



## GENESEE COUNTY PLANNING BOARD REFERRALS NOTICE OF FINAL ACTION

GCDP Referral ID **C-03-BAT-5-22**  
Review Date **5/12/2022**

Municipality	<b>BATAVIA, C.</b>
Board Name	<b>CITY PLANNING AND DEVELOPMENT COMM.</b>
Applicant's Name	<b>Victor Gautieri</b>
Referral Type	<b>Downtown Design (Site Plan) Review</b>
Variance(s)	
Description:	<b>Downtown Design (Site Plan) Review for exterior alterations to replace a window with a new entry way.</b>
Location	<b>45 Ellicott St. (NYS Rt. 63), Batavia</b>
Zoning District	<b>Central Commercial (C-3) District</b>

### PLANNING BOARD RECOMMENDS:

**APPROVAL**

### EXPLANATION:

**The proposed exterior alterations should pose no significant county-wide or inter-community impact.**

Director

May 12, 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-03-BAT-5-22



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

**RECEIVED  
Genesee County  
Dept. of Planning  
5/4/2022**

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  
Phone (585) 345-6345 Ext. \_\_\_\_\_

**2. APPLICANT INFORMATION**

Name Victor J. Gautieri  
Address 45 Liberty St., Suite 1  
City, State, Zip Batavia, NY 14020  
Phone (585) 739-4828 Ext. \_\_\_\_\_ Email vgautieri@gautieri.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                              | <input type="checkbox"/> 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. changes in BID</u> |   |

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

A. Full Address 45-47 Ellicott St.  
B. Nearest intersecting road Jackson Street  
C. Tax Map Parcel Number 84.011-3-7  
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  
\_\_\_\_\_

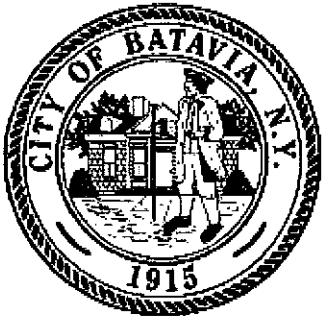
C. Please describe the nature of this request Approval to make changes to the exterior of this building located within the BID

**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 checked="" 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



*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: 5/3/22

Re: 45-47 Ellicott St.  
Tax Parcel No. 84.011-3-7

Zoning Use District: C-3

The applicant, Victor J. Gautieri has filed plans that involve exterior changes to this building that is located within the C-3, Downtown Business Improvement District (BID).

**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 permit application that involve exterior changes to properties located within the BID.



# V.J. Gautieri Constructors, Inc.

General Contractor • Construction Managers



## INTRODUCTION

We respectfully request the following modification to our prior **Ellicott Place** submissions for your thoughtful consideration.

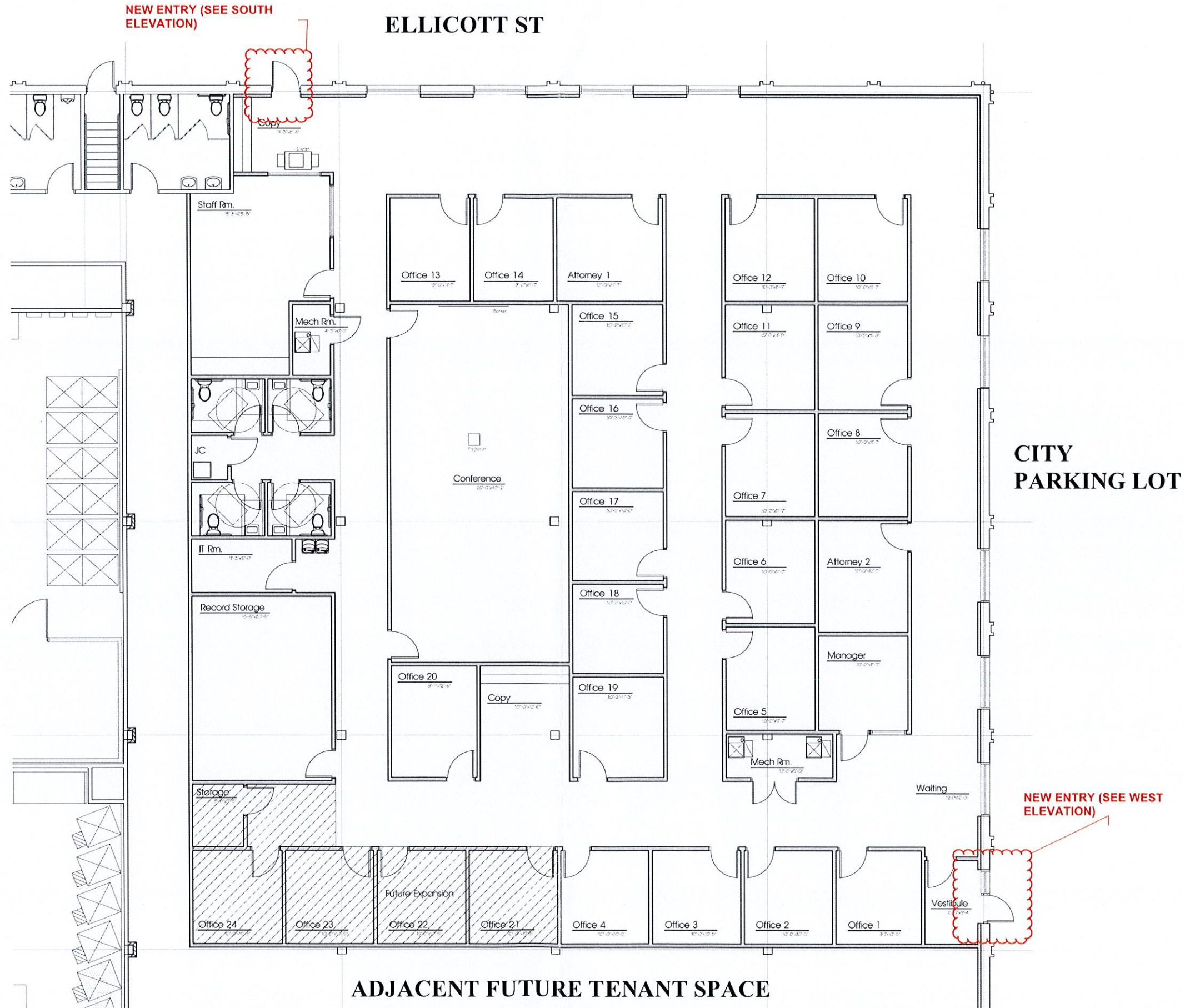
- Basis for change:** To develop a new entry way for a new tenant moving into approx. 8,000 sf. of the undeveloped 1<sup>st</sup> floor commercial space. The new occupancy will be law offices with ancillary support spaces. This new entry location will be the primary entry for staff, visitors and clients from the adjacent City parking lot to the west and north of the building. A prior approval allowed for a single aluminum entry door on the south elevation of the building which will be for exit purposes only. This door had not been installed pending securing a future tenant. It will be a single aluminum entrance door 3' wide x 7' high; clear anodized finish to match adjacent aluminum windows.
- Changes:**
  - West Elevation (see attached rendering):** Remove existing 6' x 6' aluminum window; remove and finish masonry below window to accommodate the new aluminum entrance comprised of a single aluminum glass entry door 3' wide x 7' high with 1'-6" wide by 7' high sidelights on both sides and a 1' high x 6' wide transom above. All glass to be 1" thick, clear insulated, tempered glass.
  - South Elevation (see attached rendering):** Cut and finish existing masonry exterior wall to accommodate the new single aluminum glass entry door. It will be a single aluminum entrance door 3' wide x 7' high; clear anodized finish to match adjacent aluminum windows.
  - Interior Modifications (see attached floor plan):** The aforementioned changes are as indicated on the attached floor plan for the new tenant.
- Exterior Elements:** The exterior elements listing will remain the same in function and appearance (see attached).



PDC SUBMISSION  
 ELLICOTT PLACE  
 45-47 Ellicott St.  
 Batavia, NY

NEW WEST ENTRANCE

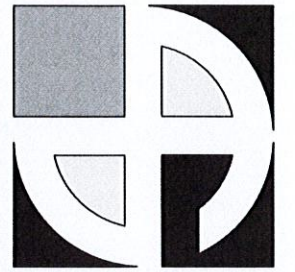
Submitted by;  
 V.J. Gautieri Constructors inc.



ADJACENT FUTURE TENANT SPACE

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

**1 FLOOR PLAN**  
 3/16"=1'-0"



**DEAN**  
 ARCHITECTS

www.deanarchitects.com

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION



3284 WALDEN AVENUE  
 DEPEW, NEW YORK 14043  
 PHONE: (716) 651-0381  
 FAX: (716) 651-0382

**22-159**

ECBA  
**Volunteer Lawyers  
 Project**  
 Ellicott Place  
 Batavia, NY

No.	Description	Date	By

DATE:  
 4-20-2022  
 DRAWN BY:  
 X. XXXXXX  
 CHECKED BY:  
 M. Dean  
 SCALE:  
 3/16"=1'-0"

Preliminary  
 Floor Plan

**A1**





PDC SUBMISSION  
 ELLICOTT PLACE  
 45-47 Ellicott St.  
 Batavia, NY

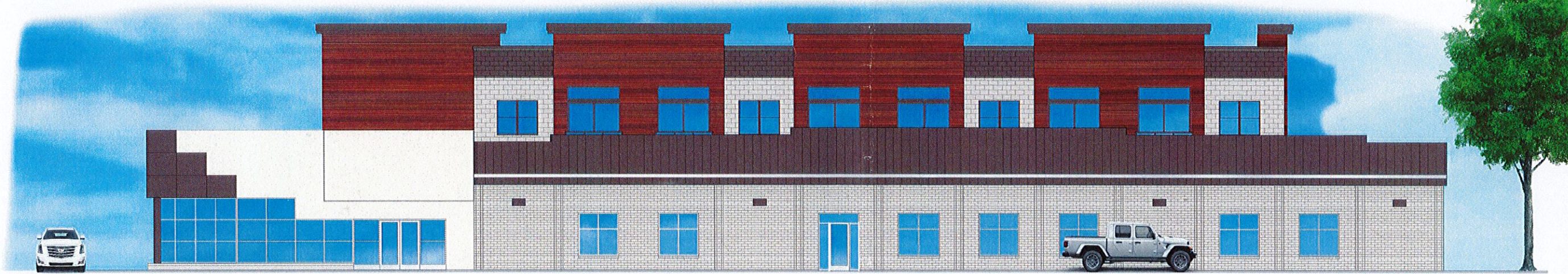
NEW WEST ENTRANCE

Submitted by;  
 V.J. Gautieri Constructors inc.



WINDOW TO BE  
 REMOVED FOR  
 NEW ALUMINUM  
 ENTRANCE

PHOTO OF PARTIAL WEST ELEVATION



A2.4 | West Elevation  
 3/32" = 1'-0"

Remove existing 6' x 6' window  
 Install 6' wide by 8' high  
 aluminum entrance for new  
 tenant; finish to be clear  
 anodized with clear insulated  
 glazing to match existing windows



3284 WALDEN AVENUE  
 DEPEW, NEW YORK 14043  
 PHONE: (716) 651-0381  
 FAX: (716) 651-0382

Proposed Mixed Use Build-Out:

# Ellicott Place

45-47 Ellicott Street  
 Batavia, NY 14020

No.	Description	Date	By

DATE:

DRAWN BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_

SCALE:  
 3/32" = 1'-0"

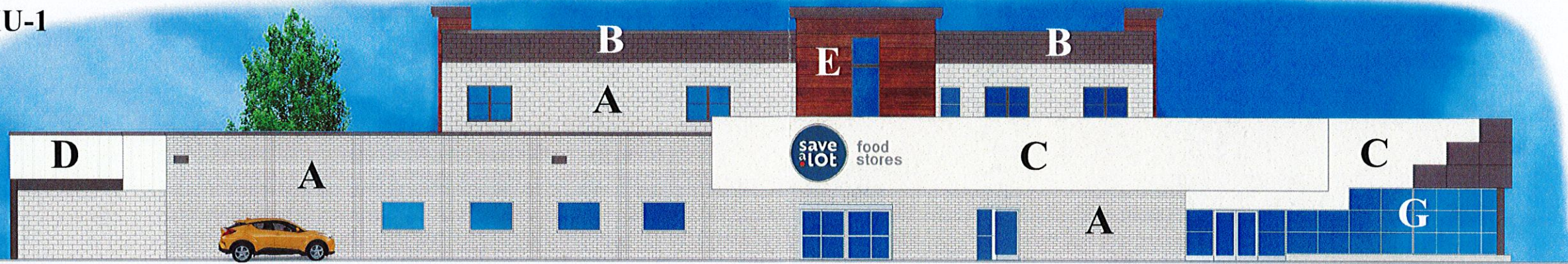
Elevations

# A2



A - PAINTED CMU-1

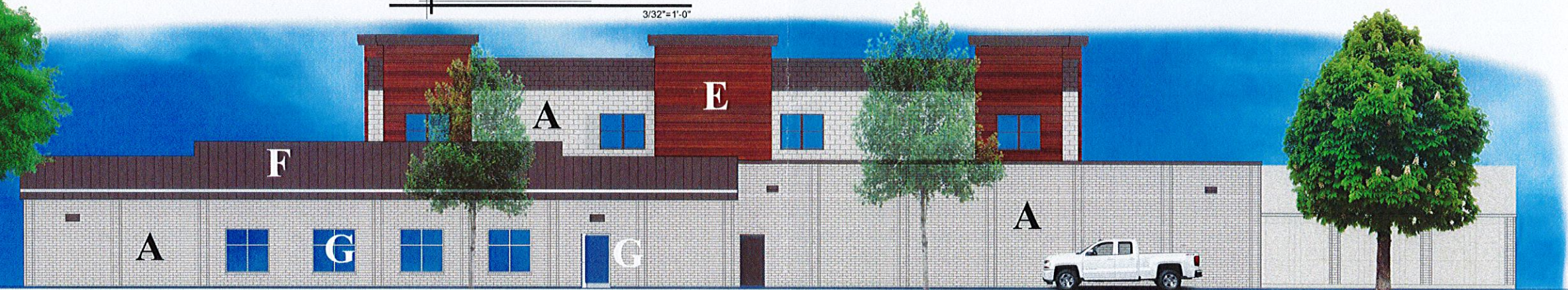
B - PAINTED CMU-2



A2.1 | North Elevation  
3/32"=1'-0"

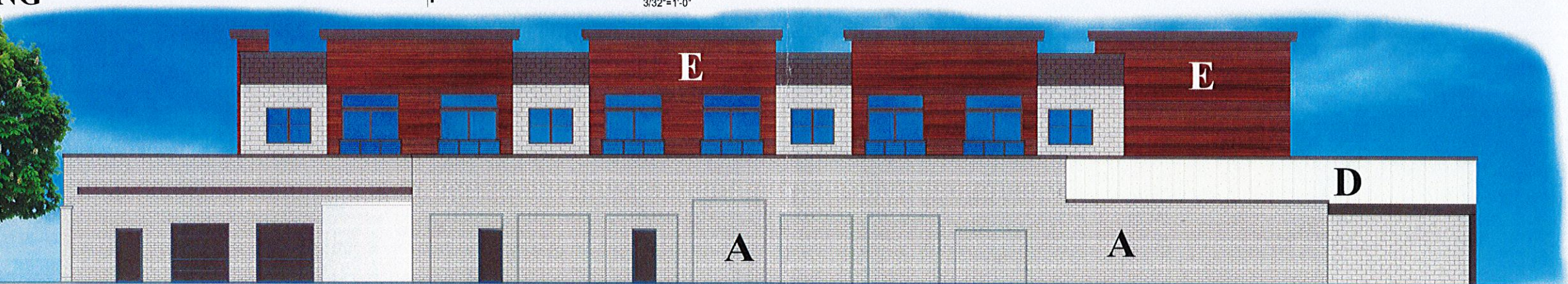
C - PAINTED EIFS

D - PAINTED METAL SIDING



A2.2 | South Elevation  
3/32"=1'-0"

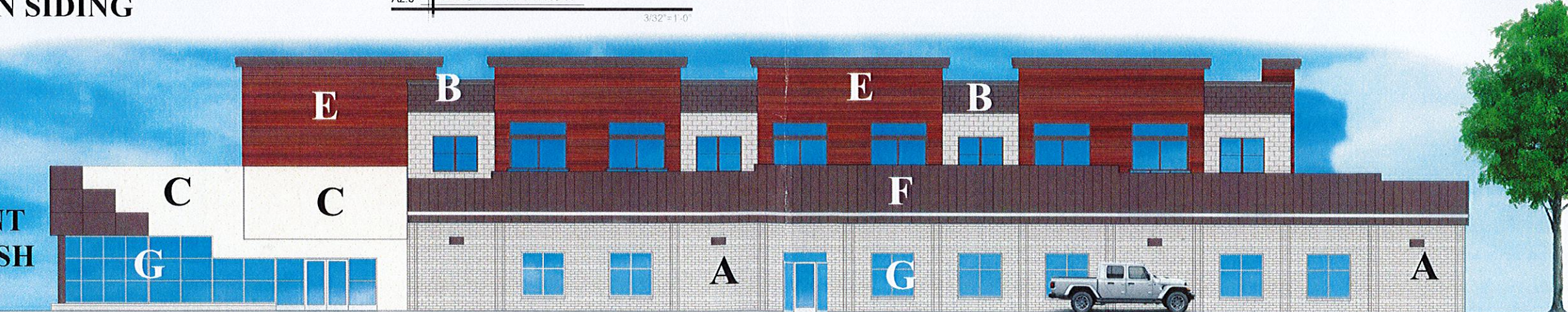
E - WOOD RAINSCREEN SIDING



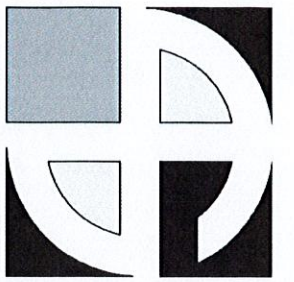
A2.3 | East Elevation  
3/32"=1'-0"

F -- METAL SIDING

G - ALUMINUM STOREFRONT CLEAR FINISH



A2.4 | West Elevation  
3/32"=1'-0"



**D E A N**  
ARCHITECTS

www.deanarchitects.com



3284 WALDEN AVENUE  
DEPEW, NEW YORK 14043  
PHONE: (716) 651-0381  
FAX: (716) 651-0382

Proposed Mixed Use Build-Out:

# Ellicott Place

45-47 Ellicott Street  
Batavia, NY 14020

No.	Description	Date	By
1	West Elevation	9/15/20	

DATE:

DRAWN BY: CHECKED BY:

SCALE:  
3/32"=1'-0"

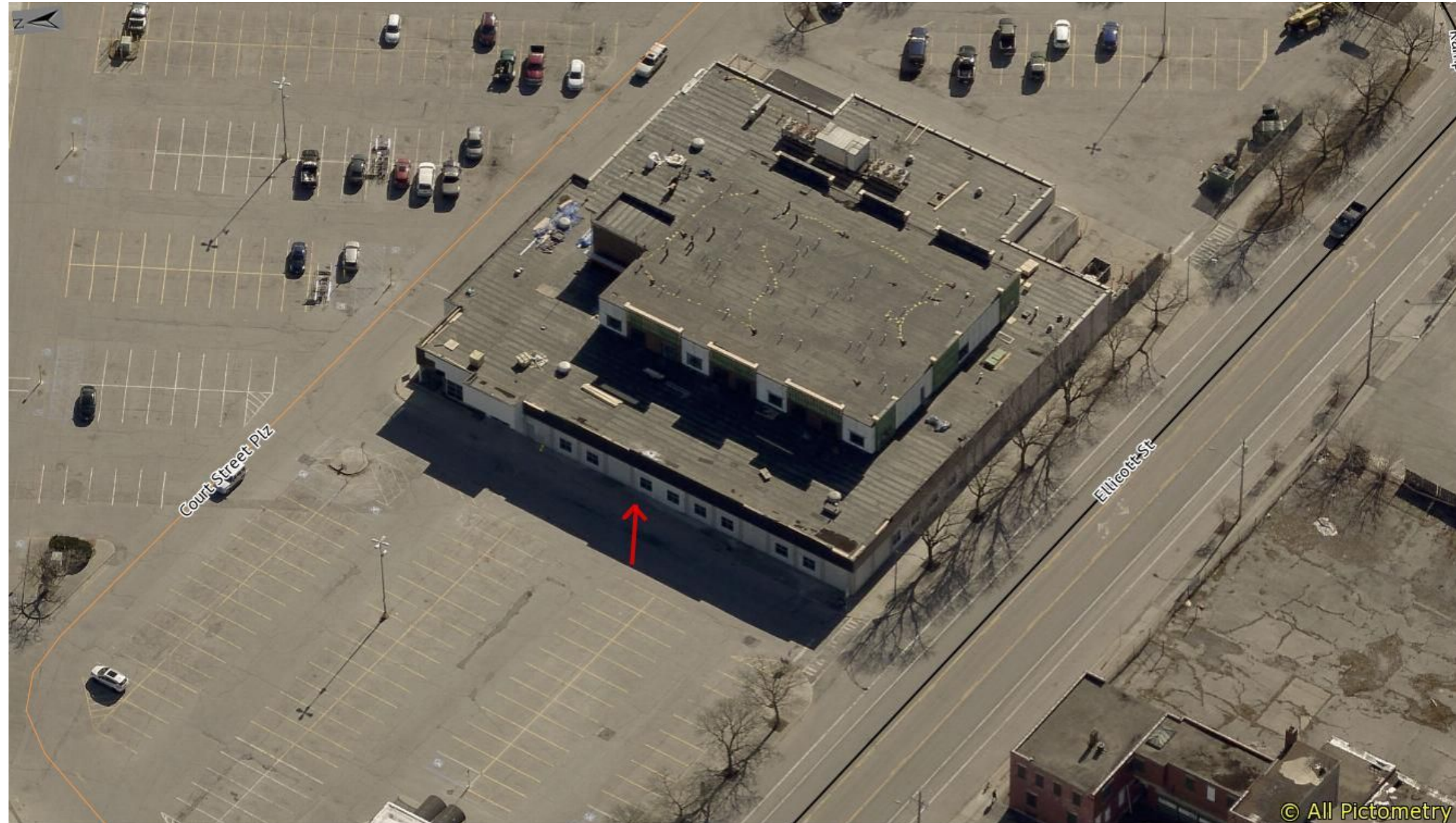
Elevations

# A3





# C-03-BAT-5-22



© All Pictometry

03/21/2021