

**PLANNING & DEVELOPMENT COMMITTEE**

**Tuesday, April 16, 2024**

*6:00 pm*

Council Board Room

One Batavia City Centre, Batavia NY

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**AGENDA**

I. Roll Call

II. Call to Order

III. Approval of Minutes – 3/19/24

IV. Proposals

**Address:** *27 Batavia City Centre*

**Applicant:** Laurie Kilbury Taylor (owner)

Proposal 1: Open the northern exterior masonry wall and install a 76”-wide double door to access this mall property from the outside

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

**Address:** *180 Washington Avenue*

**Applicant:** Rick Wendt (contractor, RA Haitz)

Proposal 2: Apply vinyl siding material over the wood siding portions of the south and east elevations of this building located within the downtown business improvement district (BID). The existing brick veneer portions are to remain

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

VI. Setting of Next Meeting: May 21, 2024

VII. Adjournment

# PLANNING & DEVELOPMENT COMMITTEE

## *DRAFT MINUTES*

Tuesday, March 19, 2024

6:00 pm

Council Board Room

One Batavia City Centre, Batavia NY

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

Members absent: none

Others present: Meg Chilano – Recording Secretary, Doug Randall – Code Enforcement Officer

### **I. Roll Call**

Roll call of the members was conducted. Five members were present and Chairman Duane Preston declared a quorum.

### **II. Call to order**

Mr. Preston called the meeting to order at 6:04 p.m.

### **III. Previous Meeting Minutes**

There were no corrections to the minutes. Mr. Preston assumed the motion and the minutes were approved as written by unanimous consent.

**RESULT: Approval of February 20, 2024 meeting minutes.**

### **IV. Proposals**

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

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

**Address:** *201 East Main Street*

**Applicant:** GO ART!

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

#### **1. Review Application and Discussion**

Mr. Preston read the summary of the application. Gregory Hallock, Executive Director for GO ART! related to the board the decision made by the Historic Preservation Commission (HPC). He said that the HPC wished for the sign to be installed on the building instead of next to the building.

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

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

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

## **2. Recommendation to the ZBA**

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

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

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

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

**Applicant:** Robert Pidanick (agent for owner)

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

## **1. Review Application**

Mr. Preston read the summary of the application.

## **2. Discussion by the Board**

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

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

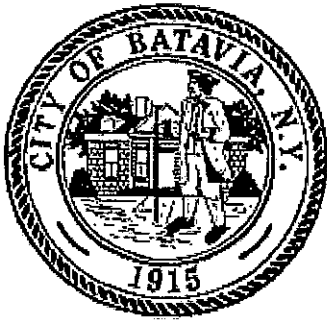
**V. Setting of Next Meeting:** April 16, 2024

**VI. Adjournment**

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

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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  
From: Doug Randall, Code Enforcement Officer  
Date: 4/2/24  
Re: 27 Batavia City Centre  
Tax Parcel No. 84.049-1-7.1

Zoning Use District: C-3

The applicant, Laurie Kilbury Taylor (owner), has filed an application to open the northern exterior masonry wall and install a 76" wide double door to access this mall property from the outside.

**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:**

**City Planning and Development Committee-** Pursuant to section 190-14 D (2) (a) of the zoning ordinance, prior to permit issuance, the Planning and Development Committee shall review and approve permits that involve exterior changes to buildings located within the downtown Business Improvement District (BID).

CITY OF BATAVIA, NEW YORK

APPLICATION FOR A BUILDING PERMIT

Application Date: 2/27/2024

APPLICANT NAME Laurie Kilbury Taylor PHONE 585-356-0276

APPLICANT MAILING ADDRESS 5478 Clinton Street Rd, Batavia Ny

APPLICANT EMAIL LaurieKTaylor@yahoo.com 14020

Project Location and Information

84.049-1-7.1

Address of Project: 27 City Center Batavia Ny

Owner: Laurie Kilbury Taylor Phone: 585 356 0276

Owners Mailing Address: same as above

Project Type/Describe Work

Estimated cost of work:

?

Describe project: Outside door through back of unit  
76 X 87 Double Steel Door, (L) side stationary (R) with 1/2 window  
~~6x6 concrete pad for ADA specification~~

~~Awning~~ No Awning no ballards. door only.

spoke with applicant 3/28/24 (DK)

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: Martin Dilcher

Phone: ~~585-721-0364~~ 585-721-0364

PLUMBING (City of Batavia Licensed Plumber Required)

Name & Address: N/A

Phone: N/A

HEATING

Name & Address: N/A

Phone: N/A

ELECTRICAL (Third Party Electrical Inspection Required)

Name & Address: Quinn Egan

Phone: 585-709-9005

FOR OFFICE USE ONLY

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

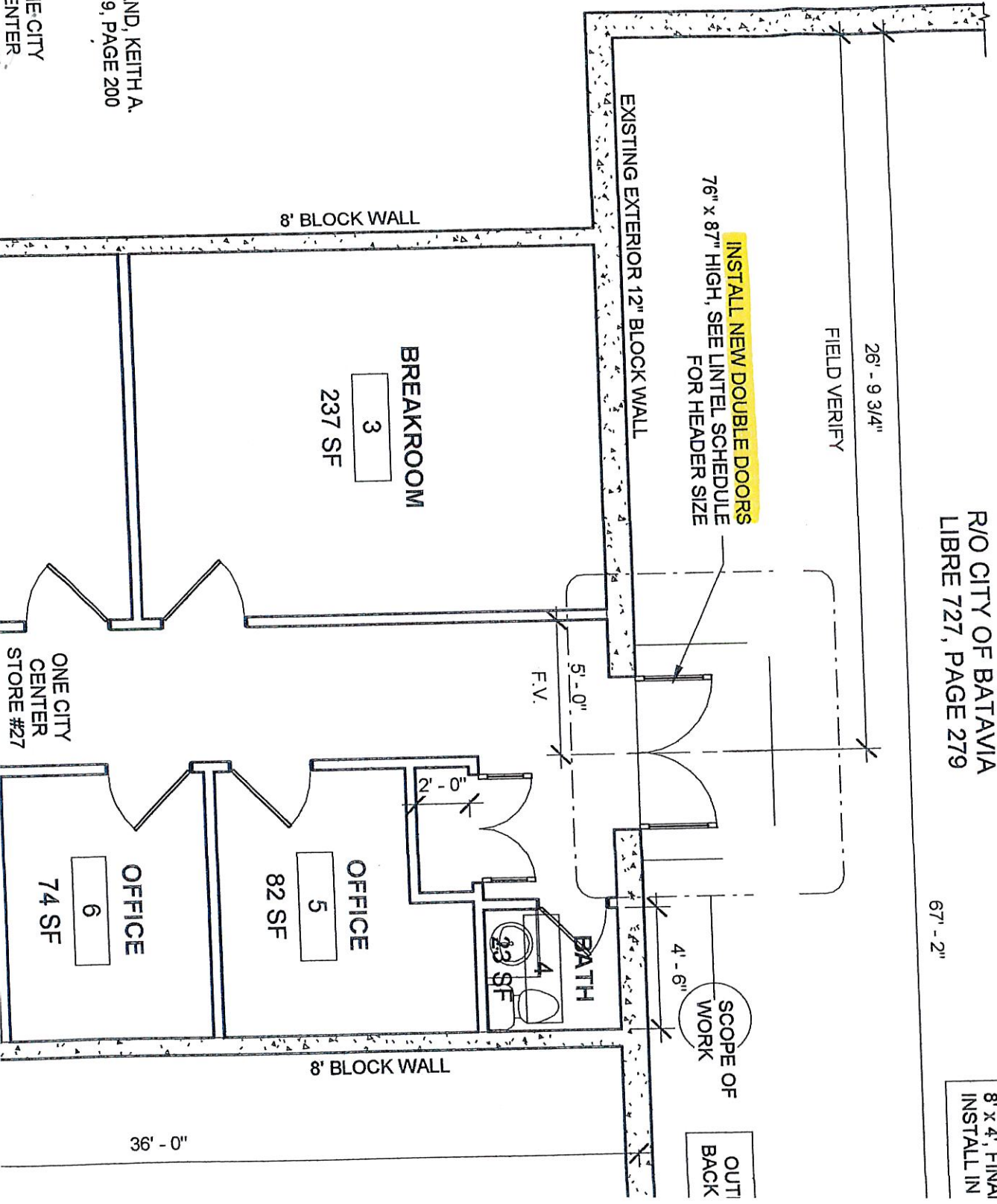
Zoning Review:        Variance Required:        Site Plan Review:        Other:       

National Grid Sign Off (Pools):        Lot Size:

R/O CITY OF BATAVIA  
LIBRE 727, PAGE 279

67' - 2"

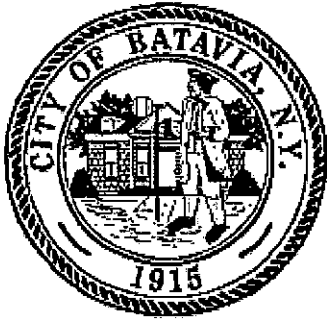
NOTE: PRC  
BE INSTALL  
8' x 4', FINAL  
INSTALL IN



Genesee County NY  
© All EagleView







*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: 4/2/24  
Re: 180 Washington Ave.  
Tax Parcel No. 84.011-1-8

Zoning Use District: P-3

The applicant, Rick Wendt of RA Haitz (contractor), has filed an application to apply vinyl siding material over the wood siding portions of the south and east elevations of this building located within the downtown business improvement district (BID). The existing brick veneer portions are to remain.

**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:**

**City Planning and Development Committee-** Pursuant to section 190-26 G building permit applications shall be referred to the PDC for approval prior to issuance. Before permit issuance, the PDC shall determine the appearance will compare favorably with community standards within the P-3 use district / BID.

CITY OF BATAVIA, NEW YORK

APPLICATION FOR A BUILDING PERMIT

Application Date: 3.18.24

APPLICANT NAME R.A. HAITZ PHONE 5.343.2400

*Jean Rapone*

APPLICANT MAILING ADDRESS 128 Cedar St.

APPLICANT EMAIL jrapone@rahaitz.com

Project Location and Information

*P-3  
84.011-1-8*

Address of Project: 180 Washington Ave - Batavia

Owner: Kubiniac Phone: \_\_\_\_\_

Owners Mailing Address: \_\_\_\_\_

Project Type/Describe Work

Estimated cost of work: 5600<sup>00</sup>

Describe project: install siding on rear section

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: RA HAITZ - 128 Cedar St - Batavia

Phone: 5.343.2400

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: \_\_\_\_\_

Google Street View

Jul 2022



Image capture: Jul 2022 © 2024 Google





This out LINE IS where  
The Signig will BE  
INSTALLED.

