

PLANNING & DEVELOPMENT COMMITTEE

DRAFT MINUTES

July 20, 2021

6:00 pm

Council Board Room

One Batavia City Centre, Batavia NY

Members present: *David Beatty, Rebecca Cohen (Alt.), Ed Flynn, Matt Gray, John Ognibene, Duane Preston*

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 6:02 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 15, 2021 meeting minutes.

IV. Proposals

A. Site Plan Review and Special Use permit to change the use of this 3,371 sq.' restaurant building to a convenience store with retail fuel sales. The proposed project involves construction of a four-pump fuel station island with canopy and underground fuel storage tanks. The convenience store with retail fuel sales will use 2,771 sq.' and the drive-through restaurant will use the remaining 1,000 sq.' of space

Address: *204 Oak Street*

Applicant: Patricia Bittar (for Quicklee's)

Actions:

1. Review application
(Public hearing conducted at previous meeting)
2. Action on Site Plan and Special Use Permit

1. Review Application

Mr. Preston read the summary of the proposal. He reported that the Zoning Board of Appeals approved two area variances for the project. One variance was because of the proximity of the retail fuel sales to the church, and the other was to reduce the number of parking spaces. Mr. Preston also reported that the Genesee County Planning Board recommended approval of the project.

2. Discussion and Action on Site Plan and Special Use Permit

Patricia Bittar, Director of Land Development Projects at Wm. Schutt Associates, was present to speak on behalf of the proposal.

Lou Terragnoli, speaking on behalf of Quicklee's, noted that a new traffic study supporting the single entrance / exit on Noonan Drive had been submitted. He pointed out the easement agreement with the neighboring hotel had also been submitted. Both of these documents had been requested by the PDC at the previous meeting.

Mr. Preston asked about the signage for Tim Horton's, and Mr. Terragnoli said that Quicklee's is still in negotiations with the restaurant. He was not familiar with Tim Horton's signage needs, and Mr. Preston indicated that the restaurant would have to appear before the board when they are ready to apply for signage.

Mr. Flynn asked about signage for vehicles exiting the drive-through window and navigating around the island. Mr. Terragnoli said that there would be signs directing vehicles back to Noonan Drive. Mr. Terragnoli said that he believes there will be enough on-site space that blockages should not occur.

Mr. Flynn asked about a fence for the dumpster, and Ms. Bittar explained that the enclosure would match the exterior of the building on that side.

Ms. Cohen asked about the lighting, and Mr. Terragnoli answered that there is a lighting plan, which illustrates the downward angle of the lights.

MOTION: Mr. Flynn moved to approve the site plan with the condition that signage is installed between the canopy and the building, which directs vehicles away from the drive-through stack while exiting; the motion was seconded by Mr. Beatty, and on roll call, was approved 5-0.

RESULT: Application approved with above condition.

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

RESULT: Special Use permit approved.

B. Preliminary Site Plan Review of a proposed project that will result in the removal of three buildings. The proposed new facility will include the construction of a two-story, 69,420 sq.' building which will house a YMCA, medical offices, off-street parking, a new access point from Summit Street, and numerous site work/landscaping updates throughout the complex

Address: 207-209, 211, 213 East Main Street; 211 ½ East Main Street Rear; 1-9, 10, 12-26, 17-23, 28 Wiard Street; 17, 19 Summit Street; 216-220 Washington Avenue

Applicant: Dave Ciurzynski, Consultant; Steve Tanner, PE

- Actions: 1. Review application
 2. Discussion and recommendations

1. Review Application

Mr. Preston read the summary of the petition.

2. Recommendations

Following a discussion of the project, the board made several recommendations:

- Create more engaging green space in the parking lot
- Re-design the façade to be inviting from Main Street
- Create a small park area in the space next to Go Art!
- Talk to the neighbors about buffering the Summit Street entrance / exit
- Strike a better balance of need and accommodation in the entrance to the building

V. Setting of Next Meeting: August 17, 2021

VI. Adjournment

Mr. Gray moved to adjourn the meeting at 7:17 p.m., and Mr. Flynn seconded the motion. All voted in favor.



Meg Chilano
Recording Secretary