____ Liability _____ Workers Comp

GENERAL

Name & Address: To be bid

Phone: _____

PLUMBING (City of Batavia Licensed Plumber Required)

Name & Address: _____

Phone: _____

HEATING

Name & Address: _____

Phone: _____

ELECTRICAL (Third Party Electrical Inspection Required)

Name & Address: _____

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: _____

Short Environmental Assessment Form

Part 1 - Project Information

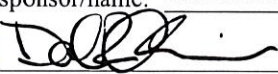
Instructions for Completing

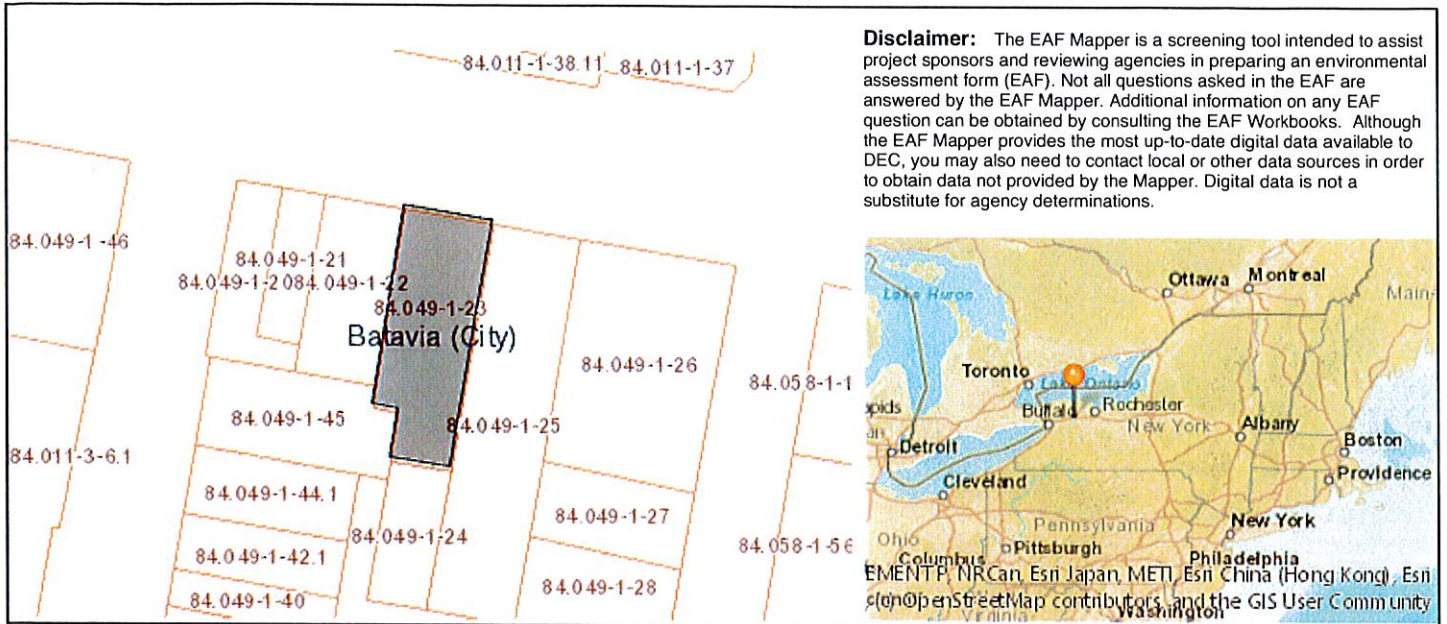
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Carr's Reborn			
Project Location (describe, and attach a location map): 84.049-1-23. - 105-107 Main Street Batavia, NY 14020			
Brief Description of Proposed Action: Renovation of the existing two story Carr's Department Store Building into Mixed use. The primary project consists of renovation of the second floor into 4 market rate apartments. The basement & ground floor will be minimally renovated for future occupancy.			
Name of Applicant or Sponsor: David R Ciorzynski - Owner's Representative (Carr's Reborn LLC)		Telephone: 585-943-1196	
Address: PO Box 102		E-Mail: david@buildwithcc.com	
City/PO: Attica		State: NY	Zip Code: 14011
1. <u>Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?</u>			NO
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.			YES
2. <u>Does the proposed action require a permit, approval or funding from any other government Agency?</u>			NO
If Yes, list agency(s) name and permit or approval:			YES
3. a. <u>Total acreage of the site of the proposed action?</u> _____ acres			
b. <u>Total acreage to be physically disturbed?</u> _____ acres			
c. <u>Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?</u> _____ acres			
4. <u>Check all land uses that occur on, are adjoining or near the proposed action:</u>			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input 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			

		NO	YES	N/A
5.	Is the proposed action,			
a.	<u>A permitted use under the zoning regulations?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	<u>Consistent with the adopted comprehensive plan?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.	<u>Is the proposed action consistent with the predominant character of the existing built or natural landscape?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7.	<u>Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</u> If Yes, identify: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8.	a. <u>Will the proposed action result in a substantial increase in traffic above present levels?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9.	<u>Does the proposed action meet or exceed the state energy code requirements?</u> If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10.	<u>Will the proposed action connect to an existing public/private water supply?</u> If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11.	<u>Will the proposed action connect to existing wastewater utilities?</u> If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12.	a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13.	a. <u>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?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input type="checkbox"/>	<input type="checkbox"/>	
	If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, <ul style="list-style-type: none"> a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <hr/>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a.	<input type="checkbox"/>	<input type="checkbox"/>
b.	<input type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: <hr/>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: <hr/>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: <hr/>	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: David R Ciurzynski	Date: 1/6/2023	
Signature 	Title: Owner's Representative	



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	Yes

Project:

Date:

***Short Environmental Assessment Form
Part 2 - Impact Assessment***

Part 2 is to be completed by the Lead Agency.

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?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Project:	
Date:	

**Short Environmental Assessment Form
Part 3 Determination of Significance**

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)

PRINT FORM

PROJECT: CARR 2ND & 3RD FLOOR RESIDENTIAL BUILD-OUT

OWNER: KENNETH MISTLER & PETER ZELIFF

ADDRESS: 101-107 EAST MAIN STREET, BATAVIA NY 14020

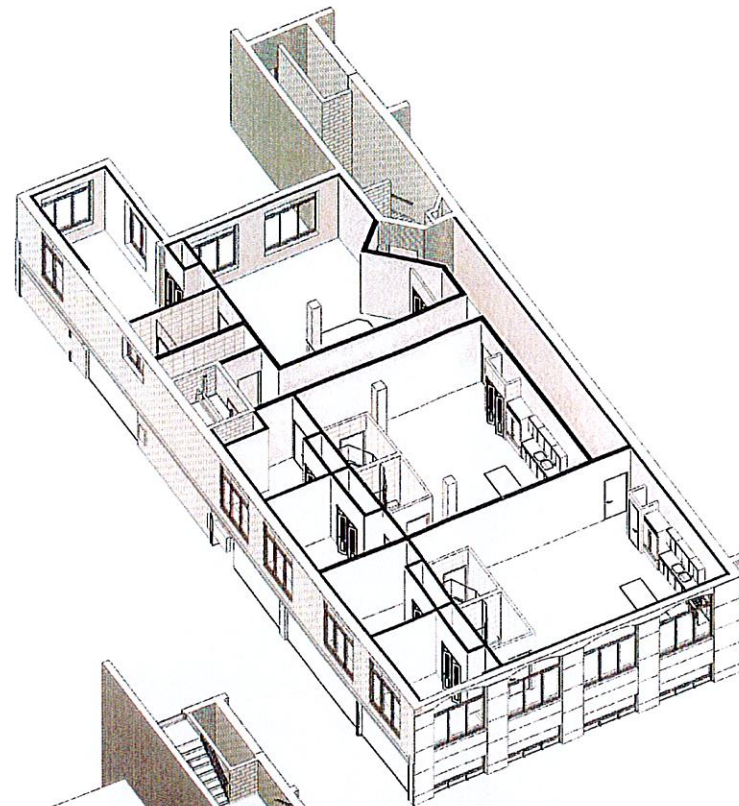
11/30/2022

SHEET LIST:

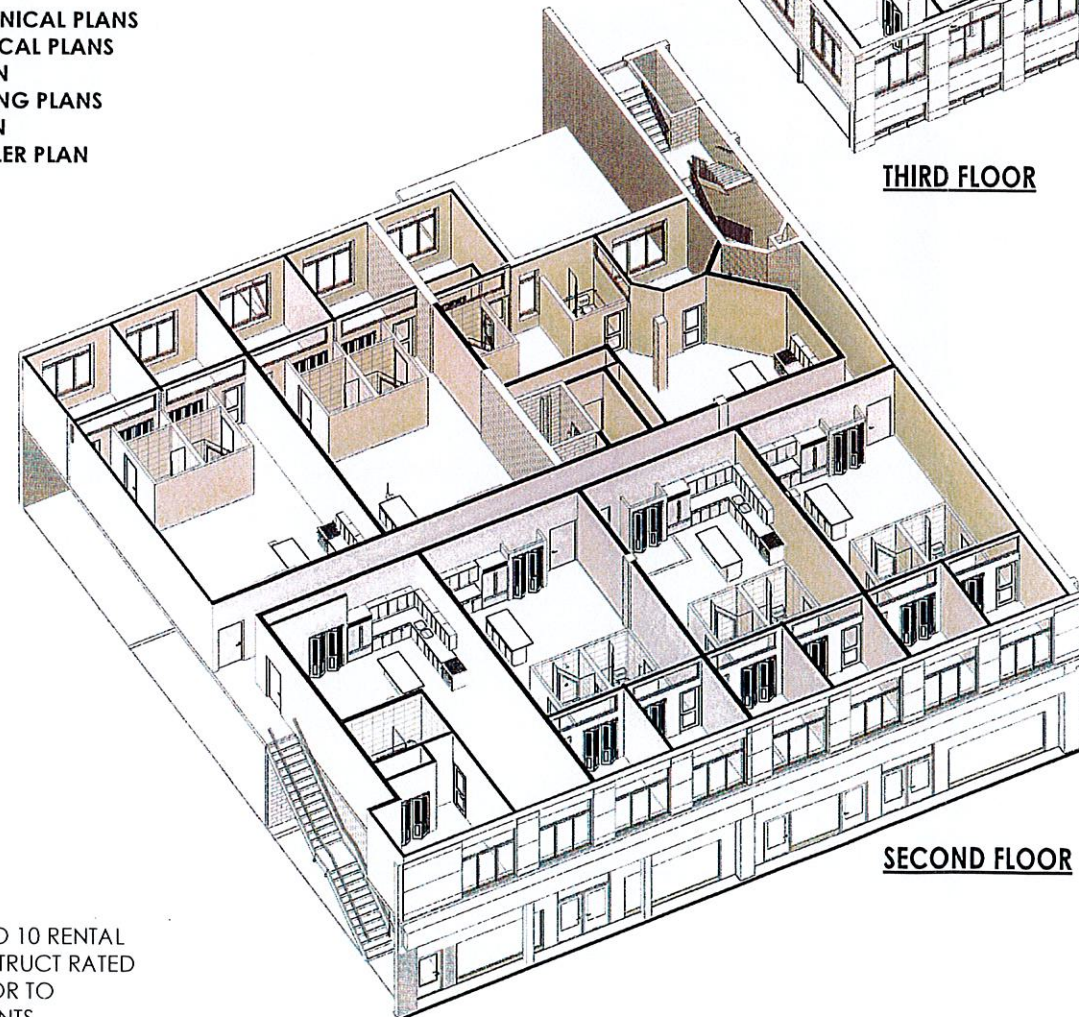
- G-100 COVER
- G-101 GROUND FLOOR LIFE SAFETY PLAN
- G-102 SECOND & THIRD FLOOR LIFE SAFETY PLANS

- A-101 BASEMENT & GROUND FLOOR ABATEMENT & DEMOLITION PLANS
- A-102 SECOND & THIRD FLOOR ABATEMENT AND DEMOLITION PLANS
- A-201 BASEMENT & GROUND FLOOR PLANS
- A-202 SECOND & THIRD FLOOR PLANS
- A-203 ROOF PLAN
- A-301 NORTH & EAST ELEVATIONS
- A-302 SOUTH & WEST ELEVATIONS
- A-501 VERTICAL CIRCULATION
- A-602 SECOND & THIRD FLOOR REFLECTED CEILING PLANS
- A-700 INTERIOR CONSTRUCTION & FINISHES
- A-701 ENLARGED PLANS AND INTERIOR ELEVATIONS
- A-901 STOREFRONTS, OPENINGS & DOORS
- A-902 ISOMETRICS

- M-201 SECOND & THIRD FLOOR MECHANICAL PLANS
- E-202 SECOND & THIRD FLOOR ELECTRICAL PLANS
- P-201 GROUND FLOOR PLUMBING PLAN
- P-202 SECOND & THIRD FLOOR PLUMBING PLANS
- P-203 GROUND FLOOR SPRINKLER PLAN
- P-204 SECOND & THIRD FLOOR SPRINKLER PLAN



THIRD FLOOR

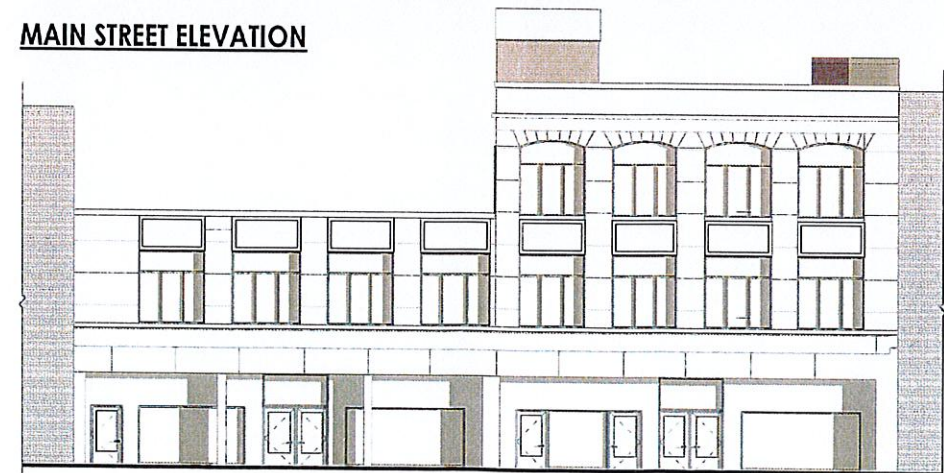


SECOND FLOOR

LOCATION PLAN



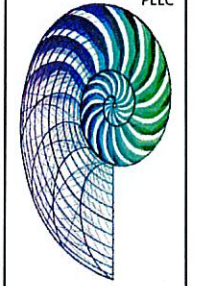
MAIN STREET ELEVATION



CONSTRUCTION CONSULTANT:



NATURAL ARCHITECTURE, PLLC



ARCHITECT COPYWRITE:
 THESE DRAWINGS, AND ALL THE DESIGNS AND CONTENT DEPICTED AND DESCRIBED HEREIN, MAY NOT BE COPIED OR REPRODUCED IN ANY FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE AUTHOR / ARCHITECT. ALL DESIGN, GRAPHIC ILLUSTRATIONS, AND TECHNICAL DETAILS ARE THE INTELLECTUAL PROPERTY OF THE AUTHOR / ARCHITECT AND MAY NOT BE USED FOR ANY PURPOSE OTHER THAN THE PERMITTING AND CONSTRUCTION OF THIS PROJECT.

PROJECT: CARR 2ND & 3RD FLOOR
 RESIDENTIAL BUILD-OUT
 OWNER: KENNETH MISTLER & PETER ZELIFF
 ADDRESS: 101-107 EAST MAIN STREET,
 BATAVIA NY 14020

REVISION SCHEDULE

DATE	REVISION	BY

DATE: 11/30/2022 AUTHOR / DIRECTOR: D. M. SCHOELL

COVER

PROJECT NUMBER

23-90

CARR
 G-100

DRAWING NUMBER

PROJECT SCOPE:

BUILD-OUT SECOND AND THIRD FLOOR INTO 10 RENTAL APARTMENTS (R-2 RESIDENTIAL) AND CONSTRUCT RATED EGRESS COMPONENTS ON GROUND FLOOR TO ACHIEVE EGRESS & LIFE-SAFETY REQUIREMENTS.

FLOOR PLAN GENERAL NOTES

1. ALL DRAWINGS ARE GRAPHIC REPRESENTATIONS OF APPROXIMATE LOCATIONS OF NEW MATERIALS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE TO FIRESTOP ALL NEW PARTITIONS TO THE STRUCTURAL DECK ABOVE. FIRESTOPPING HEADS OF WALLS IS TO OCCUR AT ALL NEW WALL CONSTRUCTION WITHIN THE PROJECT.
3. ALL WALL DIMENSIONS INDICATED ON FLOOR PLANS ARE TO FACE OF STUD FRAMING OR MASONRY UNLESS OTHERWISE NOTED.
4. PROVIDE AN EDGE/TRANSITION STRIP CENTERED UNDER ALL DOORS WHERE ADJACENT FLOOR FINISHES ARE OF DIFFERENT MATERIALS.
5. PROVIDE ACCESS PANELS, MINIMUM 2'x 2', OR OF SIZES REQUIRED, WHERE PLUMBING AND HEATING VALVES, WATER SWITCHES, VENTILATION SPURTER DAMPERS, ETC. ARE SHOWN ON PLUMBING, HEATING AND VENTILATION DRAWINGS.
6. WORK AREAS SHALL BE MAINTAINED AND ALL WORK AREAS SHALL BE LEFT BROOMED CLEAN AT END OF EACH DAY.
7. ALL DOORS AND WINDOW SYSTEMS TO HAVE EXTERIOR SEALANT AROUND THE ENTIRE PERIMETER (BOTH SIDES) OF FRAMES.
8. CONTRACTOR TO COORDINATE WITH OTHER TRADES FOR SEQUENCING OF WORK.

NEW CONSTRUCTION KEY NOTES

1. RESET AND STABILIZE ANY LOOSE BRICK, SPEED TILE ANY OTHER MASONRY UNITS. REPOINT INTERIOR OF EXISTING MASONRY WALL.
2. REMOVE EXISTING MASONRY INFILL AND OPERABLE VENT LOUVERS. DO NOT REMOVE OR DISTURB EXISTING CMU AND CAST-IN-CONCRETE VENEER PLASTERS. PREPARE JAMBS, SILLS, AND HEADS FOR NEW STOREFRONT INSTALLATION. INSTALL STOREFRONTS AS INDICATED ON PLANS, ELEVATIONS AND A-901. PROVIDE NEW STEEL LINTEL (REFER TO A-901).
3. PROVIDE STEEL LINTEL IN NEW MASONRY OPENING AS INDICATED ON LOOSE LINTEL SCHEDULE (REFER TO A-901).
4. REMOVE EXISTING ROOF HATCH AND PROVIDE NEW WEATHERPROOF INSULATED ROOF HATCH OF EQUAL SIZE. REPLACE FLASHING. REFER TO 2/A-203.
5. WASH EXISTING CONCRETE VENEER ALONG MAIN STREET WITH APPROVED MASONRY CLEANER.
6. CONSTRUCT NEW METAL PAN STAIRS WITH LANDING AND PAINTED STEEL HANDRAILS BOTH SIDES.
7. EXISTING METAL PAN STAIR TO REMAIN.
8. INSTALL NEW HYDRAULIC ELEVATOR IN EXISTING SHAFT. BASIS-OF-DESIGN = THE ENDURA TWINPOST ABOVE-GROUND 3-STAGE, 100 SPEED, 2,100 LB CAPACITY.
9. CONSTRUCT INFILL IN REMAINING OPENING WITH CONCRETE BLOCK AND BRICK. EXTERIOR WALL CONSTRUCTION TO MATCH EXISTING.
10. CONSTRUCT INTERIOR CLESATORY WINDOWS BETWEEN LIVING ROOMS AND BEDROOMS. REFER TO 4-A/700.

DRAWING SYMBOLS

INTERIOR WALL TYPE (REFER TO A-701)	SS
DOOR TYPE (REFER TO A-801)	DX-1-1
WINDOW TYPE (REFER TO A-802)	W-5.5
INTERIOR FINISH TYPE (REFER TO A-700)	FL-1
CONSTRUCTION KEYNOTE	A
SPECIFICATION REFERENCE	{000000}
ELEVATION	1 A-401 3 2 1 A-802
SECTION/DETAIL	1 A-802



ARCHITECT COPYRI...
THESE DRAWINGS AND ALL THE DESIGN AND CONTENT DETICTED AND DESCRIBED HEREIN MAY NOT BE COPIED OR REPRODUCED IN ANY FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE AUTHOR / ARCHITECT. ALL DESIGNS, GRAPHIC ILLUSTRATIONS, AND TECHNICAL DETAILS ARE THE INTELLECTUAL PROPERTY OF THE AUTHOR / ARCHITECT AND MAY NOT BE USED FOR ANY PURPOSE OTHER THAN THE PERMITTING AND CONSTRUCTION OF THE PROJECT.

PROJECT: CARR 2ND & 3RD FLOOR RESIDENTIAL BUILD-OUT
OWNER: KENNETH MISTLER & PETER ZELIFF
ADDRESS: 101-107 EAST MAIN STREET, BATAVIA NY 14020

DATE	REVISION

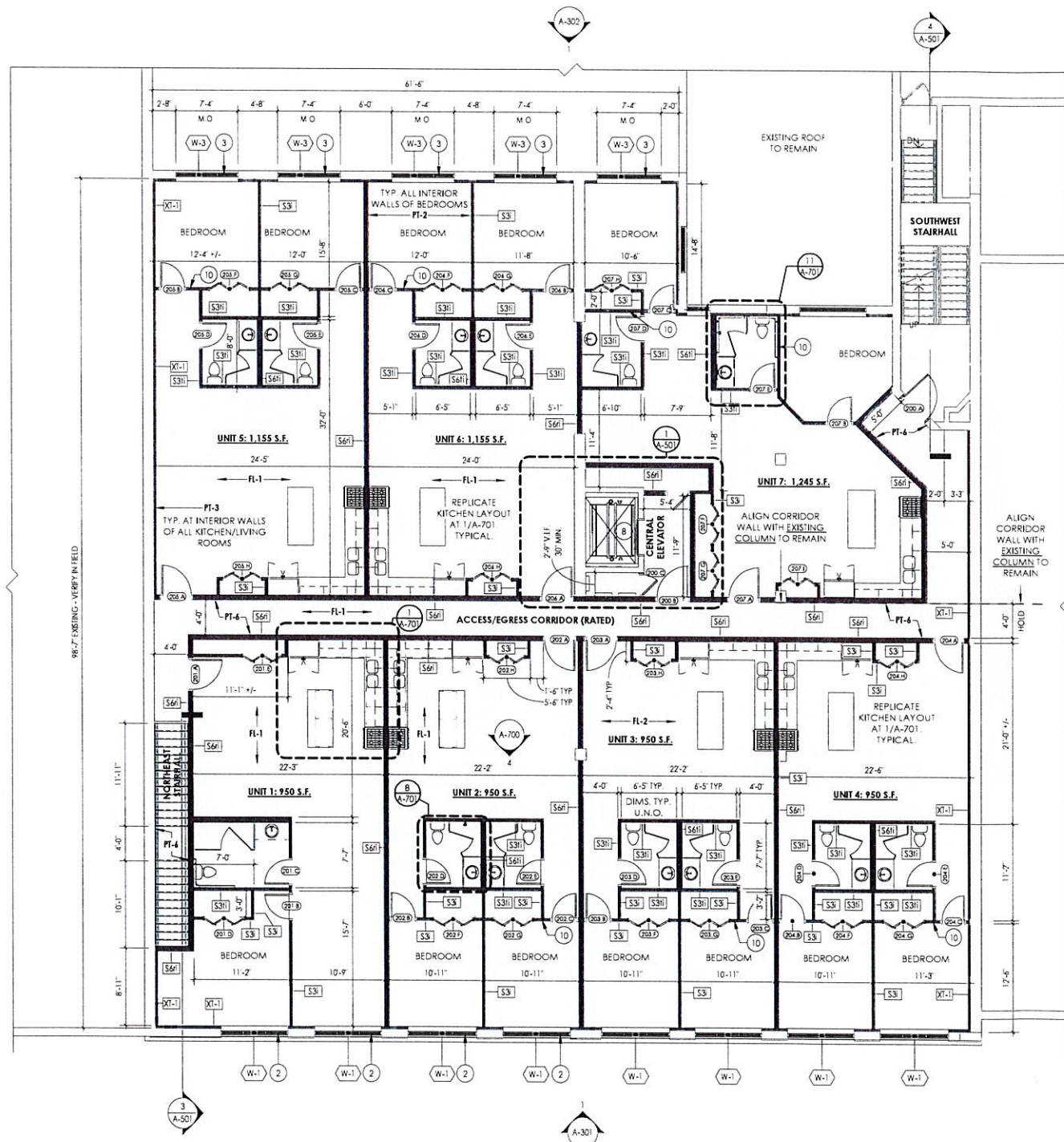
DATE	AUTHOR / MODIFIER
11/30/2022	D. M. SCHOELL

SECOND & THIRD FLOOR PLANS

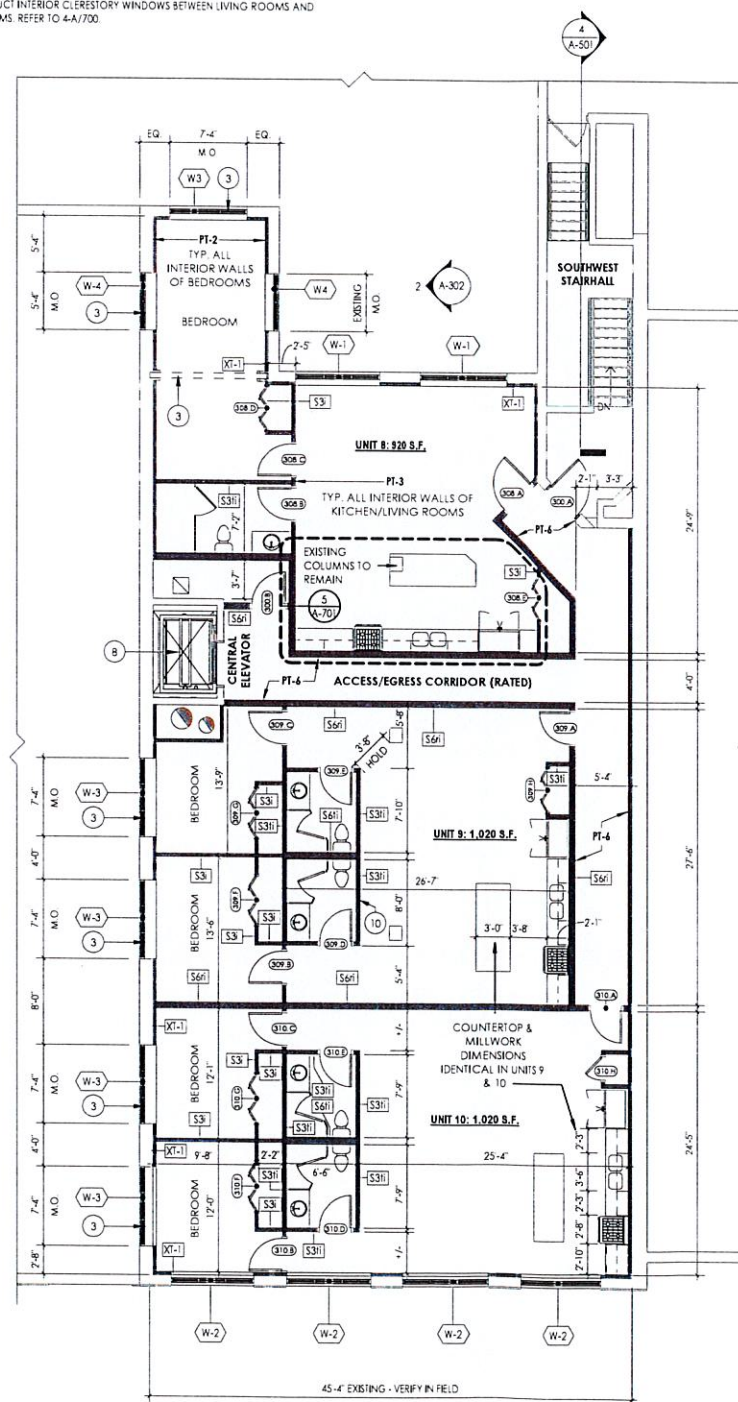
PROJECT NUMBER
23-90

CARR A-202

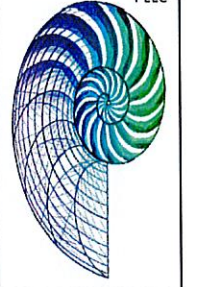
DRAWING NUMBER



2 SECOND FLOOR
A-202
1/8" = 1'-0"
TRUE NORTH

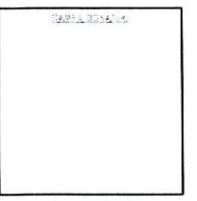


3 THIRD FLOOR PLAN
A-202
1/8" = 1'-0"
TRUE NORTH



NEW CONSTRUCTION KEY NOTES

- 1 RESET AND STABILIZE ANY LOOSE BRICK. SPEED TILE ANY OTHER MASONRY UNITS. REPOINT INTERIOR OF EXISTING MASONRY WALL.
- 2 REMOVE EXISTING MASONRY INFILL AND OPERABLE VENT LOUVERS. DO NOT REMOVE OR DISTURB EXISTING CMU AND CAST-CONCRETE VENEER PLASTERS. PREPARE JAMBS, SILLS AND HEADS FOR NEW STOREFRONT INSTALLATION. INSTALL STOREFRONTS AS INDICATED ON PLANS, ELEVATIONS AND A-901. PROVIDE NEW STEEL LINTEL (REFER TO A-901).
- 3 PROVIDE STEEL LINTEL IN NEW MASONRY OPENING AS INDICATED ON LOOSE LINTEL SCHEDULE (REFER TO A-901).
- 4 REMOVE EXISTING ROOF HATCH AND PROVIDE NEW WEATHERPROOF INSULATED ROOF HATCH OF EQUAL SIZE. REPLACE FLASHING. REFER TO 2/A-203.
- 5 WASH EXISTING CONCRETE VENEER ALONG MAIN STREET WITH APPROVED MASONRY CLEANER.
- 6 CONSTRUCT NEW METAL PAN STAIRS WITH LANDING AND PAINTED STEEL HANDRAILS BOTH SIDES.
- 7 EXISTING METAL PAN STAIR TO REMAIN.
- 8 INSTALL NEW HYDRAULIC ELEVATOR IN EXISTING SHAFT. BASIS-OF-DESIGN = THE ENDURA TWINPOST ABOVE-GROUND 3-STAGE, 100 SPEED, 2,100 LB CAPACITY.
- 9 CONSTRUCT INFILL IN REMAINING OPENING WITH CONCRETE BLOCK AND BRICK EXTERIOR WALL. CONSTRUCTION TO MATCH EXISTING.
- 10 CONSTRUCT INTERIOR CLERESTORY WINDOWS BETWEEN LIVING ROOMS AND BEDROOMS. REFER TO 4/A-700.



ARCHITECT COPYRIGHT:
 THESE DRAWINGS, AND ALL THE DESIGN AND CONTENT DERIVED AND DESCRIBED HEREIN, MAY NOT BE COPIED OR REPRODUCED IN ANY FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT. ALL DESIGN, GRAPHIC, ILLUSTRATIONS, AND TECHNICAL DETAILS ARE THE INTELLECTUAL PROPERTY OF THE ARCHITECT AND MAY NOT BE USED FOR ANY PURPOSE OTHER THAN THE PERMITTING AND CONSTRUCTION OF THE PROJECT.

**PROJECT: CARR 2ND & 3RD FLOOR
 RESIDENTIAL BUILD-OUT**
OWNER: KENNETH MISTLER & PETER ZELIFF
**ADDRESS: 101-107 EAST MAIN STREET,
 BATAVIA NY 14020**

REVISION SCHEDULE	
DATE	EDITION

DATE	AUTHOR / MODIFIED
11/30/2022	D. M. SCHOELL

NORTH & EAST ELEVATIONS

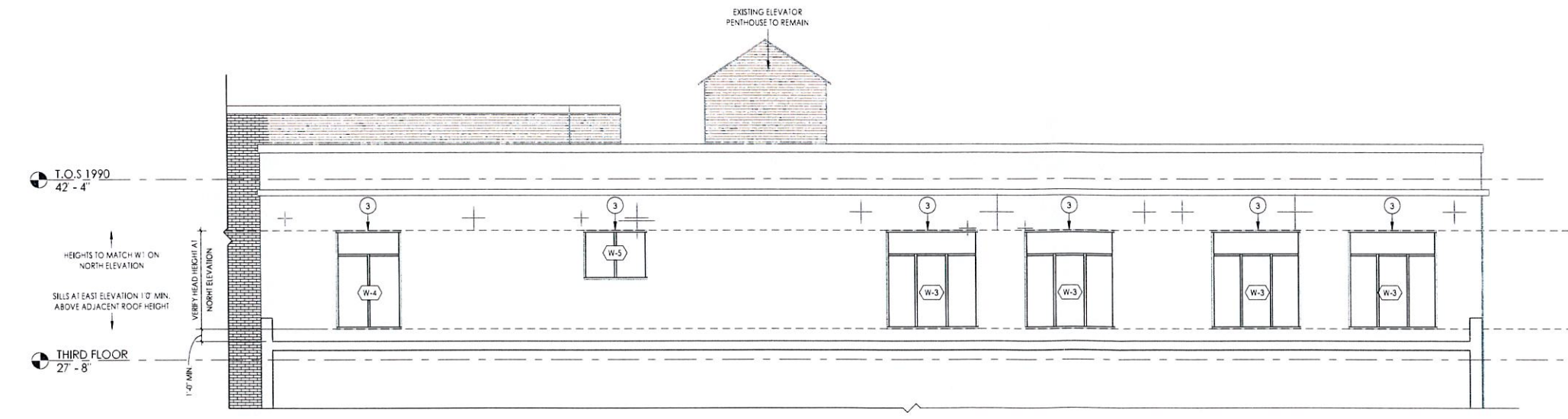
PROJECT NUMBER
23-90

CARR
A-301

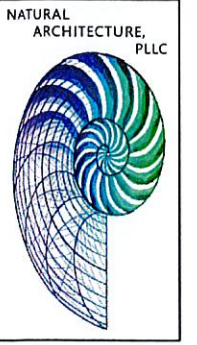
DATE: 11/30/2022



1 NORTH ELEVATION
A-301 3/16" x 1'-0"



2 EAST ELEVATION
A-301 3/16" x 1'-0"



NEW CONSTRUCTION KEY NOTES

- 1 RESET AND STABILIZE ANY LOOSE BRICK, SPEED TILE ANY ANY OTHER MASONRY UNITS. REPOINT INTERIOR OF EXISTING MASONRY WALL.
- 2 REMOVE EXISTING MASONRY INFILL AND OPERABLE VENT LOUVERS. DO NOT REMOVE OR DISTURB EXISTING CMU AND CAST-CONCRETE VENEER PILASTERS. PREPARE JAMBS, SILLS AND HEADS FOR NEW STOREFRONT INSTALLATION. INSTALL STOREFRONTS AS INDICATED ON PLANS, ELEVATIONS AND A-901. PROVIDE NEW STEEL LINTEL (REFER TO A-901)
- 3 PROVIDE STEEL LINTEL IN NEW MASONRY OPENING AS INDICATED ON LOOSE LINTEL SCHEDULE (REFER TO A-901)
- 4 REMOVE EXISTING ROOF HATCH AND PROVIDE NEW WEATHERPROOF INSULATED ROOF HATCH OF EQUAL SIZE. REPLACE FLASHING. REFER TO 2/A-203
- 5 WASH EXISTING CONCRETE VENEER ALONG MAIN STREET WITH APPROVED MASONRY CLEANER.
- 6 CONSTRUCT NEW METAL PAN STAIRS WITH LANDING AND PAINTED STEEL HANDRAILS BOTH SIDES
- 7 EXISTING METAL PAN STAIR TO REMAIN.
- 8 INSTALL NEW HYDRAULIC ELEVATOR IN EXISTING SHAFT. BASE-OF-DESIGN = THE ENDURA TWINPOST ABOVE-GROUND 3-STAGE 100 SPEED, 2,100 LB CAPACITY.
- 9 CONSTRUCT INFILL IN REMAINING OPENING WITH CONCRETE BLOCK AND BRICK EXTERIOR WALL CONSTRUCTION TO MATCH EXISTING.
- 10 CONSTRUCT INTERIOR CLEARESTORY WINDOWS BETWEEN LIVING ROOMS AND BEDROOMS. REFER TO 4/A-700

ARCHITECT COPYRIGHT:
 THESE DRAWINGS, AND ALL THE DESIGN AND CONCEPTS DISTRICTED AND DESCRIBED HEREIN, MAY NOT BE COPIED OR REPRODUCED IN ANY FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE AUTHOR / ARCHITECT. ALL DESIGN, GRAPHIC ILLUSTRATIONS, AND TECHNICAL DETAILS ARE THE INTELLECTUAL PROPERTY OF THE AUTHOR / ARCHITECT AND MAY NOT BE USED FOR ANY PURPOSE OTHER THAN THE PERMITTING AND CONSTRUCTION OF THE PROJECT.

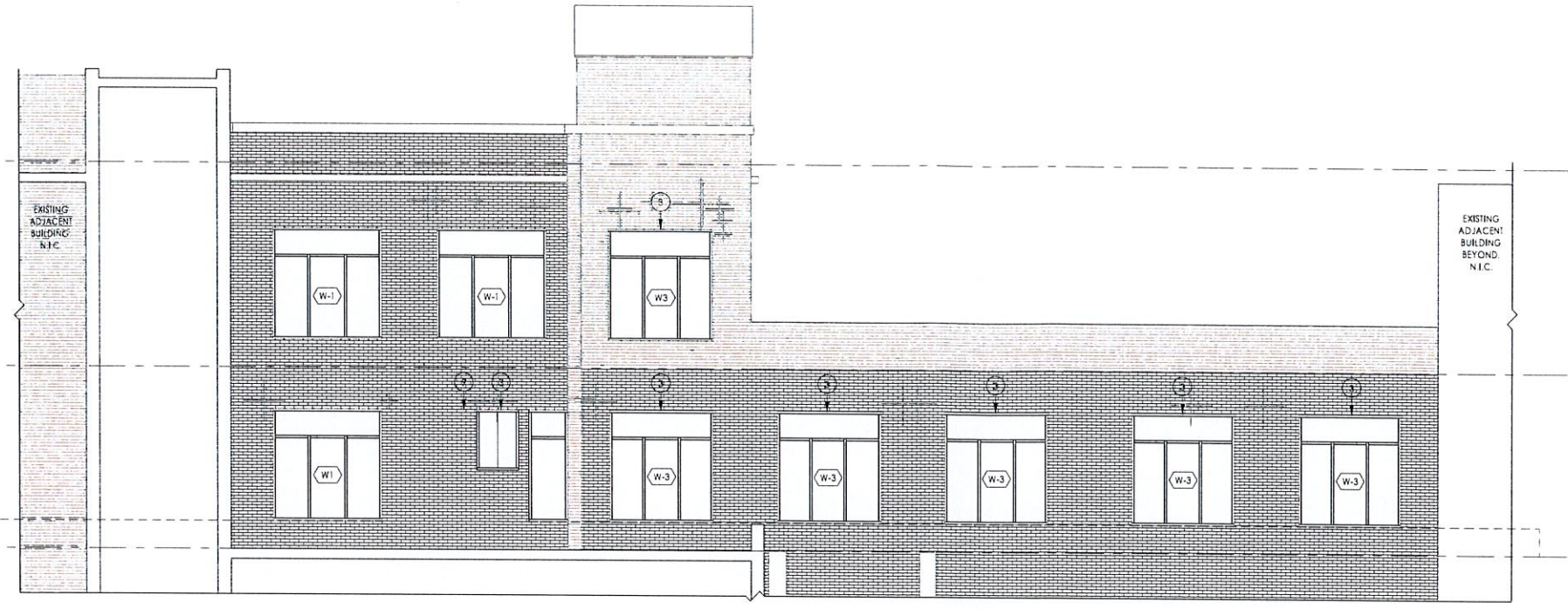
**PROJECT: CARR 2ND & 3RD FLOOR
 RESIDENTIAL BUILD-OUT**
OWNER: KENNETH MISTLER & PETER ZELIFF
**ADDRESS: 101-107 EAST MAIN STREET,
 BATAVIA NY 14020**

REVISION SCHEDULE	
DATE	EDITION

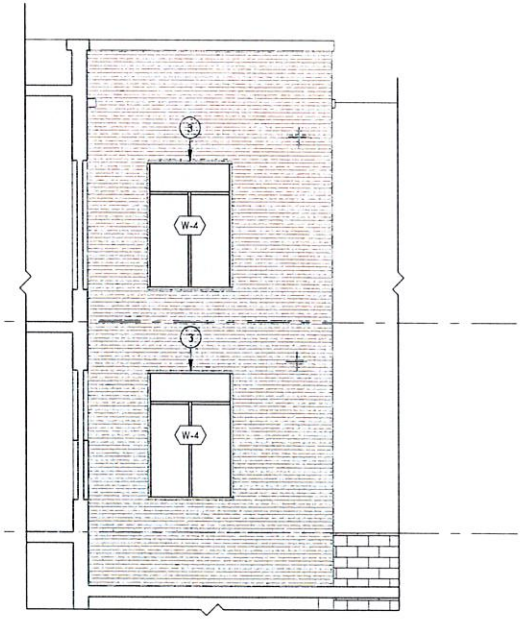
DATE	AUTHOR / MODIFIED
11/30/2022	D. M. SCHOELL

SOUTH & WEST ELEVATION

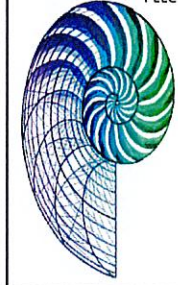
PROJECT NUMBER	23-90
CARR	A-302
DRIVER NUMBER	



1 SOUTH ELEVATION
 A-302 3/16" = 1'-0"



2 WEST ELEVATION
 A-302 3/16" = 1'-0"



NEW CONSTRUCTION KEY NOTES

- 1 RESET AND STABILIZE ANY LOOSE BRICK, SPEED TILE ANY OTHER MASONRY UNITS. REPOINT INTERIOR OF EXISTING MASONRY WALL.
- 2 REMOVE EXISTING MASONRY INFILL AND OPERABLE VENT LOUVERS. DO NOT REMOVE OR DISTURB EXISTING CMU AND CAST-CONCRETE VENEER PILASTERS. PREPARE JAMBS, SILLS AND HEADS FOR NEW STOREFRONT INSTALLATION. INSTALL STOREFRONTS AS INDICATED ON PLANS, ELEVATIONS AND A-901. PROVIDE NEW STEEL LINTEL (REFER TO A-901).
- 3 PROVIDE STEEL LINTEL IN NEW MASONRY OPENING AS INDICATED ON LOOSE LINTEL SCHEDULE (REFER TO A-901).
- 4 REMOVE EXISTING ROOF HATCH AND PROVIDE NEW WEATHERPROOF INSULATED ROOF HATCH OF EQUAL SIZE. REPLACE FLASHING. REFER TO 2/A-203.
- 5 WASH EXISTING CONCRETE VENEER ALONG MAIN STREET WITH APPROVED MASONRY CLEANER.
- 6 CONSTRUCT NEW METAL PAN STAIRS WITH LANDING AND PAINTED STEEL HANDRAILS BOTH SIDES.
- 7 EXISTING METAL PAN STAIR TO REMAIN.
- 8 INSTALL NEW HYDRAULIC ELEVATOR IN EXISTING SHAFT. BASIS-OF-DESIGN = THE ENDURA TWINPOST ABOVE-GROUND 3-STAGE, 100 SPEED, 2100 LB CAPACITY.
- 9 CONSTRUCT INFILL IN REMAINING OPENING WITH CONCRETE BLOCK AND BRICK EXTERIOR WALL CONSTRUCTION TO MATCH EXISTING.
- 10 CONSTRUCT INTERIOR CLERESTORY WINDOWS BETWEEN LIVING ROOMS AND BEDROOMS. REFER TO 4-A/700.



ARCHITECT COPYRIGHT:
 THESE DRAWINGS AND ALL THE DESIGNS AND CONTENT DEPICTED AND DESCRIBED HEREIN MAY NOT BE COPIED OR REPRODUCED IN ANY FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE AUTHOR / ARCHITECT. ALL DESIGN, GRAPHIC ILLUSTRATIONS, AND TECHNICAL DETAILS ARE THE INTELLECTUAL PROPERTY OF THE AUTHOR / ARCHITECT AND MAY NOT BE USED FOR ANY PURPOSE OTHER THAN THE PERMITTING AND CONSTRUCTION OF THE PROJECT.

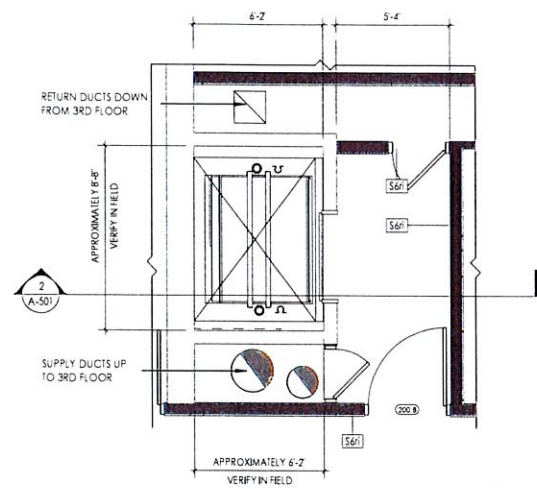
**PROJECT: CARR 2ND & 3RD FLOOR
 RESIDENTIAL BUILD-OUT**
OWNER: KENNETH MISTLER & PETER ZELIFF
**ADDRESS: 101-107 EAST MAIN STREET,
 BATAVIA NY 14020**

REVISION SCHEDULE	
DATE	EDITION

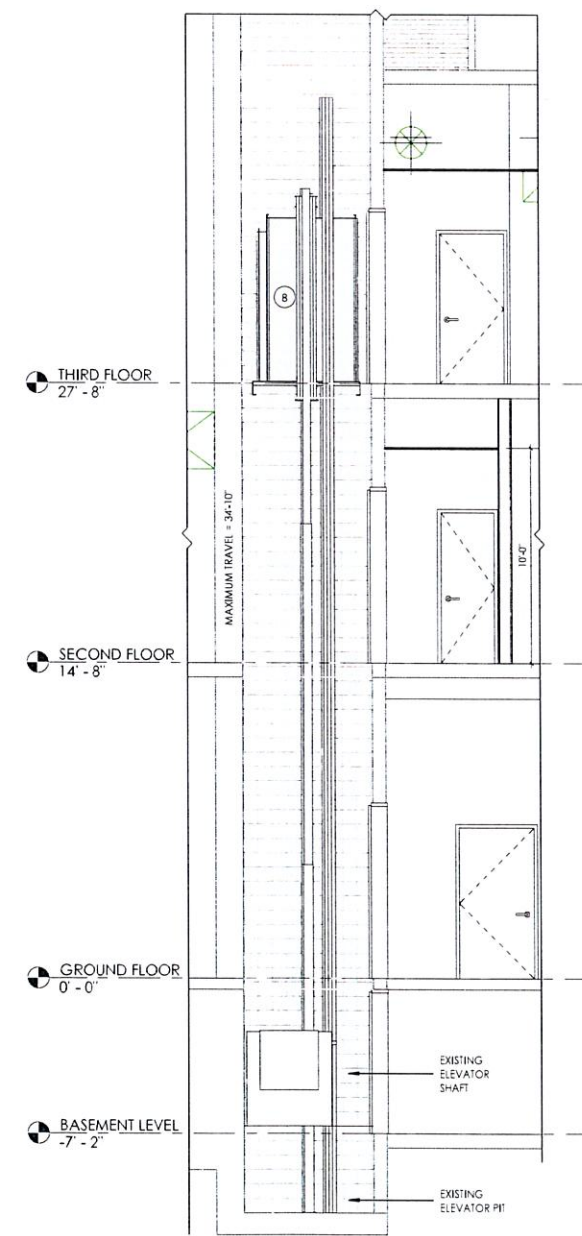
DATE	AUTHOR / ARCHITECT
11/30/2022	D. M. SCHELL

VERTICAL CIRCULATION

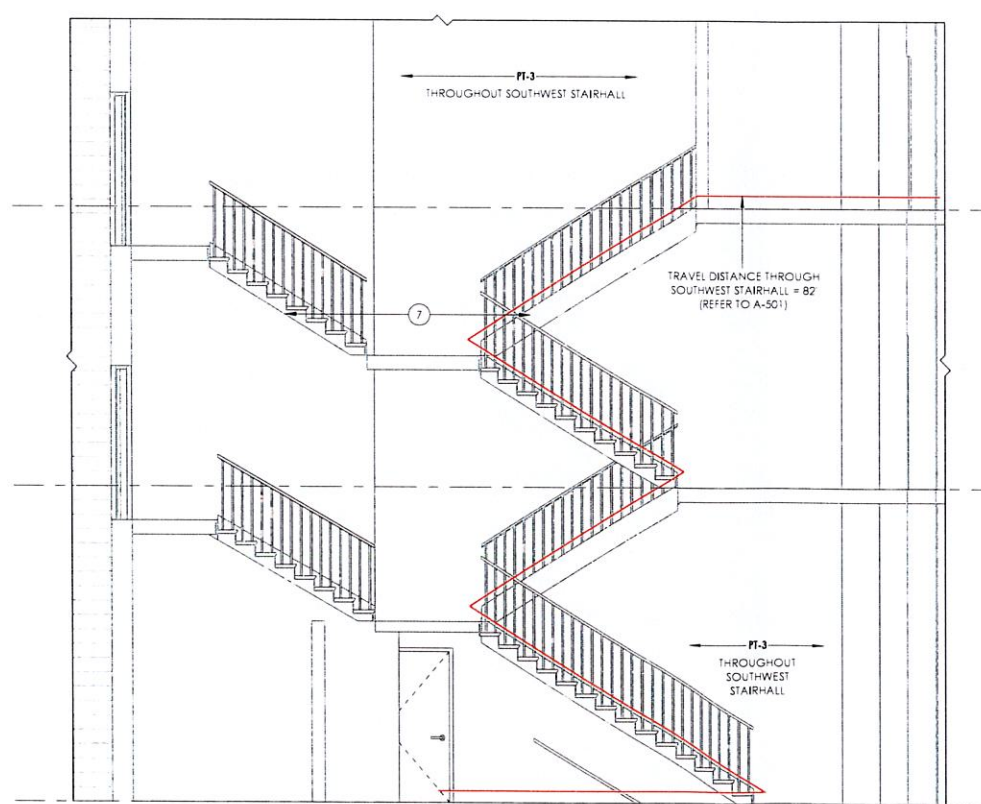
PROJECT NUMBER	23-90
CARR	A-501
DATE	11/30/2022



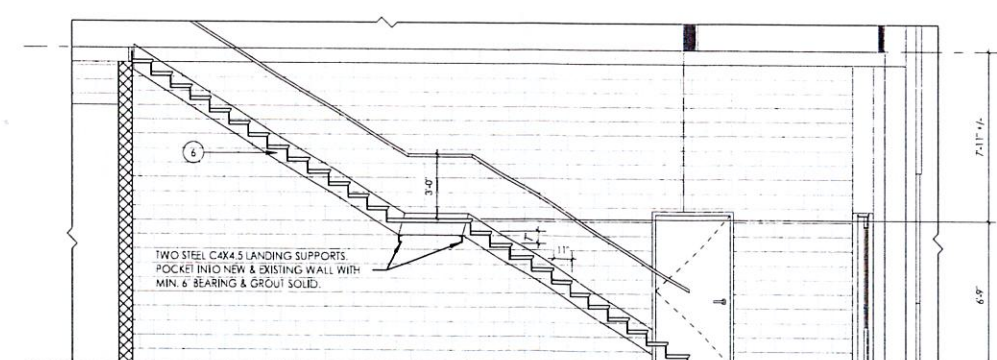
1 ENLARGED ELEVATOR PLAN
 A-501 1/4" = 1'-0"



2 ELEVATOR SHAFT SECTION
 A-501 1/4" = 1'-0"



4 SOUTHWEST STAIRHALL
 A-501 1/4" = 1'-0"

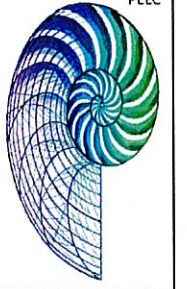


3 NORTHEAST STAIRHALL
 A-501 1/4" = 1'-0"

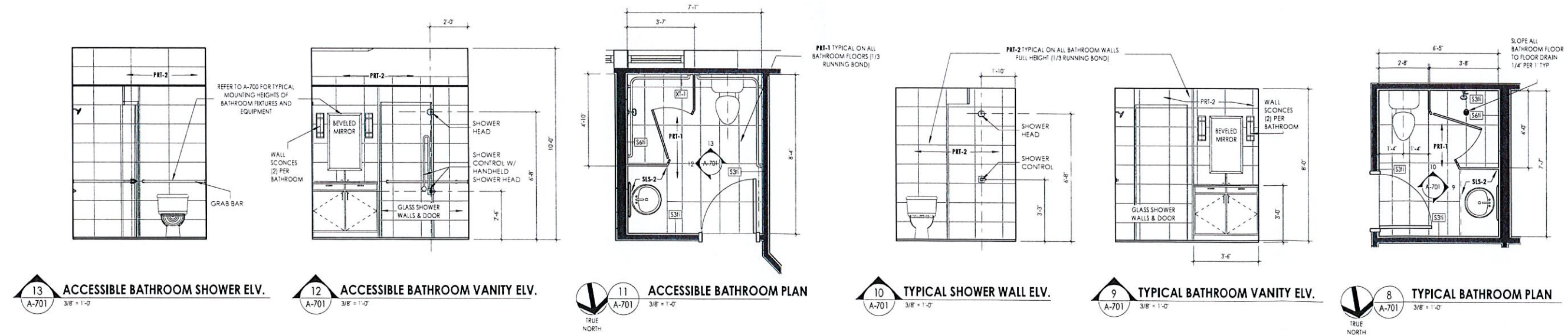
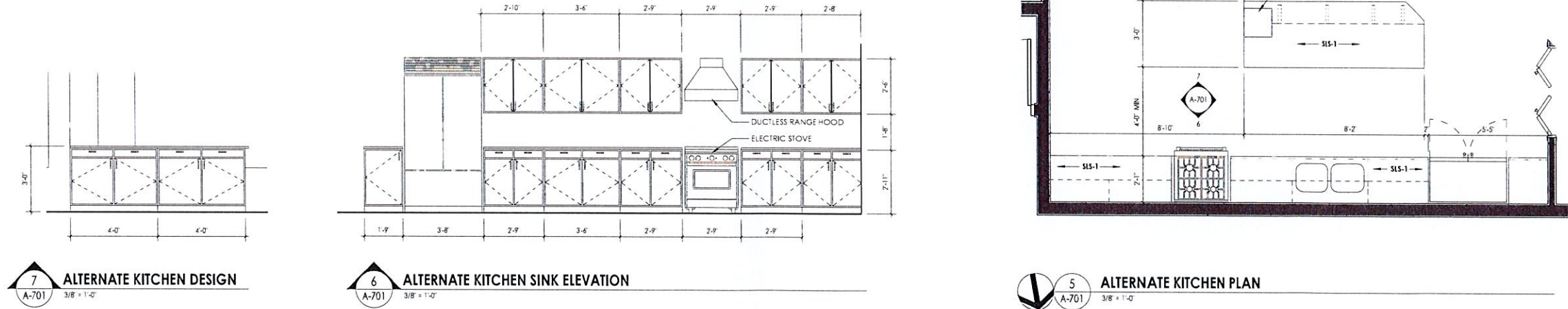
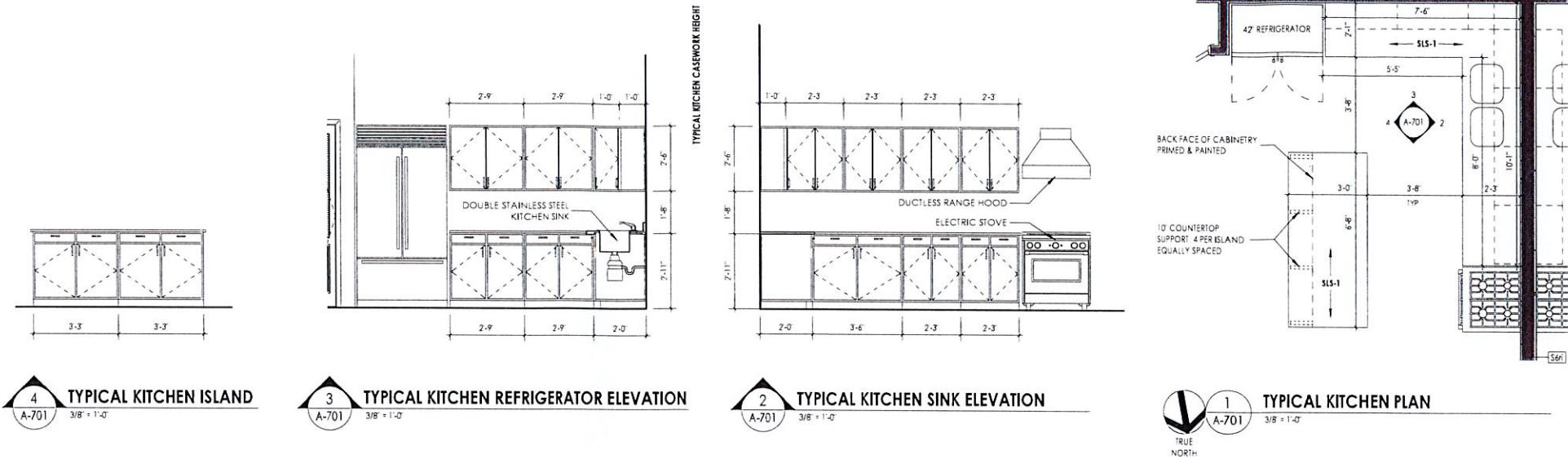
FLOOR PLAN GENERAL NOTES

1. ALL DRAWINGS ARE GRAPHIC REPRESENTATIONS OF APPROXIMATE LOCATIONS OF NEW MATERIALS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE TO FIRESTOP ALL NEW PARTITIONS TO THE STRUCTURAL DECK ABOVE. FIRESTOPPING HEADS OF WALLS IS TO OCCUR AT ALL NEW WALL CONSTRUCTION WITHIN THE PROJECT.
3. ALL WALL DIMENSIONS INDICATED ON FLOOR PLANS ARE TO FACE OF STUD FRAMING OR MASONRY UNLESS OTHERWISE NOTED.
4. PROVIDE AN EDGE/TRANSITION STRIP CENTERED UNDER ALL DOORS WHERE ADJACENT FLOOR FINISHES ARE OF DIFFERENT MATERIALS.
5. PROVIDE ACCESS PANELS, MINIMUM 24" x 24", OR OF SIZES REQUIRED, WHERE PLUMBING AND HEATING VALVES, WATER SWITCHES, VENTILATION SPLITTER DAMPERS, ETC. ARE SHOWN ON PLUMBING, HEATING AND VENTILATION DRAWINGS. WORK AREAS SHALL BE MAINTAINED AND ALL WORK AREAS SHALL BE LEFT BROOMED CLEAN AT END OF EACH DAY.
6. ALL DOORS AND WINDOW SYSTEMS TO HAVE EXTERIOR SEALANT AROUND THE ENTIRE PERIMETER (BOTH SIDES) OF FRAMES.
7. CONTRACTOR TO COORDINATE WITH OTHER TRADES FOR SEQUENCING OF WORK.

NATURAL ARCHITECTURE, PLLC



ARCHITECT COPYRIGHT:
THESE DRAWINGS, AND ALL THE DESIGNS AND CONTENT DEPICTED AND DESCRIBED HEREIN, MAY NOT BE COPIED OR REPRODUCED IN ANY FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE AUTHOR / ARCHITECT. ALL DESIGN, GRAPHIC ILLUSTRATIONS, AND TECHNICAL DETAILS ARE THE INTELLECTUAL PROPERTY OF THE AUTHOR / ARCHITECT AND MAY NOT BE USED FOR ANY PURPOSE OTHER THAN THE PERMITTING AND CONSTRUCTION OF THIS PROJECT.



**PROJECT: CARR 2ND & 3RD FLOOR
RESIDENTIAL BUILD-OUT**
OWNER: KENNETH MISTLER & PETER ZELIFF
**ADDRESS: 101-107 EAST MAIN STREET,
BATAVIA NY 14020**

REVISION SCHEDULE

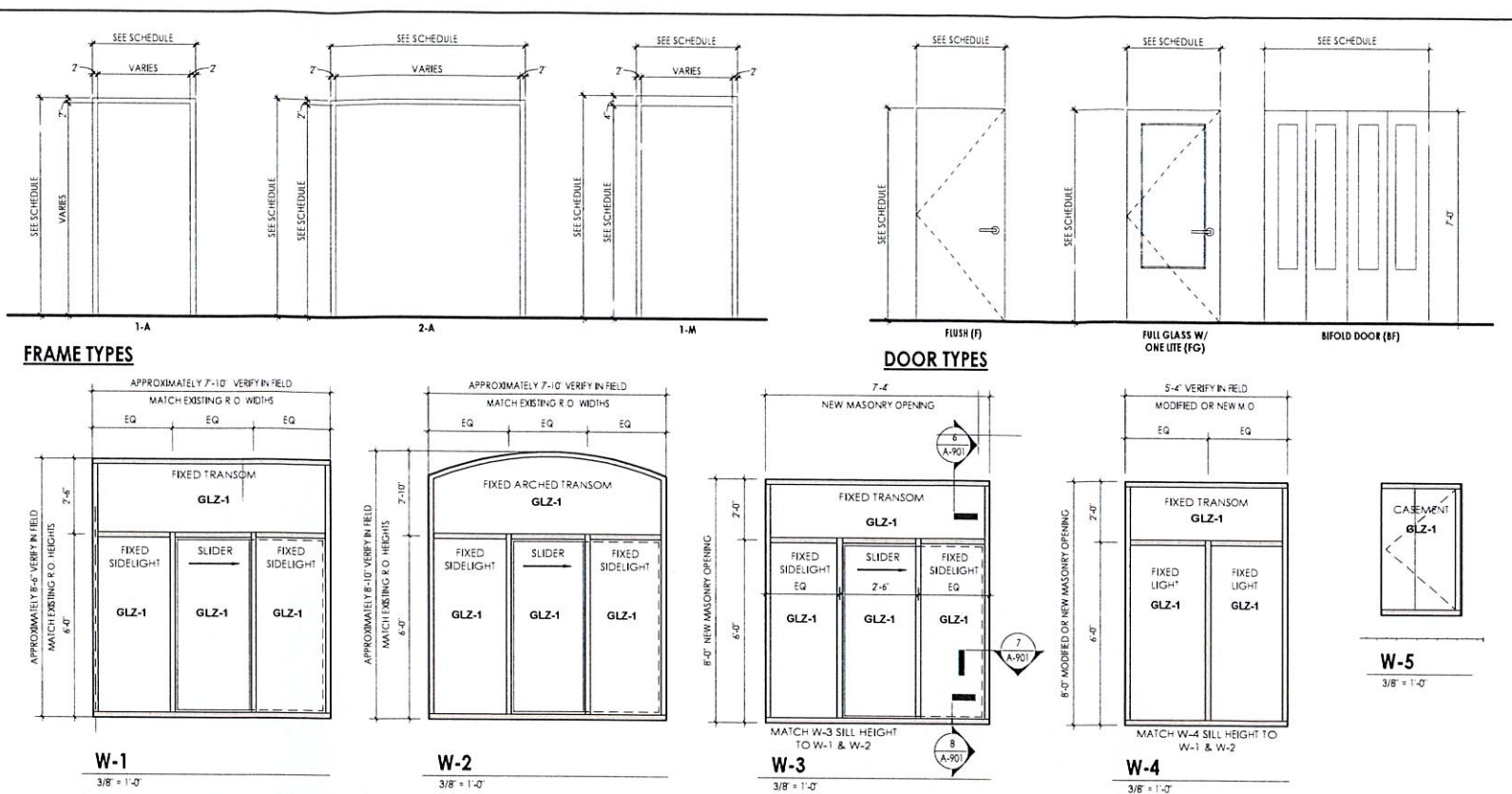
DATE	EDITOR

DATE: 11/30/2022
AUTHOR / ARCHITECT: D. M. SCHOELL
ENLARGED PLANS AND INTERIOR ELEVATIONS

PROJECT NUMBER: 23-90
CARR A-701
DRAWN BY: L. MAYER

C:\Users\lvmay\Documents\CARR - CENTRAL_FINAL_cwvolsrpsingqv 12/16/2022 12:10:35 PM

DOOR SCHEDULE															
DOOR #	DOOR PANELS			DOOR TYPE	DOOR FINISH	DOOR RATING	FRAMES				DOOR FRAME	GLASS TYPE	HARDWARE	REMARKS	
	WIDTH	HEIGHT	TH				TYPE	MAT./FINISH	HEAD	JAMB					GLASS TYPE
100A	3'-6"	7'-0"	0'-1 3/4"	ALUM KYNAR	FG	45 MN	1-A	3-10'	7'-2"	HOLLOW METAL PNT	1	2	NA	BUILDING ENTRANCE	
100B	3'-0"	7'-0"	0'-1 3/4"	ALUM KYNAR	FG	45 MN	1-A	3'-4"	7'-2"	HOLLOW METAL PNT	1	2	NA	BUILDING ENTRANCE	
100C	3'-8"	7'-0"	0'-1 3/4"	STEEL PNT	F	90 MN	1-A	4'-0"	7'-2"	HOLLOW METAL PNT	1	2	NA	STARHALL DOORS	
100D	3'-6"	7'-0"	0'-1 3/4"	STEEL PNT	F	45 MN	1-A	3'-10'	7'-2"	HOLLOW METAL PNT	1	2	NA	ELEVATOR LOBBY	
100E	3'-6"	7'-0"	0'-1 3/4"	STEEL PNT	F	45 MN	1-A	3'-10'	7'-2"	HOLLOW METAL PNT	1	2	NA	ELEVATOR LOBBY	
100F	2'-0"	7'-0"	0'-1 3/4"	STEEL PNT	F	45 MN	1-A	2'-4"	7'-2"	HOLLOW METAL PNT	1	2	NA	MAINTENANCE	
100G	2'-0"	7'-0"	0'-1 3/4"	STEEL PNT	F	45 MN	1-A	2'-4"	7'-2"	HOLLOW METAL PNT	1	2	NA	MAINTENANCE	
100J	2'-6"	7'-0"	0'-1 3/4"	STEEL PNT	F	45 MN	1-A	2'-10"	7'-2"	HOLLOW METAL PNT	1	2	NA	MAINTENANCE	
200A	3'-8"	7'-0"	0'-1 3/4"	STEEL PNT	F	90 MN	1-A	4'-0"	7'-2"	HOLLOW METAL PNT	4	5	NA	STARHALL DOORS	
200B	3'-8"	7'-0"	0'-1 3/4"	STEEL PNT	F	45 MN	1-A	4'-0"	7'-2"	HOLLOW METAL PNT	1	2	NA	ELEVATOR LOBBY	
200C	2'-4"	7'-0"	0'-1 3/4"	STEEL PNT	F	45 MN	1-A	2'-8"	7'-2"	HOLLOW METAL PNT	1	2	NA	MAINTENANCE	
201A	3'-6"	7'-0"	0'-1 3/4"	STEEL PNT	F	45 MN	1-A	3'-10'	7'-2"	HOLLOW METAL PNT	1	2	NA	APARTMENT ENTRANCE DOORS	
201B	2'-10"	7'-0"	0'-1 3/4"	WOOD/ST	FG	NA	1-A	3'-2"	7'-2"	WOOD/ST	1	2	GL-5	BEDROOM DOORS - 1/4" UNDERCUT	
201C	2'-10"	7'-0"	0'-1 3/4"	WOOD/ST	FG	NA	1-A	3'-2"	7'-2"	WOOD/ST	1	2	NA	BATHROOM DOORS	
201D	4'-6"	7'-0"	0'-1 3/4"	WOOD/ST	BF	NA	1-A	NA	NA	WOOD/ST	1	2	NA	BFOLD CLOSET DOORS	
201E	4'-6"	7'-0"	0'-1 3/4"	WOOD/ST	BF	NA	1-A	NA	NA	WOOD/ST	1	2	NA	BFOLD CLOSET DOORS	
202A	2'-10"	7'-0"	0'-1 3/4"	WOOD/ST	FG	45 MN	1-A	3'-10'	7'-2"	HOLLOW METAL PNT	1	2	NA	APARTMENT ENTRANCE DOORS	
202B	2'-10"	7'-0"	0'-1 3/4"	WOOD/ST	FG	NA	1-A	3'-2"	7'-2"	ALUM/PNT	1	2	GL-5	BEDROOM DOORS - 1/4" UNDERCUT	
202C	2'-10"	7'-0"	0'-1 3/4"	WOOD/ST	FG	NA	1-A	3'-2"	7'-2"	ALUM/PNT	1	2	GL-5	BATHROOM DOORS	
202D	2'-10"	7'-0"	0'-1 3/4"	WOOD/ST	F	NA	1-A	3'-2"	7'-2"	ALUM/PNT	1	2	NA	BATHROOM DOORS	
202E	2'-10"	7'-0"	0'-1 3/4"	WOOD/ST	F	NA	1-A	3'-2"	7'-2"	ALUM/PNT	1	2	NA	BATHROOM DOORS	
202F	4'-6"	7'-0"	0'-1 3/4"	WOOD/ST	BF	NA	NA	NA	NA	WOOD/ST	1	2	NA	BFOLD CLOSET DOORS	
202G	4'-6"	7'-0"	0'-1 3/4"	WOOD/ST	BF	NA	NA	NA	NA	WOOD/ST	1	2	NA	BFOLD CLOSET DOORS	
202H	4'-0"	7'-0"	0'-1 3/4"	WOOD/ST	BF	NA	NA	NA	NA	WOOD/ST	1	2	NA	BFOLD CLOSET DOORS	
203A	3'-6"	7'-0"	0'-1 3/4"	STEEL PNT	F	45 MN	1-A	3'-10'	7'-2"	HOLLOW METAL PNT	1	2	NA	APARTMENT ENTRANCE DOORS	
203B	2'-10"	7'-0"	0'-1 3/4"	WOOD/ST	FG	NA	1-A	3'-2"	7'-2"	ALUM/PNT	1	2	GL-5	BEDROOM DOORS - 1/4" UNDERCUT	
203C	2'-10"	7'-0"	0'-1 3/4"	WOOD/ST	FG	NA	1-A	3'-2"	7'-2"	ALUM/PNT	1	2	GL-5	BEDROOM DOORS - 1/4" UNDERCUT	
203D	2'-10"	7'-0"	0'-1 3/4"	WOOD/ST	F	NA	1-A	3'-2"	7'-2"	ALUM/PNT	1	2	NA	BATHROOM DOORS	
203E	2'-10"	7'-0"	0'-1 3/4"	WOOD/ST	F	NA	1-A	3'-2"	7'-2"	ALUM/PNT	1	2	NA	BATHROOM DOORS	
203F	4'-6"	7'-0"	0'-1 3/4"	WOOD/ST	BF	NA	NA	NA	NA	WOOD/ST	1	2	NA	BFOLD CLOSET DOORS	
203G	4'-6"	7'-0"	0'-1 3/4"	WOOD/ST	BF	NA	NA	NA	NA	WOOD/ST	1	2	NA	BFOLD CLOSET DOORS	
203H	4'-0"	7'-0"	0'-1 3/4"	WOOD/ST	BF	NA	NA	NA	NA	WOOD/ST	1	2	NA	BFOLD CLOSET DOORS	
204A	3'-6"	7'-0"	0'-1 3/4"	STEEL PNT	F	45 MN	1-A	3'-10'	7'-2"	HOLLOW METAL PNT	1	2	NA	APARTMENT ENTRANCE DOORS	
204B	2'-10"	7'-0"	0'-1 3/4"	WOOD/ST	FG	NA	1-A	3'-2"	7'-2"	ALUM/PNT	1	2	GL-5	BEDROOM DOORS - 1/4" UNDERCUT	
204C	2'-10"	7'-0"	0'-1 3/4"	WOOD/ST	FG	NA	1-A	3'-2"	7'-2"	ALUM/PNT	1	2	GL-5	BEDROOM DOORS - 1/4" UNDERCUT	
204D	2'-10"	7'-0"	0'-1 3/4"	WOOD/ST	F	NA	1-A	3'-2"	7'-2"	ALUM/PNT	1	2	NA	BATHROOM DOORS	
204E	4'-6"	7'-0"	0'-1 3/4"	WOOD/ST	BF	NA	NA	NA	NA	WOOD/ST	1	2	NA	BFOLD CLOSET DOORS	
204F	4'-6"	7'-0"	0'-1 3/4"	WOOD/ST	BF	NA	NA	NA	NA	WOOD/ST	1	2	NA	BFOLD CLOSET DOORS	
204G	4'-6"	7'-0"	0'-1 3/4"	WOOD/ST	BF	NA	NA	NA	NA	WOOD/ST	1	2	NA	BFOLD CLOSET DOORS	
204H	4'-0"	7'-0"	0'-1 3/4"	WOOD/ST	BF	NA	NA	NA	NA	WOOD/ST	1	2	NA	BFOLD CLOSET DOORS	
204I	3'-6"	7'-0"	0'-1 3/4"	STEEL PNT	F	45 MN	1-A	3'-10'	7'-2"	HOLLOW METAL PNT	1	2	NA	APARTMENT ENTRANCE DOORS	
205A	2'-10"	7'-0"	0'-1 3/4"	WOOD/ST	FG	NA	1-A	3'-2"	7'-2"	ALUM/PNT	1	2	GL-5	BEDROOM DOORS - 1/4" UNDERCUT	
205B	2'-10"	7'-0"	0'-1 3/4"	WOOD/ST	FG	NA	1-A	3'-2"	7'-2"	ALUM/PNT	1	2	GL-5	BEDROOM DOORS - 1/4" UNDERCUT	
205C	2'-10"	7'-0"	0'-1 3/4"	WOOD/ST	F	NA	1-A	3'-2"	7'-2"	ALUM/PNT	1	2	NA	BATHROOM DOORS	
205D	2'-10"	7'-0"	0'-1 3/4"	WOOD/ST	F	NA	1-A	3'-2"	7'-2"	ALUM/PNT	1	2	NA	BATHROOM DOORS	
205E	2'-10"	7'-0"	0'-1 3/4"	WOOD/ST	F	NA	1-A	3'-2"	7'-2"	ALUM/PNT	1	2	NA	BATHROOM DOORS	
205F	4'-6"	7'-0"	0'-1 3/4"	WOOD/ST	BF	NA	NA	NA	NA	WOOD/ST	1	2	NA	BFOLD CLOSET DOORS	
205G	4'-6"	7'-0"	0'-1 3/4"	WOOD/ST	BF	NA	NA	NA	NA	WOOD/ST	1	2	NA	BFOLD CLOSET DOORS	
205H	4'-6"	7'-0"	0'-1 3/4"	WOOD/ST	BF	NA	NA	NA	NA	WOOD/ST	1	2	NA	BFOLD CLOSET DOORS	
206A	3'-6"	7'-0"	0'-1 3/4"	STEEL PNT	F	45 MN	1-A	3'-10'	7'-2"	HOLLOW METAL PNT	1	2	NA	APARTMENT ENTRANCE DOORS	
206B	2'-10"	7'-0"	0'-1 3/4"	WOOD/ST	FG	NA	1-A	3'-2"	7'-2"	ALUM/PNT	1	2	GL-5	BEDROOM DOORS - 1/4" UNDERCUT	
206C	2'-10"	7'-0"	0'-1 3/4"	WOOD/ST	FG	NA	1-A	3'-2"	7'-2"	ALUM/PNT	1	2	GL-5	BEDROOM DOORS - 1/4" UNDERCUT	
206D	2'-10"	7'-0"	0'-1 3/4"	WOOD/ST	F	NA	1-A	3'-2"	7'-2"	ALUM/PNT	1	2	NA	BATHROOM DOORS	
206E	2'-10"	7'-0"	0'-1 3/4"	WOOD/ST	F	NA	1-A	3'-2"	7'-2"	ALUM/PNT	1	2	NA	BATHROOM DOORS	
206F	4'-6"	7'-0"	0'-1 3/4"	WOOD/ST	BF	NA	NA	NA	NA	WOOD/ST	1	2	NA	BFOLD CLOSET DOORS	
206G	4'-6"	7'-0"	0'-1 3/4"	WOOD/ST	BF	NA	NA	NA	NA	WOOD/ST	1	2	NA	BFOLD CLOSET DOORS	
206H	4'-6"	7'-0"	0'-1 3/4"	WOOD/ST	BF	NA	NA	NA	NA	WOOD/ST	1	2	NA	BFOLD CLOSET DOORS	
207A	3'-6"	7'-0"	0'-1 3/4"	STEEL PNT	F	45 MN	1-A	3'-10'	7'-2"	HOLLOW METAL PNT	1	2	NA	APARTMENT ENTRANCE DOORS	
207B	2'-10"	7'-0"	0'-1 3/4"	WOOD/ST	FG	NA	1-A	3'-2"	7'-2"	ALUM/PNT	1	2	GL-5	BEDROOM DOORS - 1/4" UNDERCUT	
207C	2'-10"	7'-0"	0'-1 3/4"	WOOD/ST	FG	NA	1-A	3'-2"	7'-2"	ALUM/PNT	1	2	GL-5	BEDROOM DOORS - 1/4" UNDERCUT	
207D	2'-10"	7'-0"	0'-1 3/4"	WOOD/ST	F	NA	1-A	3'-2"	7'-2"	ALUM/PNT	1	2	NA	BATHROOM DOORS	
207E	2'-10"	7'-0"	0'-1 3/4"	WOOD/ST	F	NA	1-A	3'-2"	7'-2"	ALUM/PNT	1	2	NA	BATHROOM DOORS	
207F	4'-6"	7'-0"	0'-1 3/4"	WOOD/ST	BF	NA	NA	NA	NA	WOOD/ST	1	2	NA	BFOLD CLOSET DOORS	
207G	4'-6"	7'-0"	0'-1 3/4"	WOOD/ST	BF	NA	NA	NA	NA	WOOD/ST	1	2	NA	BFOLD CLOSET DOORS	
207H	4'-6"	7'-0"	0'-1 3/4"	WOOD/ST	BF	NA	NA	NA	NA	WOOD/ST	1	2	NA	BFOLD CLOSET DOORS	
207I	4'-0"	7'-0"	0'-1 3/4"	WOOD/ST	BF	NA	NA	NA	NA	WOOD/ST	1	2	NA	BFOLD CLOSET DOORS	
300A	3'-8"	7'-0"	0'-1 3/4"	STEEL PNT	F	90 MN	1-A	4'-0"	7'-2"	HOLLOW METAL PNT	4	5	NA	STARHALL DOORS	
300B	3'-0"	7'-0"	0'-1 3/4"	STEEL PNT	F	45 MN	1-A	3'-4"	7'-2"	HOLLOW METAL PNT	1	2	NA	MAINTENANCE	
300A	3'-6"	7'-0"	0'-1 3/4"	STEEL PNT	F	45 MN	1-A	3'-10'	7'-2"	HOLLOW METAL PNT	1	2	NA	APARTMENT ENTRANCE DOORS	
300B	3'-0"	7'-0"	0'-1 3/4"	WOOD/ST	F	NA	1-A	3'-4"	7'-2"	ALUM/PNT	1	2	NA	BATHROOM DOORS	
300C	3'-0"	7'-0"	0'-1 3/4"	WOOD/ST	F	NA	1-A	3'-4"	7'-2"	ALUM/PNT	1	2	NA	BATHROOM DOORS	
300D	4'-0"	7'-0"	0'-1 3/4"	WOOD/ST	BF	NA	NA	NA	NA	WOOD/ST	1	2	NA	BFOLD CLOSET DOORS	
300E	4'-0"	7'-0"	0'-1 3/4"	WOOD/ST	BF	NA	NA	NA	NA	WOOD/ST	1	2	NA	BFOLD CLOSET DOORS	
300A	3'-0"	7'-0"	0'-1 3/4"	STEEL PNT	F	45 MN	1-A	3'-4"	7'-2"	HOLLOW METAL PNT	1	2	NA	APARTMENT ENTRANCE DOORS	
300B	3'-0"	7'-0"	0'-1 3/4"	STEEL PNT	FG	NA	1-A	3'-4"	7'-2"	ALUM/PNT	1	2	GL-5	BEDROOM DOORS	
300C	3'-0"	7'-0"	0'-1 3/4"	WOOD/ST	FG	NA	1-A	3'-4"	7'-2"	ALUM/PNT	1	2	GL-5	BEDROOM DOORS	
300D	3'-0"	7'-0"	0'-1 3/4"	WOOD/ST	F	NA	1-A	3'-4"	7'-2"	ALUM/PNT	1	2	NA	BATHROOM DOORS	
300E	3'-0"	7'-0"	0'-1 3/4"	WOOD/ST	F	NA	1-A	3'-4"	7'-2"	ALUM/PNT	1	2	NA	BATHROOM DOORS	
300F	4'-6"	7'-0"	0'-1 3/4"	WOOD/ST	BF	NA	NA	NA	NA	WOOD/ST	1	2	NA	BFOLD CLOSET DOORS	
300G	4'-6"	7'-0"	0'-1 3/4"	WOOD/ST	BF	NA	NA	NA	NA	WOOD/ST	1	2	NA	BFOLD CLOSET DOORS	
300H	4'-0"	7'-0"	0'-1 3/4"	WOOD/ST	BF	NA	NA	NA	NA	WOOD/ST	1	2	NA	BFOLD CLOSET DOORS	
310A	3'-0"	7'-0"	0'-1 3/4"	STEEL PNT	F	45 MN	1-A	3'-4"	7'-2"	HOLLOW METAL PNT	1	2	NA	APARTMENT ENTRANCE DOORS	
310B	3'-0"	7'-0"	0'-1 3/4"	WOOD/ST	FG	NA	1-A	3'-4"	7'-2"	ALUM/PNT	1	2	GL-5	BEDROOM DOORS	
310C	3'-0"	7'-0"	0'-1 3/4"	WOOD/ST	FG	NA	1-A	3'-4"	7'-2"	ALUM/PNT	1	2	GL-5	BEDROOM DOORS	
310D	3'-0"	7'-0"	0'-1 3/4"	WOOD/ST	F	NA	1-A	3'-4"	7'-2"	ALUM/PNT	1	2	NA	BATHROOM DOORS	
310E	3'-0"	7'-0"	0'-1 3/4"	WOOD/ST	F	NA	1-A	3'-4"	7'-2"	ALUM/PNT	1	2	NA	BATHROOM DOORS	
310F	4'-6"	7'-0"	0'-1 3/4"	WOOD/ST	BF	NA	NA	NA	NA	WOOD/ST	1	2	NA	BFOLD CLOSET DOORS	
310G	4'-6"	7'-0"	0'-1 3/4"	WOOD/ST	BF	NA	NA	NA	NA	WOOD/ST	1	2	NA	BFOLD CLOSET DOORS	
310H	2'-2"	7'-0"	0'-1 3/4"	WOOD/ST	BF	NA	NA	2'-6"	7'-2"	WOOD/ST	1	2	NA	BFOLD CLOSET DOORS	



NOTE: ALL NEW AND MODIFIED MASONRY OPENINGS MUST HAVE LOOSE UNTELS INSTALLED AT HEAD AS PER LOOSE UNTEL SCHEDULE. PROVIDE ALL NECESSARY TEMPORARY SUPPORT TO MAINTAIN A STABLE EXTERIOR SHELL DURING REMOVAL AND INSTALLATION OF NEW WINDOW/DOOR. GROUT SOLID ALL JAMBS, SILLS & HEADS WITH NON-SHRINK GROUT TO ESTABLISH A SOLID & SUITABLE BEARING SURFACE PRIOR TO NEW INSTALLATIONS.

DOOR HARDWARE

NOTE: PROVIDE CONCEALED VERTICAL EXIT RODS AT NEW DOORS WITH FIRE EXIT HARDWARE

HARDWARE SET	DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE	REMARKS
HARDWARE SET 1					
3 EA	HINGE	58B1 4.5 X 4.5	640	IVE	
1 EA	FIRE EXIT HARDWARE	F-25-RA-BE-AVA	643E	FAL	
1 EA	SURFACE CLOSER	4050 EDA	695	LCN	
1 EA	KICK PLATE	8400 10" X 1/2" LDW B-CS	613	IVE	
1 EA	WALL STOP	WS406/407CVX	613	IVE	
1 EA	GASKETING	1885-BK	5-8K		



GENERAL SPRINKLER SYSTEM NOTES:

1. SPRINKLER COVERAGE PER NFPA 13R. CORRIDORS AND STAIRHALLS SHALL BE LIGHT HAZARD (1 GPM/FT²)
2. MAINS AND SPRINKLER HEADS ARE SHOWN FOR SUGGESTED LOCATIONS AND SIZING ONLY. CONTRACTOR TO LOCATE MAINS. ALL BRANCH PIPING AND SPRINKLER HEADS AND SIZE PER NFPA 13R USING HYDRAULIC CALCULATIONS. COORDINATE PIPING AND SPRINKLER HEAD LOCATIONS WITH OTHER TRADES.
3. REFER TO ARCHITECTURAL CEILING PLANS FOR CLARIFICATION OF GYPSUM BOARD AREAS.
4. ALL WORK SHALL COMPLY WITH STATE AND LOCAL STANDARDS.
5. ALL PIPING AND CONDUIT PENETRATIONS THROUGH RATED WALLS OR FLOORS SHALL BE PROVIDED WITH FIRE/SMOKE STOPPING.

SPRINKLER SYSTEM SYMBOL LEGEND:

- ✱ RECESSED PENDANT SPRINKLER HEAD
- ⊞ UPRIGHT SPRINKLER HEAD
- POINT OF CONNECTION
- ⊞ FIRE DEPARTMENT PUMPER CONNECTION (EXISTING)

ARCHITECT COPYRIGHT:
 THESE DRAWINGS, AND ALL THE DESIGN AND CONTENT THEREIN, AND ALL THE DESIGN AND CONTENT THEREIN, MAY NOT BE COPIED OR REPRODUCED IN ANY FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE AUTHOR / ARCHITECT. ALL DESIGN, GRAPHIC ILLUSTRATIONS, AND TECHNICAL DETAILS ARE THE INTELLECTUAL PROPERTY OF THE AUTHOR / ARCHITECT AND MAY NOT BE USED FOR ANY PURPOSE OTHER THAN THE PERMITTING AND CONSTRUCTION OF THIS PROJECT.

**PROJECT: CARR 2ND & 3RD FLOOR
 RESIDENTIAL BUILD-OUT**
OWNER: KENNETH MISTLER & PETER ZELIFF
**ADDRESS: 101-107 EAST MAIN STREET,
 BATAVIA NY 14020**

REVISION SCHEDULE

DATE	DESCRIPTION

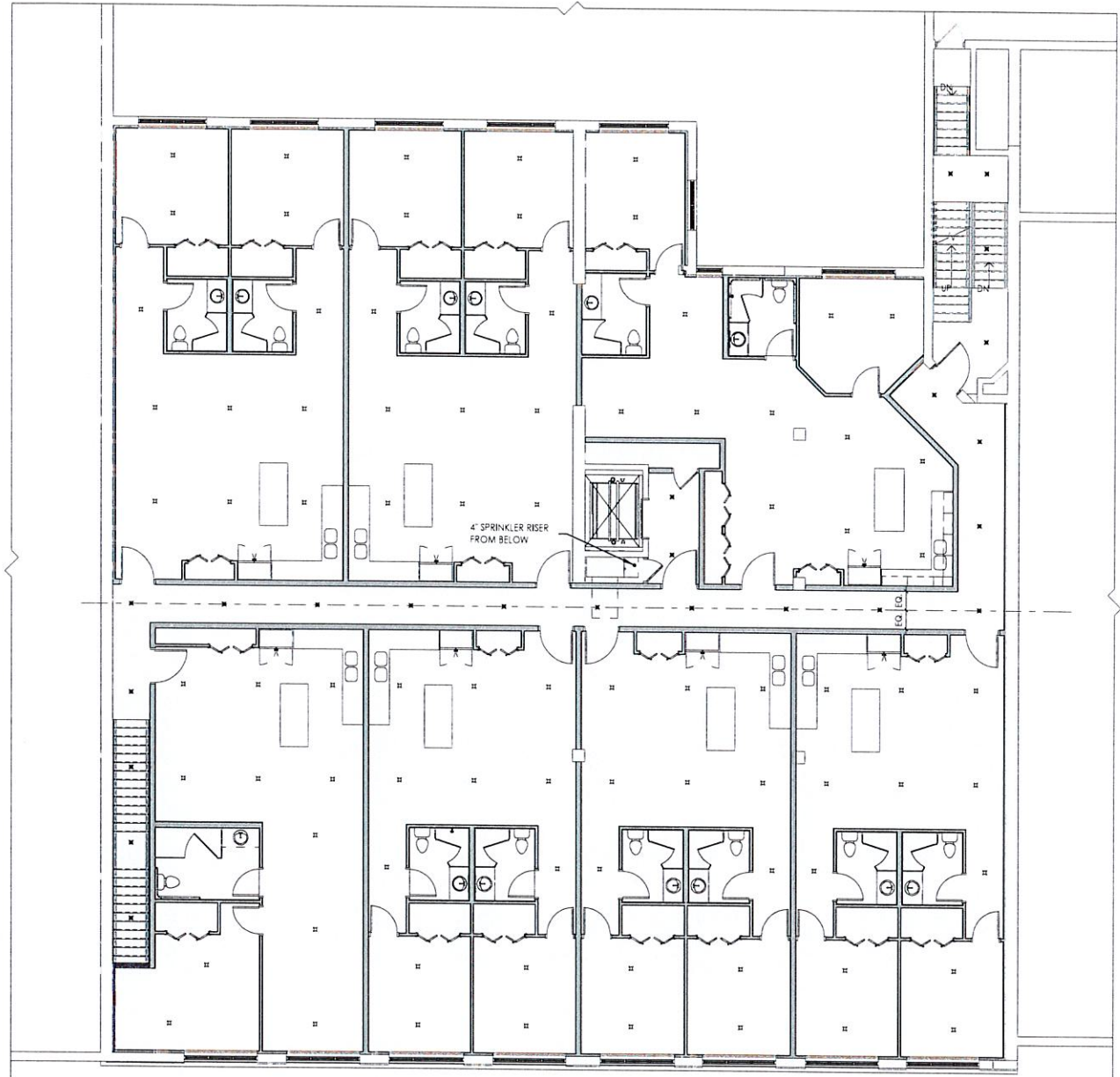
DATE: 11/30/2022
 AUTHOR / REVISION: D. M. SCHOELL

SECOND & THIRD FLOOR
 SPRINKLER PLANS

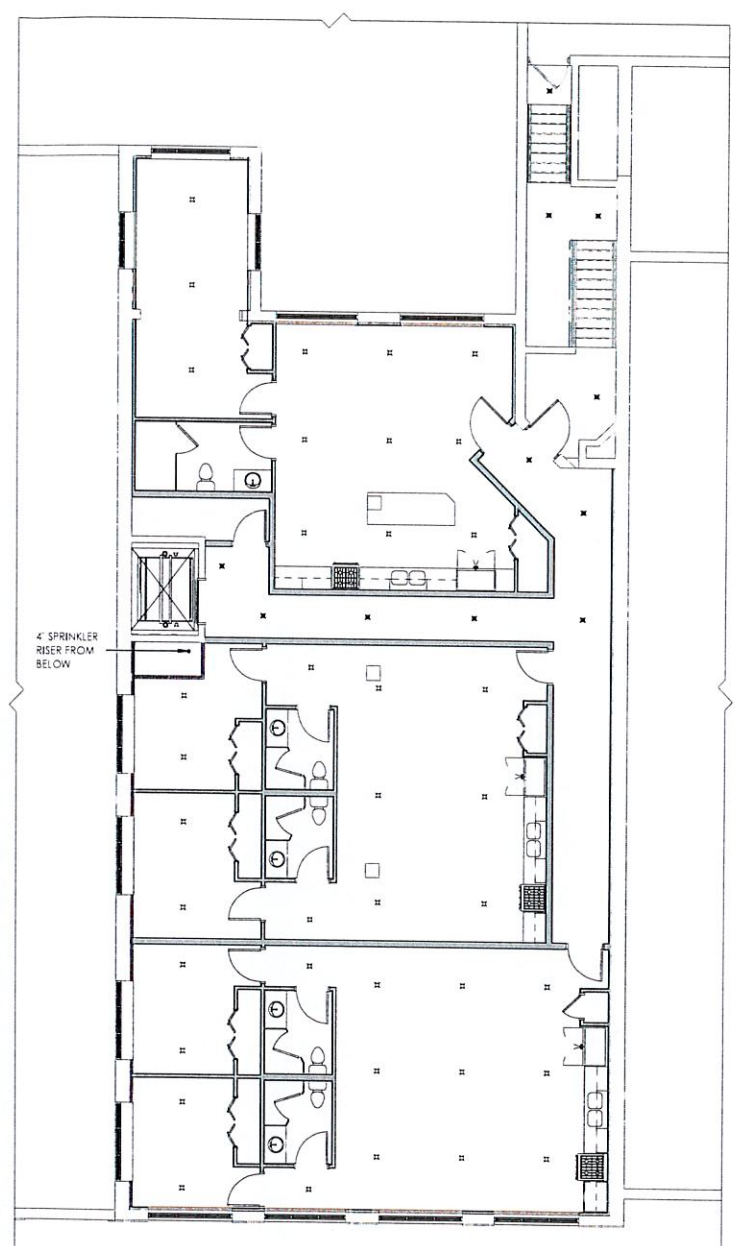
PROJECT NUMBER
 23-90

**CARR
 P-204**

DRAWING NUMBER



1 SECOND FLOOR SPRINKLER PLAN
 P-204
 1/8" = 1'-0"
 TRUE NORTH



2 THIRD FLOOR SPRINKLER PLAN
 P-204
 1/8" = 1'-0"
 TRUE NORTH