



# GENESEE COUNTY PLANNING BOARD REFERRALS NOTICE OF FINAL ACTION

GCDP Referral ID **C-01-BAT-3-22**  
Review Date **3/10/2022**

Municipality	<b>BATAVIA, C.</b>
Board Name	<b>CITY PLANNING AND DEVELOPMENT COMM.</b>
Applicant's Name	<b>David Ciurzynski</b>
Referral Type	<b>Downtown Design (Site Plan) Review</b>
Variance(s)	
Description:	<b>Downtown Design (Site Plan) Review to make exterior changes to a mixed-use building.</b>
Location	<b>78-81 Main St. (NYS Rts. 5 &amp; 33), Batavia</b>
Zoning District	<b>Central Commercial (C-3) District</b>

### PLANNING BOARD RECOMMENDS:

**APPROVAL**

### EXPLANATION:

**The exterior changes are in conformance with the City's Design Guidelines and therefore should pose no significant county-wide or inter-community impact.**

Director

March 10, 2022

Date

If the County Planning Board disapproved the proposal, or recommends modifications, the referring agency shall NOT act contrary to the recommendations except by a vote of a majority plus one of all the members and after the adoption of a resolution setting forth the reasons for such contrary action. Within 30 days after the final action the referring agency shall file a report of final action with the County Planning Board. An action taken form is provided for this purpose and may be obtained from the Genesee County Planning Department.

**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 # C-01-BAT-3-22



**\* GENESEE COUNTY \*  
PLANNING BOARD REFERRAL**

**RECEIVED  
Genesee County  
Dept. of Planning  
3/1/2022**

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 **x**

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:**

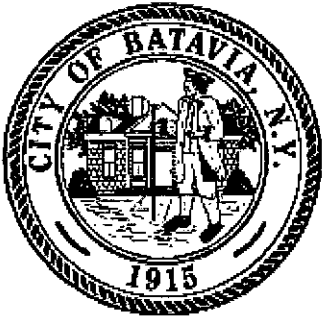
- A. Has this referral been previously reviewed by the Genesee County Planning Board?  
 **NO**  **YES** If yes, give date and action taken \_\_\_\_\_
- B. Special Use Permit and/or Variances refer to the following section(s) of the present zoning ordinance and/or law  
\_\_\_\_\_
- C. Please describe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



*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.

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: \_\_\_\_\_

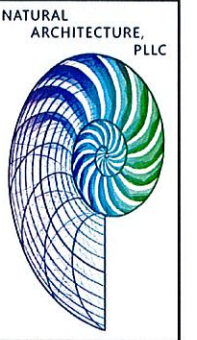
Zoning Review: \_\_\_\_\_ Variance Required: \_\_\_\_\_ Site Plan Review: \_\_\_\_\_ Other: \_\_\_\_\_

National Grid Sign Off (Pools): \_\_\_\_\_ Lot Size: \_\_\_\_\_

Existing Use: \_\_\_\_\_ NYS Building Code Occupancy Class: \_\_\_\_\_

Proposed Use: \_\_\_\_\_ NYS Building Code Occupancy Class: \_\_\_\_\_





TEAM A JOURNAL

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

REVISION SCHEDULE	
DATE	EDITION

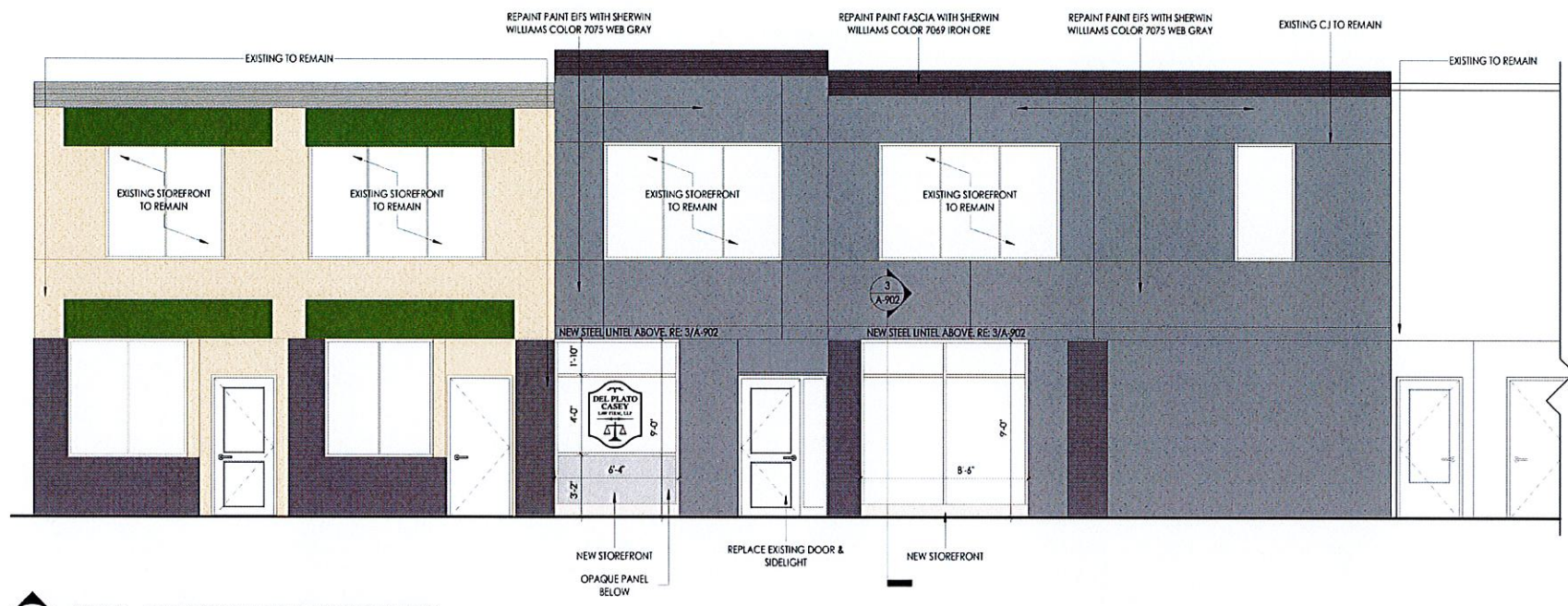
DATE	AUTHOR / ARCHITECT
2/24/2022	D. M. SCHOELL

EXTERIOR MODIFICATIONS

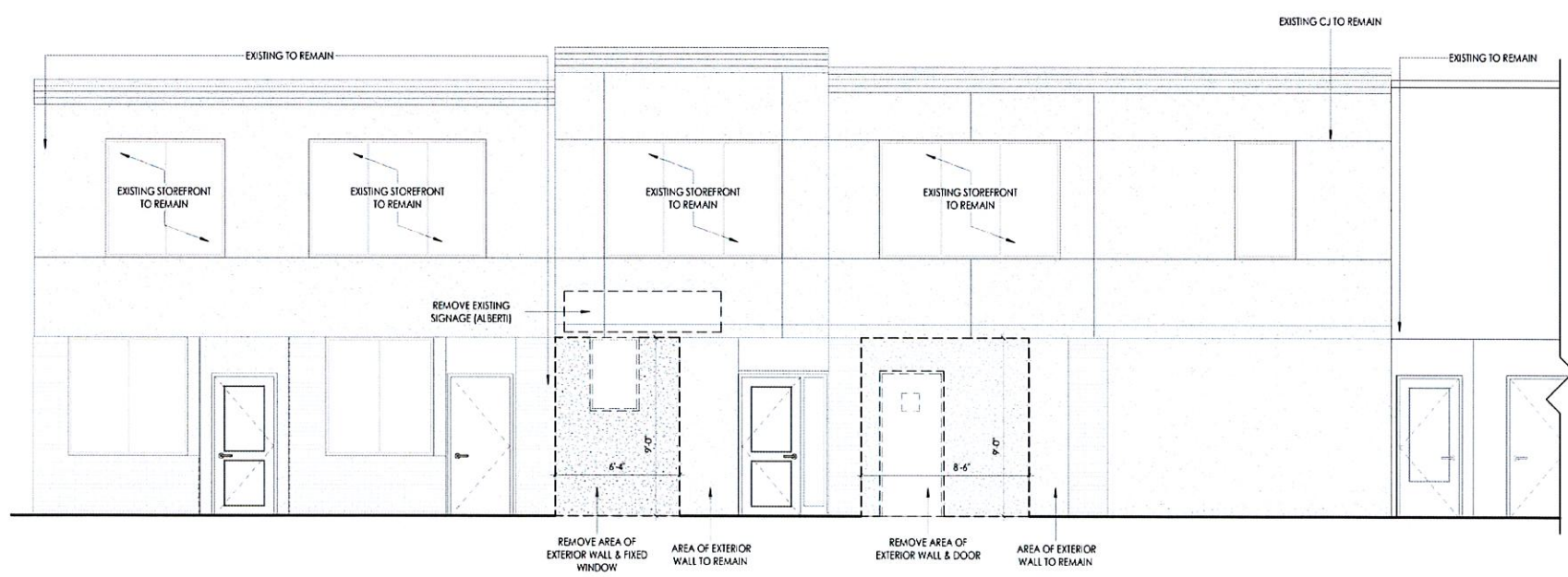
PROJECT NUMBER  
21-32

**P.C.**  
A-902

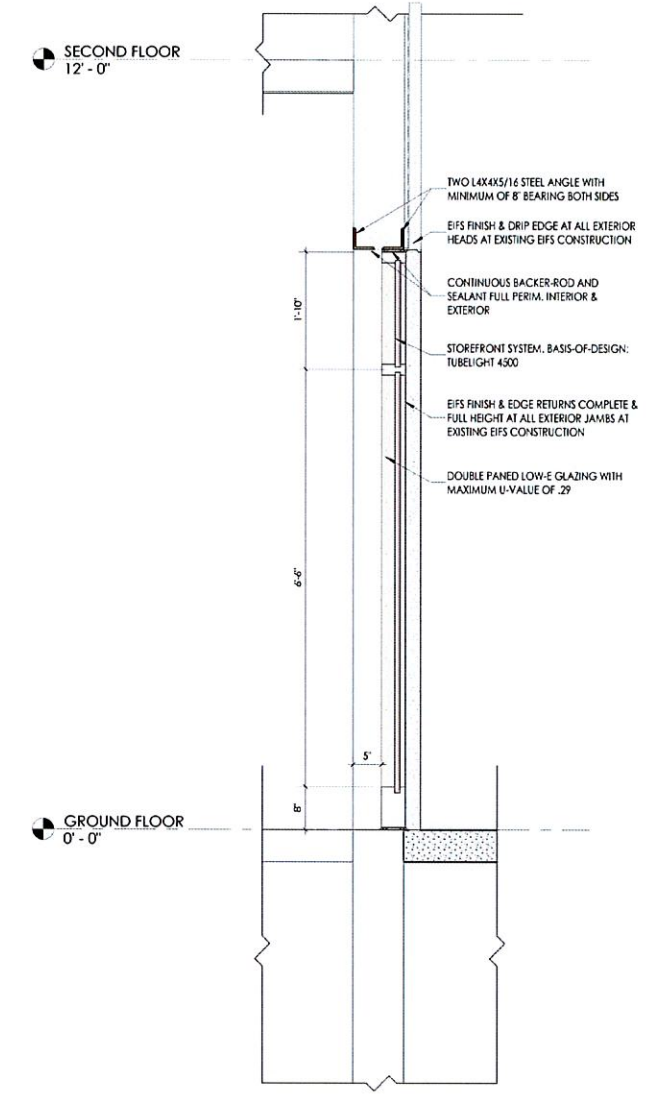
DRAWING NUMBER



**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"

C:\Users\DMschoell\Documents\GLUCK REV 1 - CENTRAL\_interior\p1.dwg 2/14/2022 8:15:10 AM







# C-01-BAT-3-22

