

PLANNING AND DEVELOPMENT COMMITTEE

Tuesday, March 15, 2022

6:00 p.m.

Council Board Room

One Batavia City Centre, Batavia NY

AGENDA

I. Roll Call

II. Call to Order

III. Approval of Minutes – 12/14/21

IV. Proposal

Address: 79-81 Main Street

Applicant: David Ciurzynski (project manager)

Proposal: Exterior changes to the south side of this commercial building located within the downtown BID. The proposal is to increase window area on the first floor, eliminate an exterior door, and eliminate an existing wall sign

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

VI. Setting of Next Meeting: April 19, 2022

VII. Adjournment

PLANNING & DEVELOPMENT COMMITTEE

DRAFT MINUTES

December 14, 2021

6:00 pm

Council Board Room

One Batavia City Centre, Batavia NY

Members present: *David Beatty, Edward Flynn, Matt Gray, John Ognibene, Duane Preston*

Members absent: Rebecca Cohen

Others present: 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 6:05 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 September 21, 2021 meeting minutes.

IV. Proposals

- A. Make exterior changes to a previously approved commercial facade on this building located within the BID. The applicant has expressed difficulty in obtaining some of the previously approved materials and is proposing changes that are similar in appearance

Address: *99 Main Street*

Applicant: Todd Audsley (project manager)

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

1. Review Application

Mr. Preston read the summary of the proposal.

2. Discussion and Action by the Board

Mr. Audsley explained that the reason for the change was brought on by a number of reasons, including supply chain issues, labor problems, and construction difficulties. The new general idea is to use metal twisted around the wood to make it look like a storefront. He said the though it is different, the quality will not be diminished. He added that the new roof would be constructed from standing-seam metal that will create an elegant look.

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

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

RESULT: Application approved.

B. City Council has requested the PDC to review and make recommendations to amend the current zoning ordinance to include 145 and 147 Pearl Street in the adjoining R-2 residential use district.

These single-family dwelling properties are currently located within the P-1 industrial use district and adjoin the R-1 district to the north and east.

Address: *145 and 147 Pearl Street*

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

1. Review Application

Mr. Preston read the summary of the proposal. The board indicated that all had reviewed the map.

2. Discussion and Action by the Board

Mr. Gray asked if the two properties were in the P zone prior to the Comprehensive Plan, or was the zoning changed because of the Comprehensive Plan. Mr. Randall said that the properties were previously zoned that way. Mr. Randall was not certain what the original intention for the properties had been, but according to the Comprehensive Plan, the area should be residential.

Mr. Randall pointed out that the current zone does not allow the properties to be improved in any way that would provide enhancement for the residents, such as, garages, decks, or sheds.

MOTION: Mr. Gray moved to recommend to City Council that the zoning for these two properties should be changed; the motion was seconded by Mr. Ognibene, and on roll call, was approved 5-0.

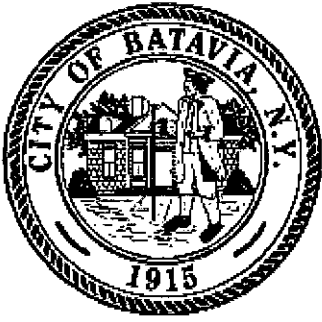
RESULT: Recommendation to City Council for approval of zoning change for 145 and 147 Pearl Street.

V. **Setting of Next Meeting:** January 18, 2022

VI. Adjournment

Mr. Preston adjourned the meeting at 6:34 p.m.

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: Genesee County Planning
Planning and Development Committee

From: Doug Randall, Code Enforcement Officer

Date: 3/1/22

Re: 79-81 Main St.
Tax Parcel No. 84.049-1-48

Zoning Use District: C-3

The applicant, David Ciurzynski, Project Manager, has applied for a building permit to alter the exterior appearance on the south side of this commercial building located within the Downtown Business Improvement District. The proposal is to increase window area on the first floor, eliminate an exterior door, and eliminate and existing wall sign.

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

Review and Approval Procedures:

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

City Planning and Development Committee- Pursuant to section 190-14 D(2)(a) of the zoning ordinance, the Planning and Development Committee shall review building permit applications that involve exterior changes to buildings located within the BID.

SEND OR DELIVER TO:

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



DEPARTMENT USE ONLY:
GCDP Referral # _____

*** GENESEE COUNTY *
PLANNING BOARD REFERRAL**

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

1. REFERRING BOARD(S) INFORMATION

Board(s) Planning and Development Committee
Address One Batavia City Centre
City, State, Zip Batavia, NY 14020

2. APPLICANT INFORMATION

Name David Ciurzynski
Address _____
City, State, Zip _____

Phone (585) 345 -6345 Ext. _____ Phone () - 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 type="checkbox"/> Special Use Permit | <input type="checkbox"/> Comprehensive Plan/Update | <input type="checkbox"/> Final |
| <input type="checkbox"/> Site Plan Review | <input checked="" type="checkbox"/> Other: <u>Exter. change in BID</u> | |

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

- A. Full Address 79-81 Main St.
- B. Nearest intersecting road Jackson St.
- C. Tax Map Parcel Number 84.049-1-48
- D. Total area of the property _____ Area of property to be disturbed _____
- E. Present zoning district(s) _____

5. REFERRAL CASE INFORMATION:

- A. Has this referral been previously reviewed by the Genesee County Planning Board?
 NO YES If yes, give date and action taken _____
- B. Special Use Permit and/or Variances refer to the following section(s) of the present zoning ordinance and/or law

- C. Please describe the nature of this request Approval to make exterior changes to a commercial building
located within the Downtown BID.

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

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

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

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

DATE: 2-18-2022

APPLICANT NAME & PHONE: David R Ciurzynski 585-943-1196 david@buildwithcc.com

Project Location and Information

Permit #: _____ **Fee:** _____

Address of Project: 79-81 Main Street, Batavia, NY 14020

Owner & Address: 73 on Rotary LLC, 73 Main Street, Batavia, NY 14020

Phone: _____

Project Type/Describe Work

Estimated cost of work: \$20,000

Start date: 6/1/2021

Describe project:

Install storefront windows of South facade to allow more natural light into the space.

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

GENERAL

Name/Address: TBD

Phone: _____

PLUMBING (City of Batavia Licensed Plumber Required)

Name/Address: TBD

Phone: _____

HEATING

Name/Address: TBD

Phone: _____

ELECTRICAL (Third Party Electrical Inspection Required)

Name/Address: TBD

Phone: _____

FOR OFFICE USE ONLY

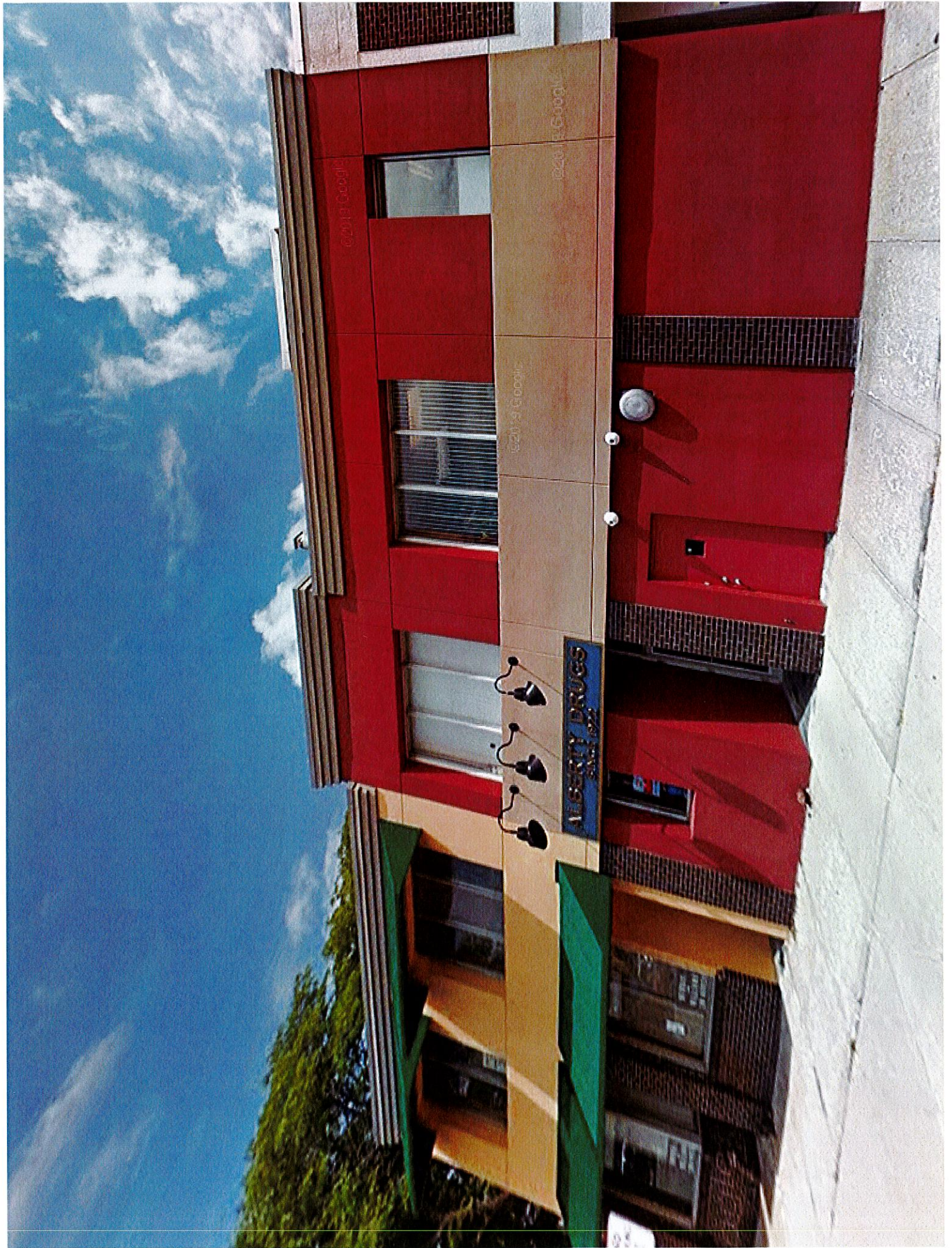
Zoning District: _____ Flood Zone: _____ Corner Lot: _____ Historic District/Landmark: _____

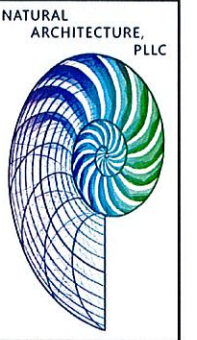
Zoning Review: _____ Variance Required: _____ Site Plan Review: _____ Other: _____

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

Existing Use: _____ NYS Building Code Occupancy Class: _____

Proposed Use: _____ NYS Building Code Occupancy Class: _____





TEAM A-902/2022

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73 & 79-81 MAIN STREET, BATAVIA NY 14020
DEL PLATO CASEY LAW FIRM LLP
INTERIOR RENOVATION

| REVISION SCHEDULE | |
|-------------------|---------|
| DATE | EDITION |
| | |

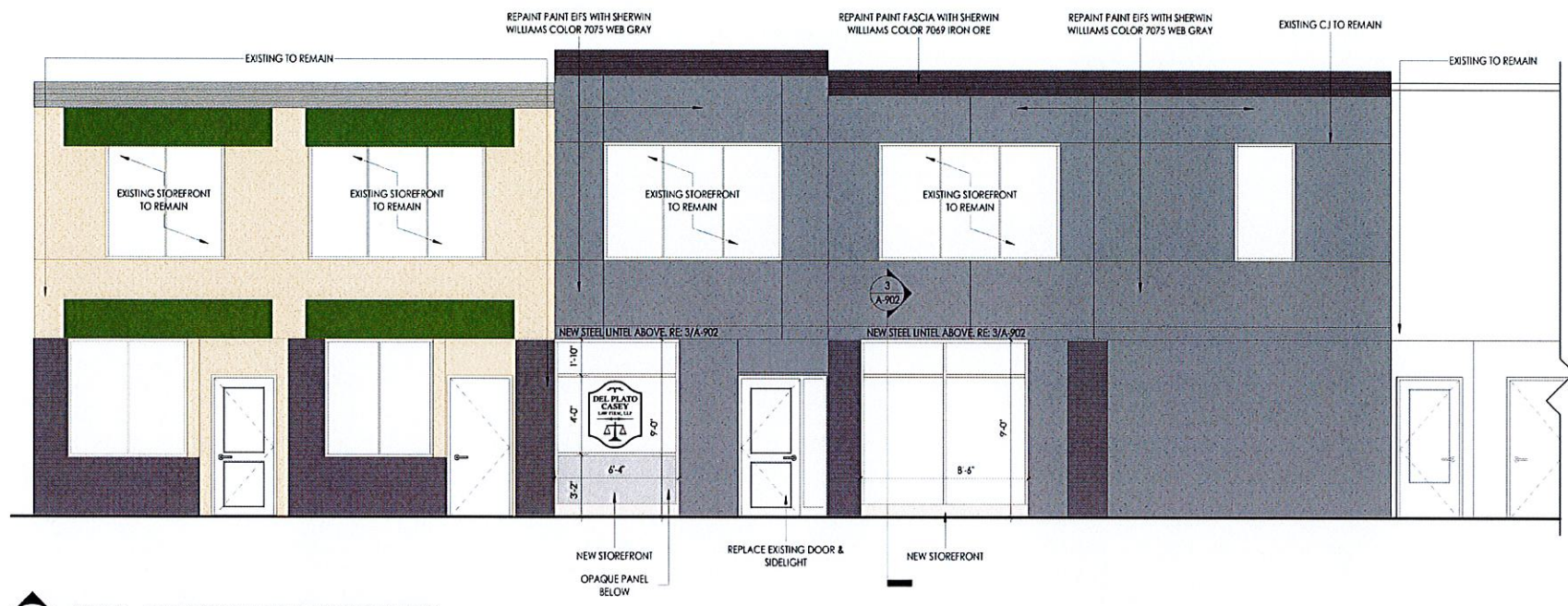
| DATE | AUTHOR / ARCHITECT |
|-----------|--------------------|
| 2/24/2022 | D. M. SCHOELL |

EXTERIOR MODIFICATIONS

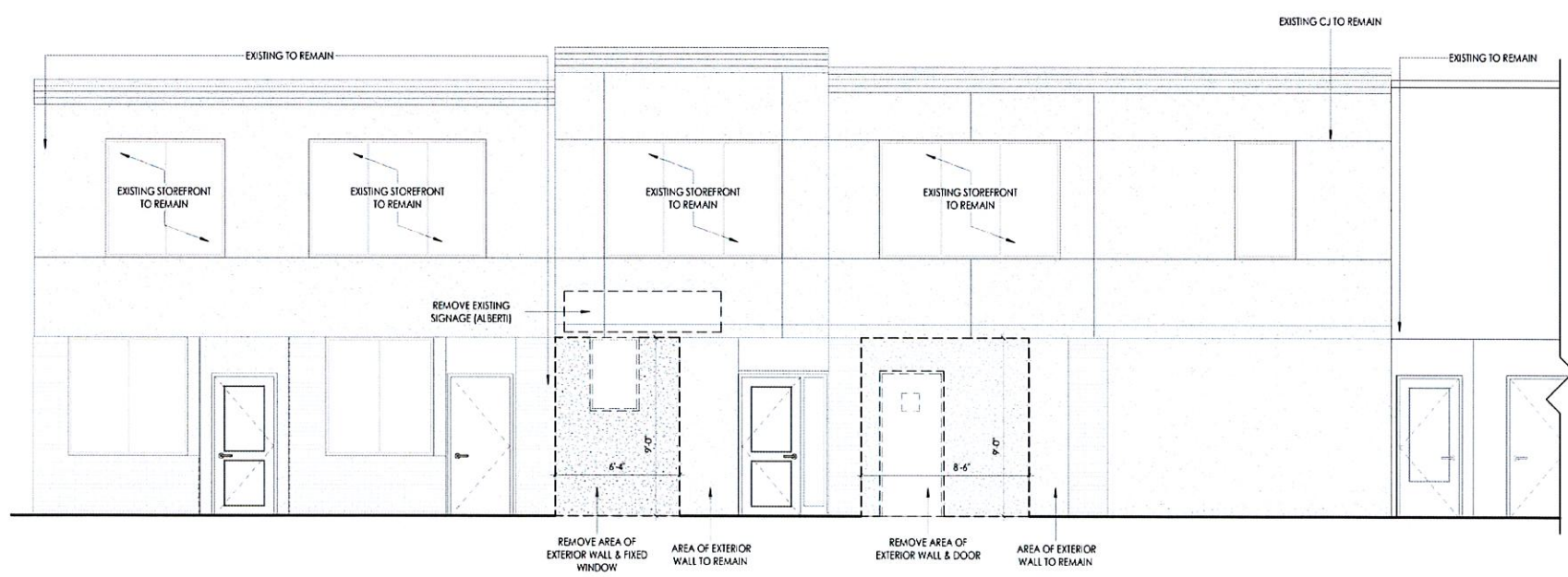
PROJECT NUMBER
21-32

P.C.
A-902

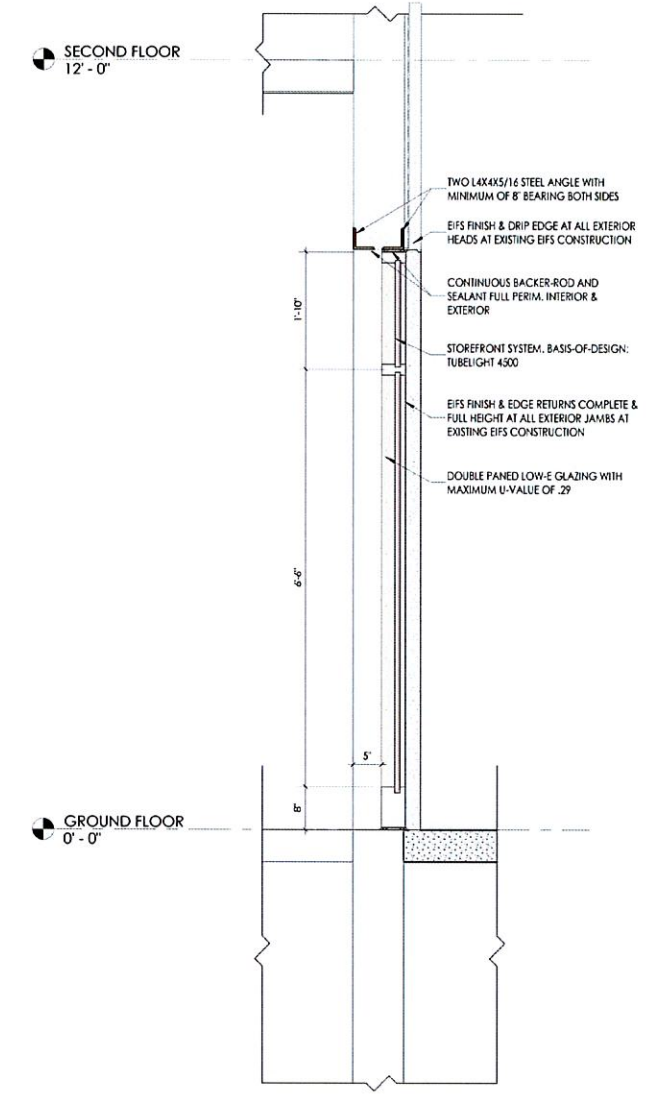
DRAWING NUMBER



1
A-902
GLUCK - EXTERIOR SOUTH ELEVATION (NEW)
1/4" = 1'-0"



2
A-902
GLUCK - EXTERIOR SOUTH ELEVATION (EXISTING)
1/4" = 1'-0"



3
A-902
STOREFRONT SECTION
3/4" = 1'-0"

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