

PLANNING & DEVELOPMENT COMMITTEE

Tuesday, August 15, 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 – 7/25/23
- IV. Proposals

Address: *1,3,4 Mix Place*
Applicant: Edwin Smart (owner)

Proposal 1: City Council has requested the PDC to review the following request and make recommendations.

The applicant has filed a petition with City Council to amend the zoning ordinance to include the above listed parcels within the R-3 zoning district. The applicant desires to remodel 4 Mix Place and convert this one-family dwelling into a professional architectural office building. With issuance of a special use permit, the R-3 residential use district permits “offices for attorneys, physicians, and / or dentists, not exceeding four offices in a single structure.” The use of architect’s office is not included in the listing of approved uses. The applicant is also requesting the phrase “and other similar professionals” to be included in the text of BMC 190-10 C (2).

Actions:

1. Review petition
2. Recommendation to City Council

Address: *301-305 and 307 West Main Street, 4 and a portion of 6 South Lyon Street*
Applicant: Peter Sorgi, Esq. (agent for owner)

Proposal 2: The applicant has submitted a third set of renderings of a proposed project that will result in the merging of several parcels, a minor subdivision, demolition of existing buildings, and construction of a Burger King restaurant with drive-through service. The purpose of the “sketch plan review” submittal is to provide the applicant with the opportunity to familiarize the PDC with the proposal and to obtain direction prior to final site plan submission

Actions:

1. Review application
2. Discussion by the board

VI. Setting of Next Meeting: August 15, 2023

VII. Adjournment

PLANNING & DEVELOPMENT COMMITTEE

DRAFT MINUTES

Tuesday, July 25, 2023

6:00 pm

Council Board Room

One Batavia City Centre, Batavia NY

Members present: *David Beatty, Edward Flynn, Derek Geib, John Ognibene, Duane Preston*

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 6:01 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 June 20, 2023 meeting minutes.

IV. Proposals

- A. Site Plan, Special Use Permit, and Area Variance to remove an existing 1,620 sq.' one-story commercial building and construct a 1,324 sq.' one-story automobile service station / public garage for the servicing (oil change) of automobiles

Address: 425A West Main Street

Applicant: Evan Gefell (agent for Quattro Batavia LLC)

- Actions:**
1. Review application
 2. Discussion and public hearing
 3. SEQR
 4. Action by the board

1. Review Application

Mr. Preston read the summary of the application.

Mr. Gefell explained that the new building would be located at the site of the former T-mobile business. The purpose of the business is to perform a quick oil change while the driver remains in the vehicle. The oil change is designed to take ten minutes. A large number of parking places is unnecessary, allowing for a greater amount of green space. The business is not expected to generate a lot of traffic.

2. Discussion and Public Hearing

Mr. Flynn asked about how many vehicles the queue will hold during peak times. The developer answered that the typical location has 40 customers per day. Since the premise behind the business is a speedy oil change, generally there is no more than one vehicle in the queue at any given time.

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: Public hearing opened.

There were no calls or emails, and no one who wished to speak regarding the project.

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

RESULT: Public hearing closed.

3. SEQR

MOTION: Mr. Flynn moved to approve a negative declaration of SEQR; the motion was seconded by Mr. Ognibene, and on roll call, was approved 5-0.

RESULT: Negative declaration of SEQR approved.

4. Action by the Board

MOTION: Mr. Flynn moved to approve the project as submitted; the motion was seconded by Mr. Ognibene, and on roll call, was approved 4-0-1.

Votes in favor: 4 (David Beatty, Ed Flynn, John Ognibene, Duane Preston)

Votes opposed: 0

Votes abstained: 1 (Derek Geib)

RESULT: Application approved.

B. Sketch Plan Review of a proposed project that will result in the merging of several parcels, a minor subdivision, demolition of existing buildings, and construction of a Burger King restaurant with drive-through service. The purpose of the submittal is to provide the applicant with the opportunity to familiarize the PDC with the proposal and to obtain direction prior to final site plan submission

Address: 301-305 and 307 West Main Street, 4 and a portion of 6 South Lyon Street

Applicant: Peter Sorgi, Esq. (agent for owner)

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

1. Review Application

Mr. Preston read the summary of the application.

2. Discussion by the Board

The board discussed the layout of the building, ingress and egress, the size and flow of the drive-through lanes, and landscaping. The board recommended that the applicant should provide the following for the next review:

- Plan for right-in / right-out only
- Reduction in lane size from 17'
- Detailed landscape plan with more landscaping on South Lyon
- Parking lot lighting plan
- Sample materials

C. Mr. Audsley would like the opportunity to present the installed stone veneer, as the application pattern differs from the originally proposed uniform running bond pattern. He would like to satisfy the board by showing the materials in place

Address: 99 Main Street

Applicant: Todd Audsley (project manager)

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

1. Review Application and Site Visit

Mr. Preston read the summary of the proposal.

MOTION: Mr. Preston moved to pause the meeting for the site visit; the motion was seconded by Mr. Flynn and on roll call, was approved 5-0.

RESULT: Site visit 6:54 p.m.

MOTION: Mr. Preston moved to resume the meeting; the motion was seconded by Mr. Flynn and on roll call, was approved 5-0.

RESULT: Meeting resumed 7:05 p.m.

2. Action by the Board

MOTION: Mr. Ognibene moved to approve the proposal; the motion was seconded by Mr. Beatty and on roll call, was approved 4-1-0.

Votes in favor: 4 (David Beatty, Ed Flynn, John Ognibene, Duane Preston)

Votes opposed: 1 (Derek Geib)

Votes abstained: 0

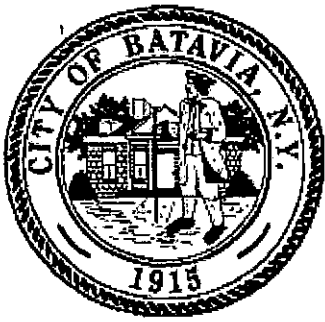
RESULT: Application approved.

V. **Setting of Next Meeting:** August 15, 2023

VI. Adjournment

Mr. Preston moved to adjourn the meeting at 7:09 p.m., and Mr. Geib 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
From: Doug Randall, Code Enforcement Officer
Date: 7/31/23
Re: 4 Mix Pl. (84.006-4-28)
3 Mix Pl. (84.040-1-2)
1 Mix Pl. (84.040-1-3)
Zoning: R-1A

The applicant Edwin Smart, owner of 4 Mix Pl. has filed a petition with City Council to amend the zoning ordinance to include the above listed parcels within the R-3 zoning use district.

The applicant desires to remodel 4 Mix Pl. and convert this one family dwelling into a professional architectural office building. With issuance of a special use permit, the R-3 residential use district permits "*Offices for attorneys, physicians, and/or dentists, not exceeding four offices in a single structure.*". The use of architect's office is not included in the listing of approved uses. The applicant is also requesting the phrase "*and other similar professionals*" be included in the text of BMC 190-10 C (2).

City Council has requested the Planning and Development Committee review these requests and make recommendations for their consideration.

Review Procedures:

City Planning and Development Committee- Pursuant to City Charter chapter 13-3, the Planning and Development Committee shall serve in an advisory capacity to City Council and make recommendations regarding proper use of private lands as outlined in the comprehensive plan.

BMC 190-51 If the PDC fails to file a report within thirty days after referral, the proposed amendment shall be deemed approved, and City Council may proceed.

Note: These requests will be referred to Genesee County Planning for review prior to Council action.

City Council will be the lead agency to conduct SEQR.



City of Batavia
Bureau of Inspections
 One Batavia City Centre
 Batavia, NY 14020
 585-345-6345

4 Mix Pl. 84.006-4-28
 Parcel ID No. 3 Mix Pl. 84.040-1-2
 1 Mix Pl. 84.040-1-3

Zoning Amendment/Map Change Application

Property Address 4 Mix Place Application date 2/27/2023

Owner: Edwin Smart (plansmart, LLC)
 Name E-mail address
5949 W. Middlebury Rd Wyoming NY 14591 716 807
 Mailing Address City Zip Code Phone No. 5259

Describe request: See attached.

Attachments must include the following:

- A narrative detailing the necessity for a change in zoning.
- A signed and notarized petition document that specifies the address; describes the current conditions and uses of the subject property and adjoining properties; and the proposed future use of the property.
- Appropriate SEQRA documents
- Color-coded zoning map of subject property and surrounding parcels and districts.
- Legal description of subject parcel.
- Zoning amendment/Map change fee of \$200.



Applicant (if not the owner): _____
 Name E-mail address

 Mailing address City Zip Code Phone No.

Signature: [Signature] Date: 2/25/2023

#71-2023

A RESOLUTION REFERRING THE PETITION TO REZONE 1, 3, AND 4 MIX PLACE TO THE PLANNING AND DEVELOPMENT COMMITTEE AND TO REFER A ZONING CODE UPDATE AMENDING CHAPTER 190-(C)(2)

Motion of Councilmember Viele

WHEREAS, the City Council is desirous of reviewing amendments to a zoning district classification pursuant to the Batavia Municipal Code (BMC) §190-51, in response to a petition from the City Manager's Office requesting three parcels, 1, 3, and 4 Mix Place, to be re-zoned from R-1A (Residential District) to R-3 (Residential District); and

WHEREAS, The City Council is desirous of reviewing and amending zoning code Section 190-10(C)(2) to read: "Offices for attorneys, physicians, dentists, and other similar professionals, not exceeding four offices in a single structure". Currently, the code reads: "Offices for attorneys, physicians, and/or dentists, not exceeding four offices in a single structure."; and

WHEREAS, under the City Charter § 13-3 the City Planning and Development Committee shall have such powers and duties to serve in an advisory capacity and provide such advice as to assist the City Council in developing a strategy that interprets, plans and leads in the implementation of land use matters relating to public and private development within the City of Batavia; and

WHEREAS, General City Law – (GCL) § 27 provides City Council with the authority to refer matters to the Planning and Development Committee requesting reviews and recommendations regarding planning and development within the City of Batavia; and

WHEREAS, BMC § 190-51 provides that City Council may make zoning district classification changes pursuant to GCL § 83 after review and report on the proposed amendment by the Planning and Development Committee.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Batavia hereby requests that the City Planning and Development Committee review a Petition to Re-Zone 1, 3, and 4 Mix Place to R-3 (Residential District), and review the proposed amendment to Section 190-10 (C)(2), and make a recommendation to the City Council for consideration within thirty days of referral.

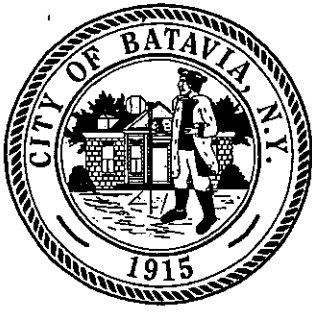
Seconded by Councilmember Richmond and on roll call approved 8-0. Councilmember Schmidt was absent.

I hereby certify that the foregoing is a true and correct transcript of a resolution duly adopted by the City Council of the City of Batavia on the 10th day of July 2023 and of the whole thereof.

Dated at Batavia, NY, July 13, 2023



Heidi J. Parker
City Clerk, Batavia, NY



City of Batavia

Memorandum

To: Rachael J. Tabelski, MPA, City Manager
From: Brett J. Frank, Director of Public Works
Date: June 19, 2023
Subject: Petition to Re-Zone 1, 3, and 4 Mix Place

Edwin Smart, sole member of Plansmart LLC, currently owns a parcel of land located at 4 Mix Place.

Mr. Smart has submitted a petition to re-zone this parcel from an R-1A to an R-3 residential designation and to Amend Section 190-(c)(2) to read: "Offices for attorneys, physicians, dentists, **and other similar professionals**, not exceeding four offices in a single structure." (Currently, City Code reads: "Offices for attorneys, physicians, and/or dentists, not exceeding four offices in a single structure.")

4 Mix Place is not directly adjacent to the R-3 District. If this application is granted, the parcels at 1 Mix Place and 3 Mix Place would also need to be included in the R-3 Zone. Both properties are owned by MJO Properties, LLC. 1 Mix Place is a single-family residence, and 3 Mix Place is a two-building, eight-unit apartment building. 3 Mix Place is a prior, non-conforming use in its current R1-A District. If this application were granted, it would bring 3 Mix Place into zoning compliance as part of the R-3 District.

Attached is the Petition to Re-Zone for your review, and the current zoning map.

As New York Consolidated Laws, General City Law - GCT § 27 provides City Council with the authority to refer matters to the Planning and Development Committee, I recommend that Council refer this petition to the City of Batavia Planning and Development Committee for review and recommendation.

PETITION TO RE-ZONE 4 Mix Place, SBL No. 84.006-4-28, Batavia, New York

Edwin Smart, as sole member of Plansmart LLC, parcel owner of 4 Mix Place, hereby submits the within Petition to request the following relief:

- 1) Re-zone the above-referenced parcel from R-1A (Residential District) to R3 (Residential District); and
- 2) Amend Section 190-10(C)(2) to read: "Offices for attorneys, physicians, dentists, **and other similar professionals**, not exceeding four offices in a single structure."
(Currently, the code reads: "Offices for attorneys, physicians, and/or dentists, not exceeding four offices in a single structure.")

Background

I am seeking to have the City of Batavia re-zone the parcel that I own, located at 4 Mix Place, Batavia, NY 14020. Attached hereto as Exhibit A is the GIS map showing the existing zoning for the area. The property was most recently used as a single-family residence. The parcel contains one building that, before my ownership, had fallen into extreme disrepair.

4 Mix Place is not directly adjacent to the R-3 District. If this application is granted, the parcels at 1 Mix Place and 3 Mix Place would also need to be included in the R-3 zone. Both properties are owned by MJO Properties, LLC. 1 Mix Place is a single-family residence and 3 Mix Place is a two-building, eight-unit apartment building. 3 Mix Place is a prior, non-conforming use in its current R-1A District. If this application is granted, it would bring 3 Mix Place into zoning compliance as part of the R-3 District. MJO Properties, LLC is owned by Michael J. Ognibene. I supplied the attached letter, Exhibit B, to Mr. Ognibene.

Adjoining Uses

My property is entirely within the R-1A District. To the north and east are properties in the R-1 District. To the west are properties in the R-1A District. To the south is Mix Place and, further south, properties in the R-1A District.

I have discussed my plans and this application with as many of the adjoining property owners as possible. Also, I sent the attached letter (Exhibit B) to the following owners of residences that adjoin this property:

Zachary R. Elliott and Alyssa M. Cole, 29 Ellicott Avenue
Thompson Real Estate Holdings LLC, 31 Ellicott Avenue
(mailing address 410 Sanford Rd. South, Churchville, NY 14428)
Blake R. Elliott and Cheryl M. Elliott, 33 Ellicott Avenue
Gavin M. Lankford and Jessica E. Lankford, 37 Ellicott Avenue
Andrew J. Fisher and Jodi L. Fisher, 39 Ellicott Avenue

Peter M. Casey and Lauren A. Casey, 41 Ellicott Avenue
DSMS Properties LLC, 10 Prospect Avenue
(mailing address 9606 Francis Rd., Batavia, NY 14020)
Allea B. DeVos, 8 Prospect Avenue
Denise Caruana, 6 Prospect Avenue
Scott Marcus and Brigid Marcus, 4 Prospect Avenue
Joseph L. Flynn and Patricia Flynn, 2 Prospect Avenue
Paul D. Kesler and Janamaria S. Kesler, 8 Mix Place

History and Proposed Future Use

4 Mix Place is one of the oldest wood-framed buildings in the City of Batavia. Originally built by Ebenezer Mix in 1809, the house had enjoyed a long, uninterrupted life as a single-family residence until it was neglected and eventually abandoned by the most recent owners. Over the several years the building was unoccupied, it was left unheated; it was burglarized and vandalized; and ultimately severely damaged by heavy water infiltration through large holes left in the roof. Since my purchase of the house in 2020, the roof has been repaired, dehumidifiers have been run continuously to try and reverse some of the damage, and heat has been reestablished, and the grounds have been cleaned and maintained (including the removal of several dead/dying trees).

Before my purchase of the property, it had lingered on the market for well over a year even in the most robust residential market in recent memory. As the market price dropped and the cost of necessary repairs sky-rocketed due to continued neglect and deterioration, the property also failed to sell at public auction. The marketability of the house for use as a private residence in light of the necessary repairs and renovation no longer existed.

I purchased the building with the hopes of saving it from very probable annihilation as the damage was becoming exponentially compounded. However, I do not have the means to do this on purely philanthropic grounds, and those that do have the means did not have the will. To make the endeavor at all financially viable, I must put the building to practical use and the investment required makes renovations for the purposes of a speculative residential sale unrealistic.

As a local business owner and an architect, I propose to invest a substantial amount of time, money, and professional expertise into renovating this building as the primary office for my architecture firm. My intent is for the renovations to protect the historic character of the building and to restore and maintain the appealing charm of the neighborhood.

If the application is granted, I intend to use 4 Mix Place as my primary office for smartDESIGN Architecture, pllc and to have either (1) a one-bedroom apartment; or (2) a second office for a separate professional, in the structure. smartDESIGN Architecture, pllc employs twelve people and delivers architectural and design services throughout the United States. Our office is

open during the following hours: 8:30 AM to 5:00 PM, Monday through Friday. Of the twelve employees at smartDESIGN Architecture, pllc, one full-time employee works from Arizona, two full-time employees work from Central New York and commute to Batavia one day per week, and remote work is encouraged. On an average day, there will be five to seven people in the office. Absent COVID restrictions, there is typically one day per week with most employees present in the office. With a full office, parking for ten vehicles would be necessary and can be accommodated at the property. Visitors to the office are few; maybe once per month with most meetings being at project sites.

Specifically, I have developed architectural plans to complete the following construction and renovations:

1) Grounds of the Property:

Three outbuildings on the parcel, in various states of disrepair, will be repaired and renovated: a semi-circular gazebo and two storage sheds; all older buildings that fit with the character of the main house.

The existing decorative and shade trees will be maintained to preserve the character of the yard and the surrounding neighborhood. Landscaping immediately adjacent to the foundation of the building will be replaced with new, less destructive plants.

2) Building Exterior:

The intent is to maintain the historic character of the building. All roofs, windows, doors, siding, and shutters will be repaired. The windows in the sunroom on the southwest side of the building will be replaced with new that are more appropriately scaled for the era of the building. The entire building will be painted with an historically-appropriate color palette.

The side entry and accompanying arch-topped roof will be moved a few feet to the north to remedy a flawed condition that results in snow and ice sitting on the roof and against the adjacent wall and cause water infiltration issues. The new location of the door and roof will replicate the historic features and align with the interior service stair, improving the entry/egress for a future prospective tenant for a portion of the upstairs.

3) Interior:

First Floor:

The basic layout of the primary rooms in the building will be maintained. The intent is that the renovations will be made to accommodate our use as working professional

architects and designers without making the potential for conversion back to a residence too difficult in the future.

The front porch, entry vestibule, and foyer will be restored to their past glory, as will the grand staircase. The former sitting room, living room, and the heavily damaged dining room will be renovated as a conference room, open work area, and a private office respectively; all while preserving the original sliding French pocket doors and built-in bookcases.

The existing downstairs bathroom will be removed to accommodate a more logical circulation pattern to access the kitchen area, which is currently only accessible through the dining room. The kitchen will be renovated to serve as a break room with a kitchenette. Extra space that was previously a poorly positioned pantry will be used for printing equipment.

The rear entry into a vestibule near the kitchen will be reconfigured to allow for an accessible entry into the building. An exterior ramp will be integrated into the landscaping onto a restored rear porch. A storage room off of the kitchen will be renovated as an accessible toilet room to replace the removed powder room.

The service stair that is currently only accessible from the kitchen area will be closed off from the interior and made to be only accessible from the exterior for use by an upstairs tenant.

Second Floor:

Two thirds of the second floor (four former bedrooms and one bathroom) will be used as private office space for the architecture office. Three of the rooms are in severe disrepair from water damage and will be fully restored.

The current plan for the remainder of the second floor (a former bedroom, laundry room, and one bathroom) will be for use by a tenant; either as a small, professional office or as a high-quality one-bedroom apartment.

Attic:

The attic will be properly insulated and remain unfinished. Most of the attic floor area will be covered with modern heating equipment and ductwork.

As a professional architect, I have been involved with the renovation and restoration of many buildings. I have restored three residences for my personal use with two of the buildings dating from 1850 and the current reportedly from the late 1820s. One of the houses is now on the National Register of Historic Places. It is my intention to treat this building and property with the care and resources that it and the neighborhood deserves.

WHEREFORE, Petitioner respectfully requests that the City Council of the City of Batavia:

- 1) Amend the zoning district of 1 Mix Place (SBL 84.040-1-3), 3 Mix Place (SBL 84.040-1-2), and 4 Mix Place (SBL 84.006-4-28) to R-3; and
- 2) Amend Section 190-10(C)(2) to read: "Offices for attorneys, physicians, dentists, and other similar professionals, not exceeding four offices in a single structure."

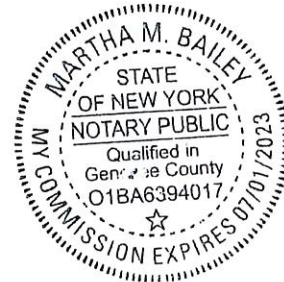
DATED: February 24 2023


Edwin Smart

STATE OF NEW YORK)
COUNTY OF GENESEE) SS.:

On the 24 day of 2, 2023, before me, personally appeared Edwin Smart, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public



31 May 2022

Hello Neighbor!

Let me introduce myself and tell you why I am writing you. My name is Ed Smart and I recently purchased the house at 4 Mix Place, and I am hoping that you will support me in my desire to restore this property to its past dignity and charm.

I am an architect and business owner and have had my office in the City of Batavia for the last 18 years. I was saddened to hear that this historic structure, the oldest framed building in the city, had sat empty and neglected for several years now. After more than 200 years, this house, that has stood through near the entirety of the history of Batavia, was in real jeopardy.

While vacant, the rear doors were kicked-in and burglars stole all the brass hardware and copper plumbing inside, leaving a hole in the roof where piping was ripped out. For a few dollars in scrap metal, well over one hundred thousand dollars in vandalism and water damage was done to the building.

After more than a year on the real estate market, and then failing to sell at auction, I purchased the building in its rapidly deteriorating condition with the hope of saving it. However, after reviewing what was needed to revive the building and getting estimates for the necessary work, I believe that the investment required exceeds what the local residential market will support.

So rather than cut corners to improve the chance for a return on my investment, I would like to properly restore this property and make it the home for my award-winning architecture firm. I am seeking a slight adjustment to the zoning district boundaries to allow my extremely low-impact business use to be a part of the Mix-Ellicott-Prospect neighborhood. A copy of my application is attached hereto.

Architects don't make a lot of noise. Architects like things neat and orderly. Architects like things to look nice and be safe and sound. smartDESIGN is a firm of twelve with a history of working remotely long before we were forced to during the pandemic. One employee is in Arizona, two are in Syracuse, one is in Ithaca, and the rest are sprinkled throughout the Buffalo-Niagara and GLOW regions. Only two employees typically come to the office every weekday while others come two or three days a week. And once at work, we work. Not a lot of traffic or coming and going.

Further, although I will be proud to show off the house at 4 Mix once fully restored, we don't have a lot of meetings at our office with clients or others. Even before COVID-19, we typically get no more than four or five visitors a month -- nothing like other professional service businesses like doctors, dentists, and lawyers. The point I am trying to make is that it will be difficult to notice that we are using the property for a business. We will maintain the residential character of the house and we will be good neighbors.

I hope you will offer your support. If you have any concerns or are interested in speaking with me about our plans for renovating the property, please reach out to me at 345-4067 x112 or via email at esmart@smartDESIGNarchitecture.com.

Sincerely,

Ed Smart

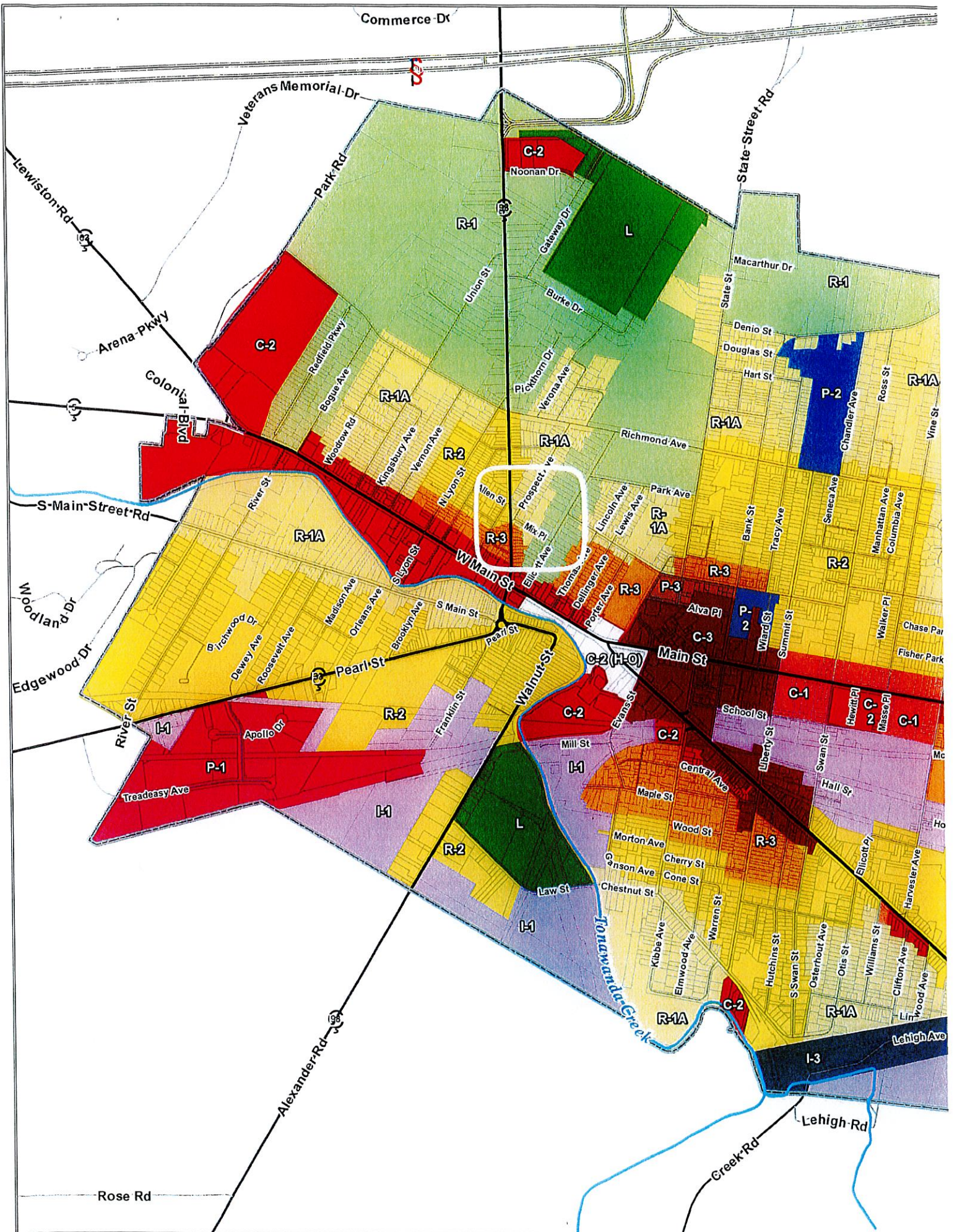
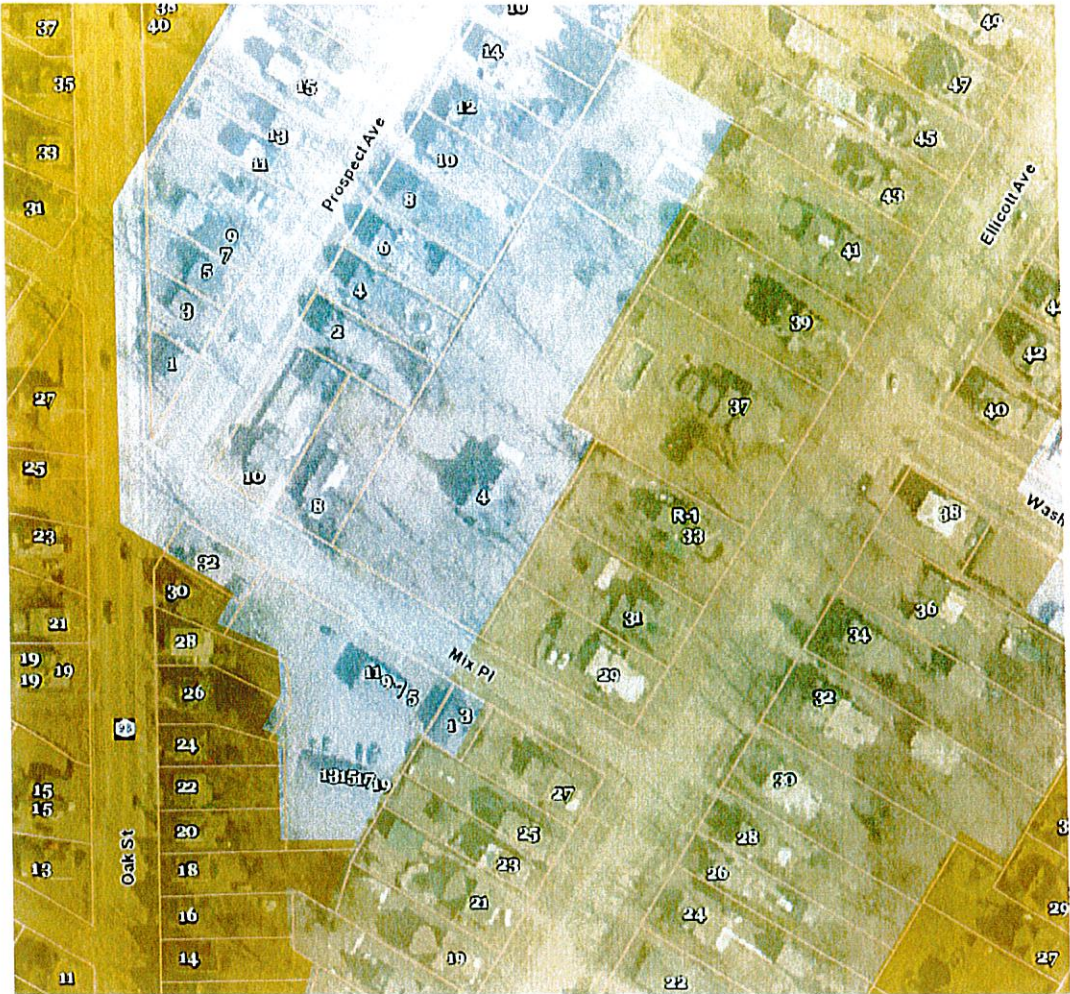


EXHIBIT A





Proposed amendment to R-3

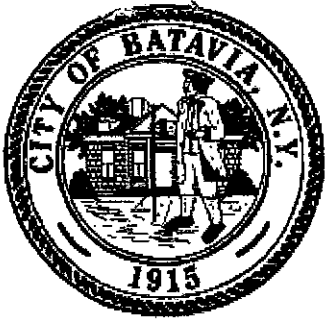
4 Mix Pl.

3 Mix Pl.

1 Mix Pl.

Existing R-3

Existing R-3



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)

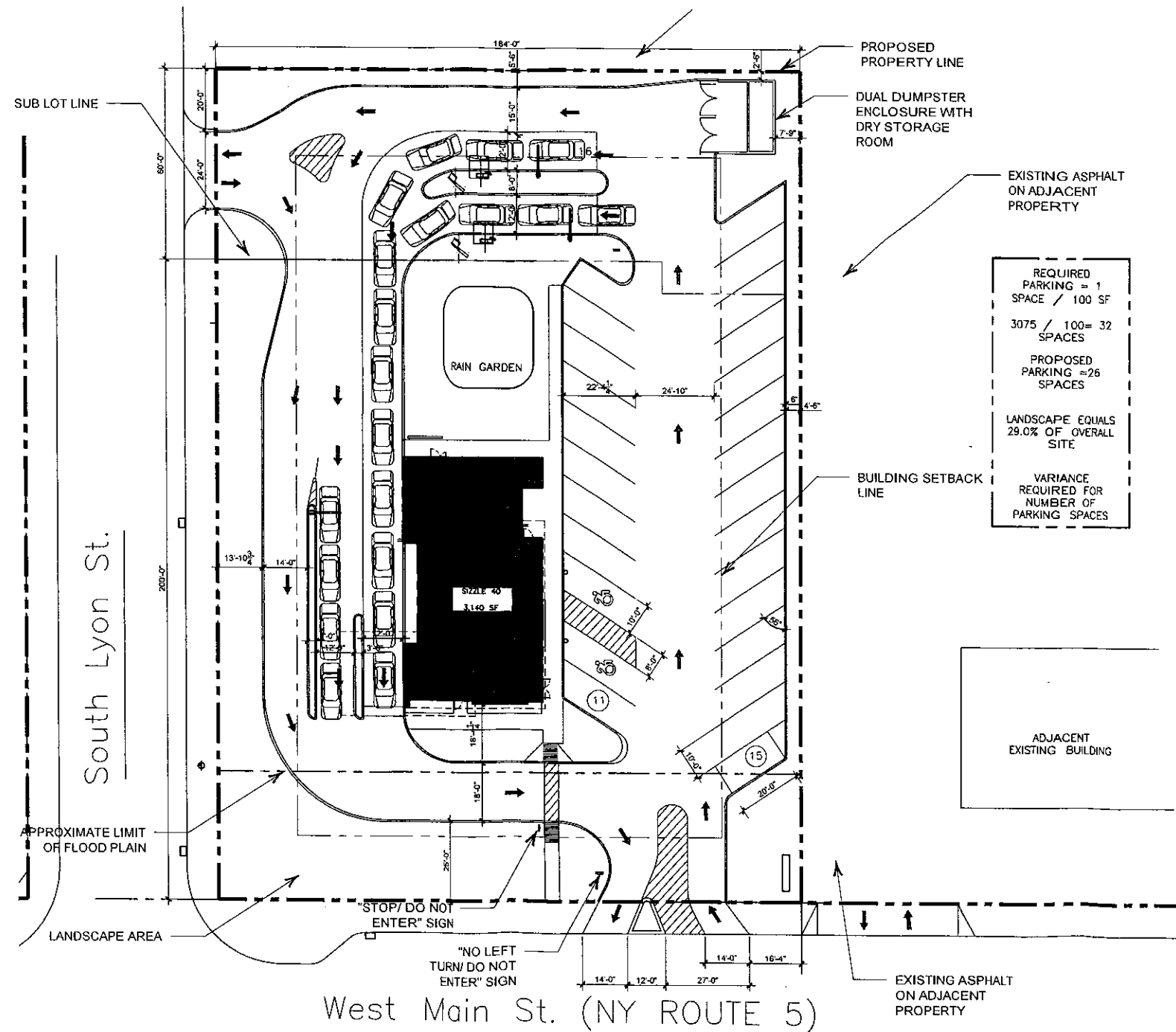
To: Planning and Development Committee
From: Doug Randall, Code Enforcement Officer
Date: 8/1/23
Re: 301-305 West Main, 307 West Main, 4 South Lyon, and a portion of 6 South Lyon.
Tax Parcel No. Multiple

Zoning Use District: C-2

The applicant Peter Sorgi, Esq., has submitted a third set of renderings of a proposed project that will result in the merging of several parcels, a minor subdivision, demolition of existing buildings, and construction of a Burger King restaurant with drive-through service. The purpose of this "sketch plan review" submittal is to provide the applicant with the opportunity to familiarize the PDC with the proposal and to obtain direction prior to final site plan submission.

Review and Approval Procedures:

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



REQUIRED PARKING = 1 SPACE / 100 SF
 3075 / 100 = 32 SPACES
 PROPOSED PARKING = 26 SPACES
 LANDSCAPE EQUALS 29.0% OF OVERALL SITE
 VARIANCE REQUIRED FOR NUMBER OF PARKING SPACES

Preliminary
 Not For Construction

No.	Description	Date
-	ISSUED FOR SKETCH PLAN REVIEW	6/29/23
△ - REVISIONS		

BURGER KING
 301-307 W MAIN STREET
 BATAVIA, NEW YORK

CARROLS, LLC
 SYRACUSE, NEW YORK

CONCEPT SITE PLAN

ISSUE
 6/29/23
 LAUER-MANGUSO ASSOCIATES ARCHITECTS

LAUER-MANGUSO & ASSOCIATES ARCHITECTS
 4080 Ridge Lea Road
 Buffalo, N.Y. 14228
 (716) 837-0833

Date: 1/22/20 Drawing No. C-1.4
 Drawn By: KJP, RJB
 Checked By: PJM
 Job Number: 20008

PROPOSED SITE PLAN ①
 SCALE: 1" = 20'-0"