



GENESEE COUNTY PLANNING BOARD REFERRALS NOTICE OF FINAL ACTION

GCDP Referral ID **C-04-BAT-04-26**

Review Date **4/9/2026**

Municipality
Board Name

BATAVIA, C.

CITY PLANNING AND DEVELOPMENT COMM.

Applicant's Name

Jim Basile, PE, agent for YMCA (owner)

Referral Type

Site Plan & Downtown Design Review

Variance(s)

Description:

Site Plan and Downtown Design Review to modify the previously approved site plan for the YMCA Healthy Living Campus.

Location

207-209 E. Main St. (NYS Rts. 5 & 33), Batavia

Zoning District

Central Commercial (C-3) District

PLANNING BOARD RECOMMENDS:

APPROVAL WITH MODIFICATION(S)

EXPLANATION:

Per the City's downtown design guidelines, the required modification is that the applicant provide screening of the parking lot acceptable to the City's Planning and Development Committee. With this required modification the alterations to the site plan should pose no significant county-wide or inter-community impacts.

Director

Thursday, April 9, 2026

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-04-BAT-04-26

*** GENESEE COUNTY *
PLANNING BOARD REFERRAL**

RECEIVED
Genesee County
Dept. of Planning
3/31/2026

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 Jim Basile, PE
Address 100 Clinton Ave.
City, State, Zip Rochester, NY 14604
Phone _____ Ext. _____ Email _____

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 checked="" type="checkbox"/> Site Plan Review | <input checked="" type="checkbox"/> Other: <u>BID review</u> | |

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

- A. Full Address 207-209 East Main St.
- B. Nearest intersecting road Bank St.
- C. Tax Map Parcel Number 84.011-1-30.1
- D. Total area of the property .81 acres Area of property to be disturbed .81 acres
- 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 This is a modification of previously approved plan 8/12/21
- B. Special Use Permit and/or Variances refer to the following section(s) of the present zoning ordinance and/or law

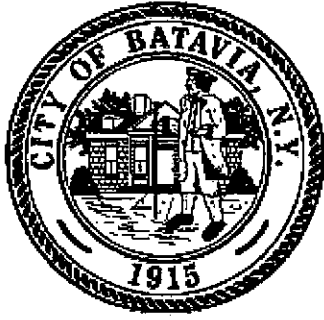
- C. Please describe the nature of this request Approval to modify previously approved site work plan

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 type="checkbox"/> Elevation drawings | <input checked="" type="checkbox"/> Other: <u>Cover letter</u> |
| <input type="checkbox"/> SEQOR 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: 3/31/26

Re: 207-209 East Main St.
Tax Parcel No. 84.011-1-30.1

Zoning Use District: C-3

The applicant, Jim Basile, PE, agent for YMCA (owner), is requesting to modify the previously approved site plan for this Healthy Living Campus property. The building demolition, and site plan design were previously approved by the Planning and Development Committee on 9/21/21. This application proposes elimination of the planned hardscaped plaza and landscape plantings for installation of a 4' wide concrete sidewalk with grassed yard area south of the future parking lot.

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) (26).

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 located within 500 feet of a state road, and County owned property.

City Planning and Development Committee- Pursuant to section 190-14 D (2)(a) The PDC shall review applications involving exterior changes and demolitions on properties located within the C-3 (BID) district.

Also, Per BMC 190-44 B(1) The PDC is authorized to conduct site plan reviews pursuant to General City Law. Previous approvals included site plan approval of this parcels redevelopment for off street parking and usable outdoor space to support the neighboring property 211 East Main St. Healthy Living Campus / YMCA building.

The reasons for these changes are as follows: It is our understanding that the city originally intended to preserve the green space for potential future development. As such, the cost of installing features that may ultimately be removed was a key consideration. Retaining the green space also allows for greater flexibility in future programming.

In addition, the significant upfront construction costs, ongoing maintenance obligations, and recurring snow removal expenses associated with a large plaza—particularly one that would function primarily as a pass-through walkway—further limit its overall value.

For these reasons, we strongly recommend eliminating the plaza in favor of maintaining adaptable, cost-effective green space.

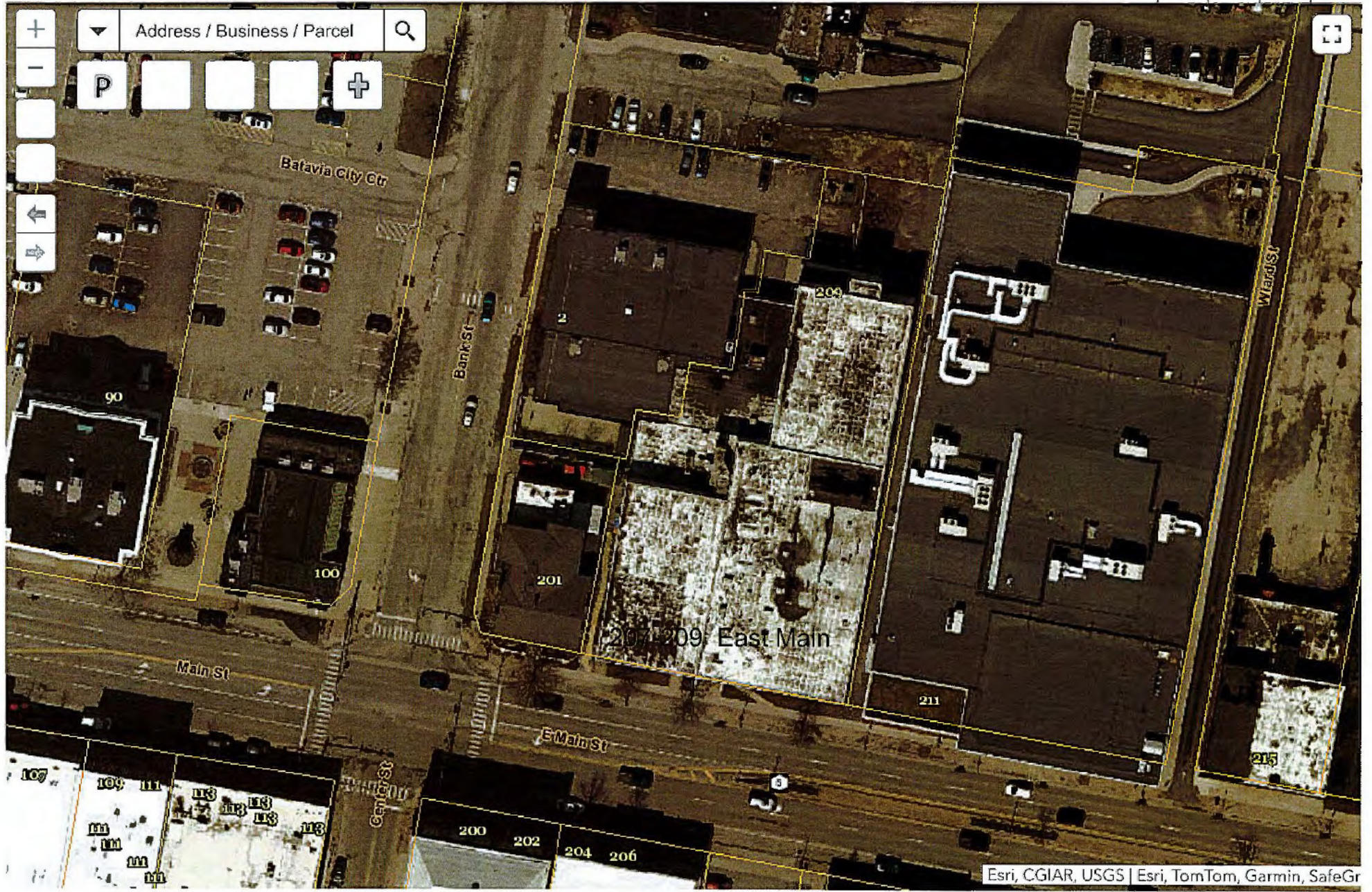


Jim Basile, PE | Principal

Direct: [REDACTED] Mobile: [REDACTED]

ARCHITECTURE. ENGINEERING. PLANNING.

CPLteam.com



20m
60ft

42.99738 -78.18181 Degrees

Downtown design guidelines.

[Added 8-14-2000]

(1)

Intent and purpose. The City Council of the City of Batavia hereby finds that poor quality of design in the exterior appearance of buildings in Downtown Batavia adversely affects the desirability of the area for business uses and by doing so impairs the benefits of occupancy of existing property in such areas, impairs the value of property in such area, prevents the most appropriate development of such areas, deteriorates conditions affecting the health, safety, comfort and general welfare of the businesses thereof and destroys a proper relationship between the taxable value of real property in such areas and the cost of municipal services provided therefor.

(2)

Application procedures. The Planning and Development Committee shall review all applications for the following actions that lie within the Downtown Batavia Business Improvement District as described in Chapter **58** of the Code of the City of Batavia:

[Amended 1-23-2017 by L.L. No. 1-2017]

(a)

Any action, except those solely related to sign permits, involving exterior changes which requires the issuance of a building permit or demolition permit.

(b)

Any application for a sign or sign structure. Applications are not necessary for the following actions:

(1)

Any actions that require review by the Historic Preservation Commission.

(2)

Any action reviewed and approved for a Facade Grant award from the Downtown Batavia Business Improvement District (BID). A letter confirming approval of the award shall be forwarded to the Code Enforcement Officer by the BID Manager or President.

(3)

Any ordinary maintenance or repair that does involve a change in design, material or outer appearance thereof. The Committee must act on all applications within 60 days of their receipt.

(c)

Hardship criteria and procedures. An applicant whose application to the Committee has been denied may apply to the Zoning Board of Appeals for relief on the grounds that the Committee standards are working a hardship upon him. To prove the existence of a hardship, the applicant shall establish that:

(1)

The property is incapable of earning a reasonable return, regardless of whether that return represents the most profitable return possible, if the application is denied. Dollars-and-cents proof shall be presented to the Zoning Board of Appeals by the applicant which demonstrates to the satisfaction of the Zoning Board of Appeals that the applicant's claim of hardship is well founded.

(2)

The property cannot be adapted for any other use permitted by this chapter in the zoning district in which the property is located, whether by the current owner or by a purchaser, which would result in a reasonable return.

[3]

In an application for demolition, reasonable good faith efforts to find a purchaser interested in acquiring the property and preserving it were made and have failed. The Zoning Board of Appeals will hold a public hearing on the hardship application within 90 days of filing the hardship application. Decisions on hardship applications shall be made not later than 60 days from the date of the final hearing.

(d)

Standards to guide Committee. To approve or disapprove an application, the Committee shall consider whether the proposed alteration or construction is compatible with the structure on the property and/or the surrounding properties in the Downtown Batavia Business Improvement District with regard to:

[1]

Neighborhood context. New construction shall be sympathetic to older buildings that surround it.

[a]

New construction should remain the common setback distance of its neighbors. In the case of a discrepancy of setbacks, the new building should align with at least one of the neighboring buildings.

[b]

Buildings situated at corners should "wrap" the corner by continuing certain facade elements (such as the cornice or horizontal accent bands) on all street elevations.

[c]

Main building entrances should face the street whenever possible, should be easily identifiable and scaled to the size of the street which they are on.

[d]

In the case of large structures, the overall building mass should be made up of smaller components. Large, uninterrupted building masses should be avoided.

[e]

Additional parking which is required to accommodate a new building should be located in back or in a central courtyard and should be out of sight from the street.

[f]

Parking lots, service areas and courtyards located within sight of the street should be screened with trees and a low wall or fence to help maintain the street edge. Such parking lots should incorporate a minimum of 10% green space in the parking area.

[g]

In the case of larger developments which may occupy an entire block, pedestrian paths which allow the public to circulate through a site are encouraged.

[2]

Building height and roof design.

[a]

The height of a building should take into account the heights of buildings in the immediate area. The height of proposed structures should be at least as tall as the lowest of the two neighboring buildings, but no less than two stories, especially at corners and intersections.

[b]

New facades should attempt to coordinate the relative heights of elements with adjacent buildings.

[c]

Longer buildings should provide fluctuations in the roofline which break up the long run of facade and which attract attention to key places such as entryways.

[d]

Air-handling equipment, antennas, satellite dishes and other mechanical equipment should be placed in such a manner as not to be visible from the street.

[3]

Building scale.

[a]

The overall facade composition should break the building down into smaller distinct portions to provide a relatively small human scale that is in keeping with the buildings around it.

[b]

The size and scale of materials should complement the size and scale of a building. Small scale materials such as brick and wood are encouraged around pedestrian areas.

[4]

Building proportions. The relative shape of a building and its parts with regards to width and height.

[a]

New construction should be sympathetic to the proportions of the surrounding buildings.

[b]

Facade elements such as windows and bays should be of a consistent proportion to each other. Elements which share a common area (e.g., all of the windows at the base level) should be of a consistent proportion and size as well.

[c]

Buildings which are "squat" in proportion or which have very strong horizontal elements that dominate the facade are discouraged.

[5]

Facade composition and rhythm. The arrangement of facade elements in a recognizable and consistent composition.

[a]

The rhythm of a facade should complement the rhythm of adjacent structures.

[b]

The use of smaller patterns at the higher floor levels is encouraged to help reinforce a base, middle and top facade composition. (e.g. a wide bay at the base level would be divided in two at the middle levels, and divided again by two at the top level.)

[6]

Facade fenestration. Depth and openings on a facade.

[a]

The lower floor levels of a facade should provide the highest amount of facade opening and articulation. The ground floor should be very open and inviting to the pedestrian, and employ the strongest use of depth in the facade.

[b]

The use of depth is encouraged to highlight facade openings such as windows and create a 3-D relief which produces shadows. Windows should not be mounted flush to the exterior of the facade.

[c]

Window types above the base level should be double hung. Awning or transom windows are encouraged on street elevations. Picture and sliding windows are not recommended.

[d]

Pairs of window shutters may be used, but should be used consistently and should appear to actually cover the entire window opening when closed.

[e]

Storefront construction should be recessed enough at the point of entry to allow the door to swing out without obstructing the sidewalk.

[7]

Building materials.

[a]

Building materials and colors should be complementary to adjacent buildings and colors selected should be historically correct. The number of selected colors should be kept to a minimum. A color chart of historic period colors found in the local architecture is available from the Department of Community Development.

[b]

A single material should be used as the dominant theme in the facade, with secondary materials used only to highlight and accent the design.

[8]

Signs and awnings. Signs in the Downtown Batavia Business Improvement District shall comply with § **190-43** and the following:

[Amended 1-23-2017 by L.L. No. 1-2017]

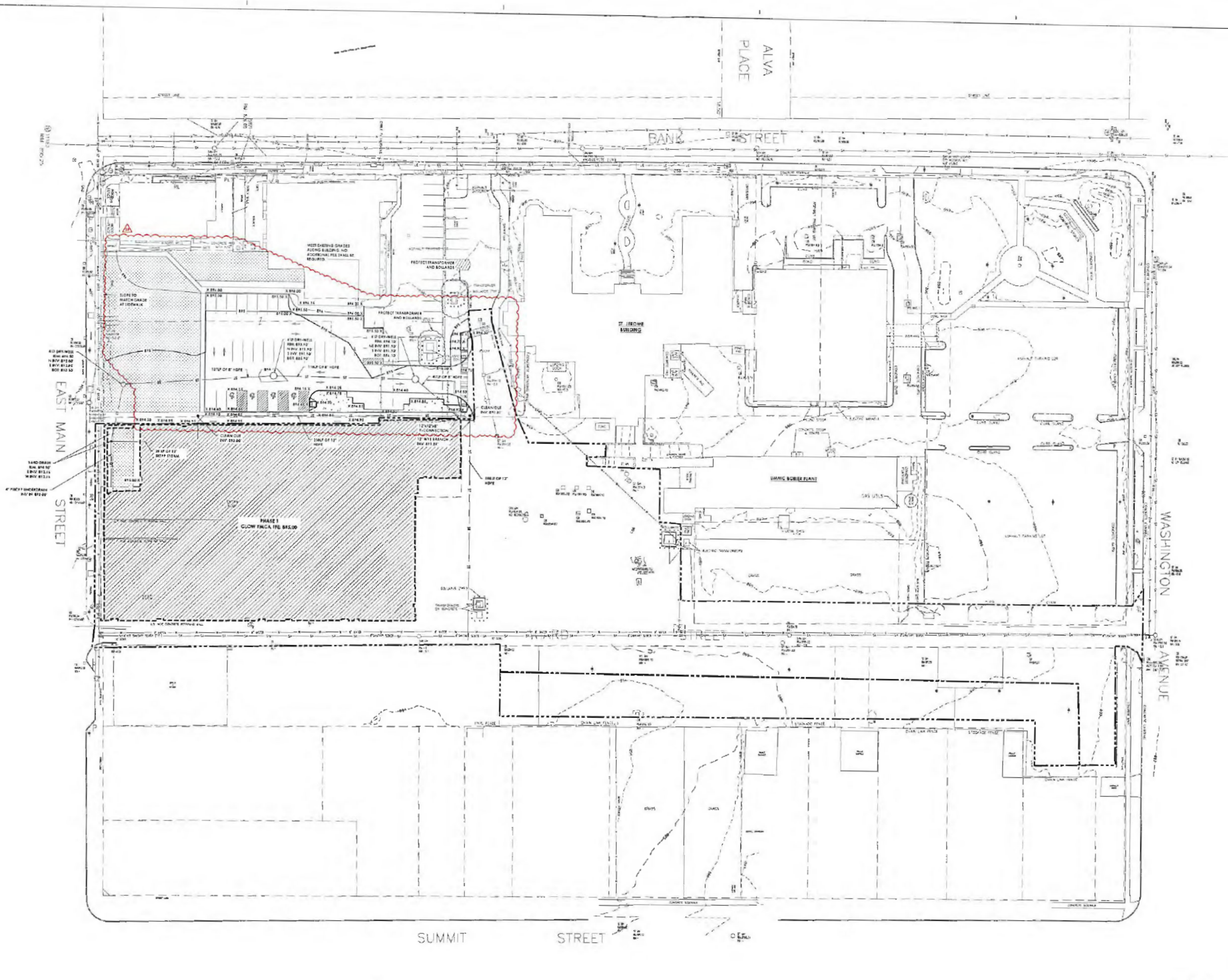
[a]

Long, continuous lengths of awnings are not recommended. Instead, a series of similar sized smaller ones is preferred.



PROJECT INFORMATION
 Project Name: 1001150
 Client: GLOW YMCA & ROCHESTER REGIONAL HEALTH IMMC
 Project Type: HEALTHY LIVING CAMPUS
 Project Address: 229 EAST MARKET ST. AT ALVA PL. ROCHESTER, NY 14602

REVISIONS
 11.11.15: 1001150
 12.14.15: 1001150
 12.14.15: 1001150
 12.14.15: 1001150
 12.14.15: 1001150



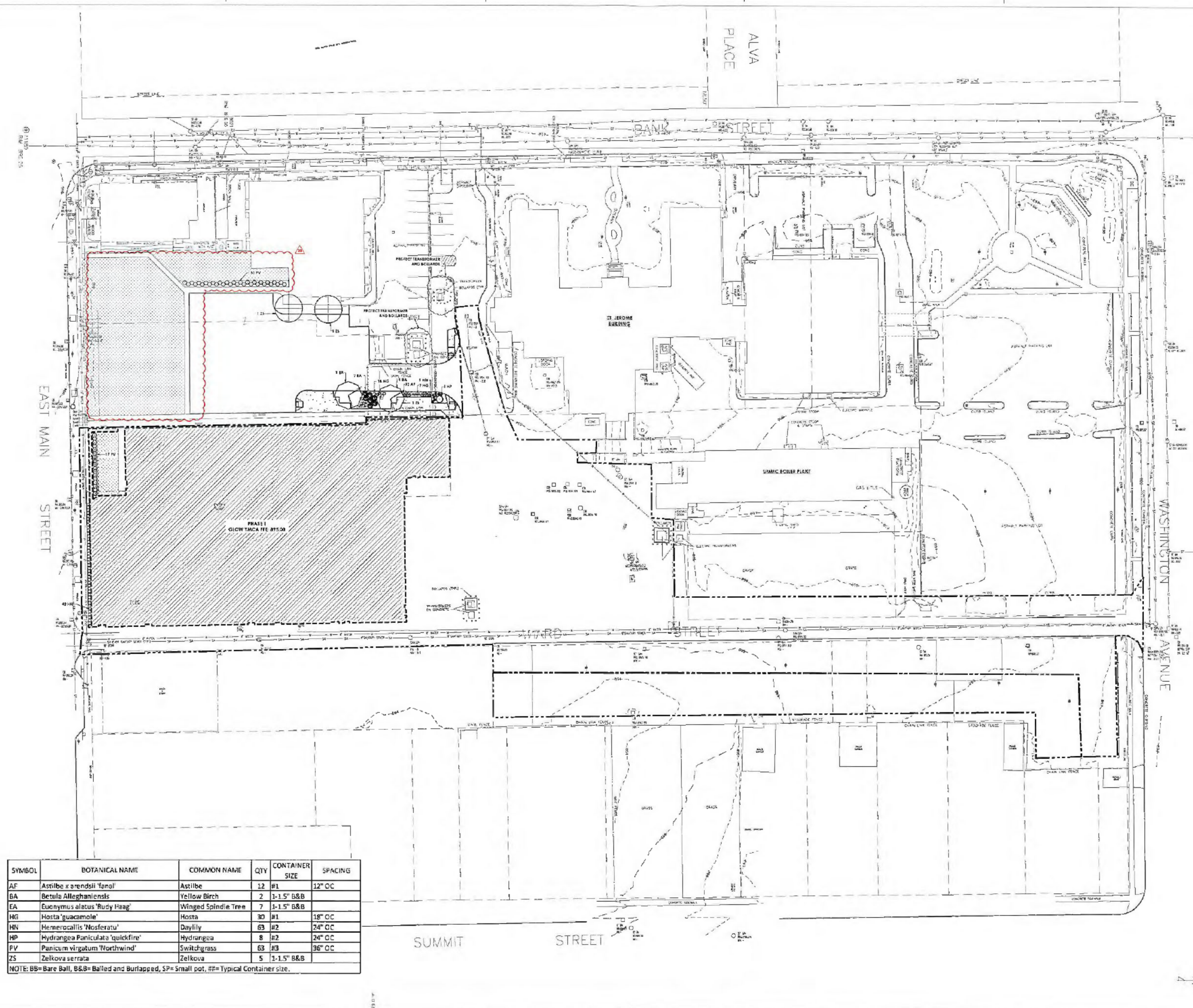
DATE INFORMATION
 Date: 11/15/15
 Construction Documents: 1001150
 Drawn by: MWA
 Checked by: SHT
 Project Name: PHASE 2 - UTILITY DRAINAGE AND GRADING PLAN
 Scale: 1" = 30'-0"



G&J
 Architecture Engineering Planning
 24 WOODSIDE DRIVE
 BUFFALO, NY 14203
 716-835-1000
 GJP.com

PROJECT INFORMATION
 Project Name: GLOW YMCA & ROCHESTER REGIONAL HEALTH UMHC HEALTH LIVING CAMPUS
 Project Location: 255 EAST MAIN ST., BUFFALO, NY 14203

DESIGN SCHEDULE
 1. CONCEPT DESIGN
 2. PRELIMINARY DESIGN
 3. PHASE 2 - LANDSCAPE PLAN



SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	CONTAINER SIZE	SPACING
AF	<i>Astilbe x arendsii 'Anol'</i>	Astilbe	12	#1	12" OC
BA	<i>Betula Alleghaniensis</i>	Yellow Birch	2	1-1.5" B&B	
EA	<i>Eucnymus alatus 'Rudy Haag'</i>	Winged Spindle Tree	7	1-1.5" B&B	
HG	<i>Hosta 'guacamole'</i>	Hosta	30	#1	18" OC
HN	<i>Hemerocallis 'Noseratu'</i>	Daylily	63	#2	24" OC
HP	<i>Hydrangea Paniculata 'quickfire'</i>	Hydrangea	8	#2	24" OC
PV	<i>Panicum virgatum 'Northwind'</i>	Switchgrass	63	#3	36" OC
ZS	<i>Zelkova serrata</i>	Zelkova	5	1-1.5" B&B	

NOTE: BB= Bare Ball, B&B= Balled and Burlapped, SP= Small pot, ##= Typical Container size.

SHEET INFORMATION
 SHEET NO: L102
 CONSTRUCTION DOCUMENT
 DATE: 08/20/2011
 PROJECT: PHASE 2 - LANDSCAPE PLAN
 SCALE: 1" = 30' 0"



CH Architecture Engineering Planning
 215 EAST MAIN ST. SUITE 100
 BUFFALO, NY 14202
 716.855.1234

PROJECT INFORMATION

Client: GLOW YMCA & ROCHESTER REGIONAL HEALTH UNMC
 Project: HEALTHY LIVING CAMPU

Site: 209 EAST MAIN ST. BUFFALO, NY 14202

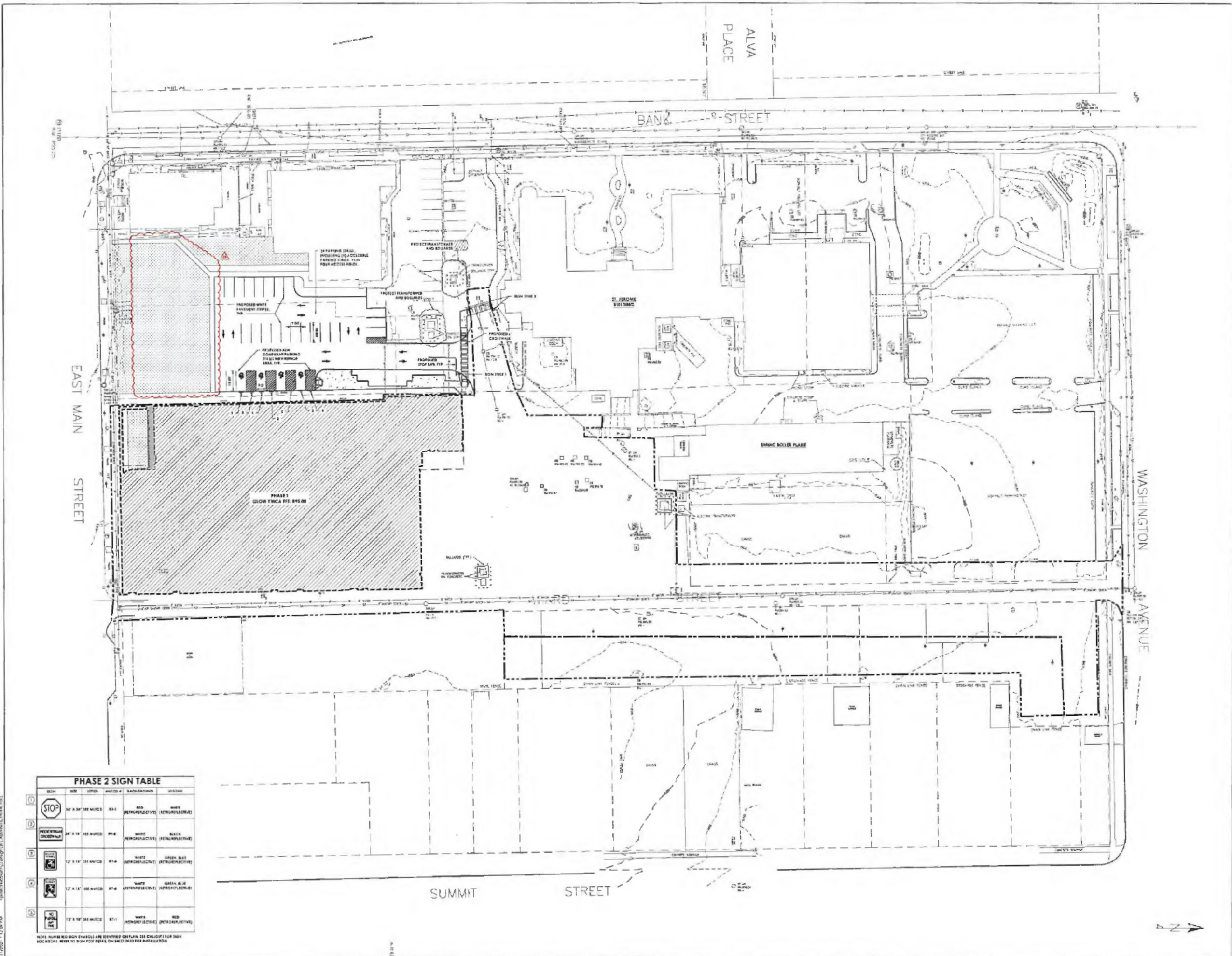
DESIGNER/DATE

CH / 11.15.14

11.15.14 IN PHASE 2 SIGNAGE PLAN

SHEET INFORMATION

Sheet: C402
 Construction Document
 Phase 2 - Signage and Striping Plan
 Scale: 1" = 30'-0"



SYMBOL	SIZE	LETTER	UNITED #	BACKGROUND	TEXT
	30" x 30"	300	300	RED	WHITE (REFLECTIVE)
	30" x 30"	300	300	WHITE	BLACK (REFLECTIVE)
	12" x 18"	300	300	WHITE	GREEN (REFLECTIVE)
	12" x 18"	300	300	WHITE	GREEN (REFLECTIVE)
	12" x 18"	300	300	WHITE	RED (REFLECTIVE)

NOTE: NUMBERED SIGN SYMBOLS ARE IDENTIFIED ON PLAN. SEE CALLOUT FOR SIGN LOCATION. REFER TO SIGN POST DETAIL ON SHEET C401 FOR INSTALLATION.

11/15/14 11:00 AM

PLANNING & DEVELOPMENT COMMITTEE

MINUTES

September 21, 2021

6:00 pm

Council Board Room
One Batavia City Centre, Batavia NY

Members present: *David Beatty, Rebecca Cohen, Edward Flynn, John Ognibene*

Members absent: Matt Gray, Duane Preston

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

I. Roll Call

Roll call of the members was conducted. Four members were present and Acting Chairman Ed Flynn declared a quorum.

II. Call to order

Mr. Flynn called the meeting to order at 6:01 p.m.

III. Previous Meeting Minutes

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

RESULT: Approval of August 17, 2021 meeting minutes.

IV. Proposals

A. Site Plan Review to construct a 2,500 sq. ' one-story infill addition on the south side of this existing industrial complex

Address: *4-12 Howard Street*

Applicant: Ron Viele (agent for the owner)

Actions:

1. Review application
2. Public hearing and discussion
3. Action on the site plan

I. Review Application

Mr. Flynn read the summary of the proposal. Chris Howe, Facilities Manager for Graham Manufacturing, spoke on behalf of the project. He explained that the project will consist of a lab for testing purposes, where the temperature can be controlled and the area is clean.

The board agreed that the proposal was clear and straightforward.

2. Discussion and Public Hearing

MOTION: Mr. Ognibene moved to open the public hearing; the motion was seconded by Mr. Beatty, and on roll call, was approved 4-0.

RESULT: Public hearing opened at 6:03 p.m.

There were no calls, letters, or email concerning the proposal.

MOTION: Mr. Ognibene moved to close the public hearing; the motion was seconded by Ms. Cohen, and on roll call, was approved 4-0.

RESULT: Public hearing closed at 6:04 p.m.

3. Action on the Site Plan

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

RESULT: Application approved.

B. Site Plan Review to construct a two-story 69,420 sq.' building to house a YMCA. The facility will include 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 St.; 211 ½ East Main Street Rear; 17, 19 Summit St.; 216-220 Washington Ave.; 1-9, 12-26, 17-23, 28 Wiard St. 90 River Street

Applicant: Dave Ciurzynski (consultant)

Actions:

1. Review application and discussion
2. SEQR
3. Action on Site Plan

1. Review Application and Discussion

Mr. Flynn introduced the proposal. He noted that the Site Plan had been updated since the last meeting, and that the Summit Street entrance is no longer included as part of the project.

Mr. Flynn asked if a wall had been added between the parking lot and the open space. Mr. Ciurzynski responded that the area will be graded and landscape, but there will not be a wall.

Mr. Flynn referred to letter the board had received from Go Art! director, Gregory Hallock. Mr. Hallock indicated that he supports the project, and acknowledges that a wall is unnecessary.

Mr. Beatty pointed out that in the letter Mr. Hallock referenced a landscape plan presented during a discussion with CLP, and said that he thinks the board should see the plan. Mr. Ciurzynski said that the plan Mr. Hallock is referring to is more elaborate than the one contained in the project proposal. According to Mr. Ciurzynski, the plan that the board is reviewing has appropriate buffering and fits the project budget.

Mr. Ciurzynski clarified that while landscaping concepts had been discussed by CPL and Mr. Hallock, the concepts were not financially feasible. The Healthy Living Campus would like to be good neighbors, but also needs to consider that there is a budget to manage.

SEQR

Mr. Flynn asked if the board had reviewed part one of the SEQR application and they indicated they had. Mr. Flynn went through the questions for part two.

MOTION: Ms. Cohen moved to approve a negative declaration of SEQR; the motion was seconded by Mr. Beatty, and on roll call, was approved 4-0.

RESULT: Negative declaration of SEQR

2. Action on Site Plan

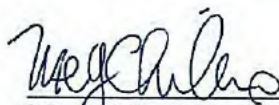
MOTION: Mr. Flynn moved to approve the proposal; the motion was seconded by Mr. Ognibene, and on roll call, was approved 4-0.

RESULT: Application approved.

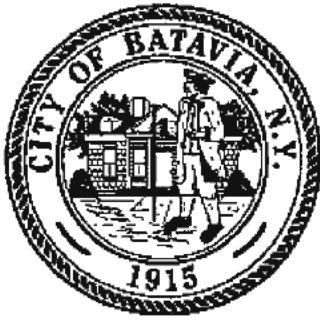
V. Setting of Next Meeting: October 19, 2021

VI. Adjournment

Ms. Cohen moved to adjourn the meeting at 6:14 p.m., and Mr. Beatty 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: **9/7/21**

Re: **207-209, 211, 213 East Main; 211 ½ East Main Rear; 1-9, 10, 12-26, 17-23, 28 Wiard St; 17, 19 Summit St.; 216-220 Washington.**
Tax Parcel No. 84.011-1-30.1, 84.011-1-29, 84.011-1-28, 84.011-1-26.11, 84.011-1-28, 84.011-1-24, 84.011-1-13, 84.011-1-12, 84.011-1-28, 84.011-1-15, 84.011-1-16, 84.042-1-29, 84.042-1-27 (no address parcel).

Zoning Use District: P-2 and C-3 (**207-209 and 213 East Main St.; 1-9 Wiard St.**)

The applicant, Dave Ciurzynski, Consultant has submitted renderings for site plan review of a proposed project that will ultimately result in the removal of three buildings. The existing YMCA building located at 207-209 East Main St., a medical office building at 211 East Main St. and a maintenance building at 211 ½ East Main Rear.

A proposed new facility will include a two story, 69,420 sq. ft. building to house a YMCA with medical offices, off street parking, and numerous site work/landscaping updates throughout the complex. The structure is to be located on parcels 211 and 213 East Main St., 1-9 Wiard St. and a small portion of 211 ½ East Main Rear. Parcels will be merged to accommodate the new structure.

Zoning changes for parcels 211 East Main and 211 ½ East Main Rear are being considered. The changes will need to be effected prior approval because a portion of the proposed building is presently located within the P-2 use district, which does not permit the use for YMCA.

Review and Approval Procedures:

County Planning Board- Genesee County Planning reviewed this project on 8/12/21 and recommended approval, see notice of final action.

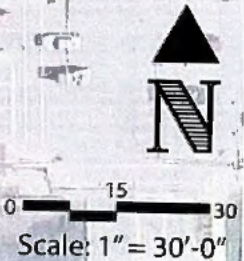
City Planning and Development Committee- Pursuant to BMC 190-14 D (2)(a) The Planning and Development Committee shall review applications involving exterior changes and demolitions, prior to permit issuance, on properties located within the C-3 (BID) district.

Also, per BMC 190-44 C (1)(a) The PDC shall review site plan applications for new nonresidential buildings that increase lot coverage by more than 1,300 square feet.

The Planning and Development Committee will be the lead agency to conduct SEQR.

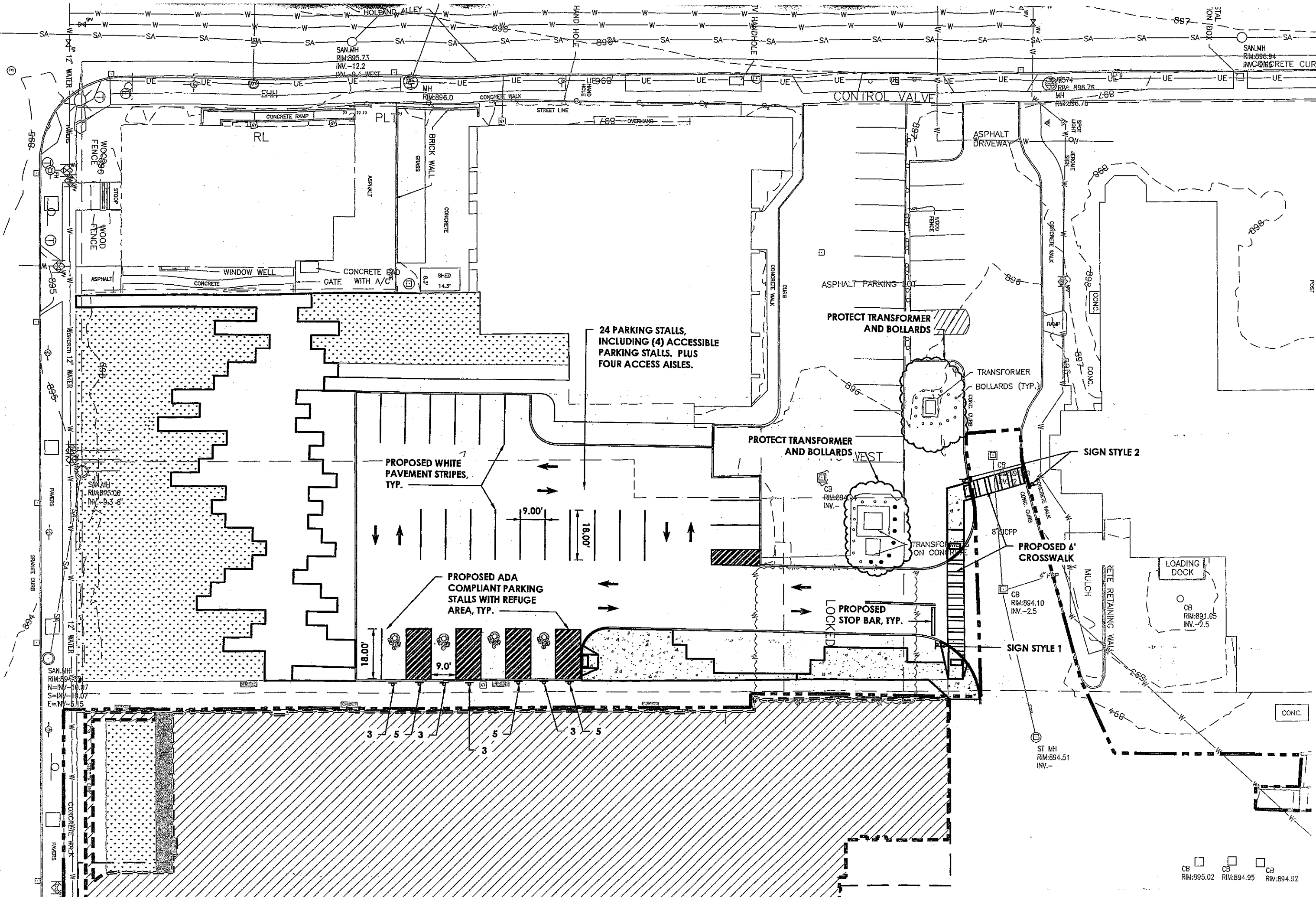


402- Total Proposed Parking
300-Total Existing Parking
 Parking stalls: 9'x18'



11180
RIM: 895.25

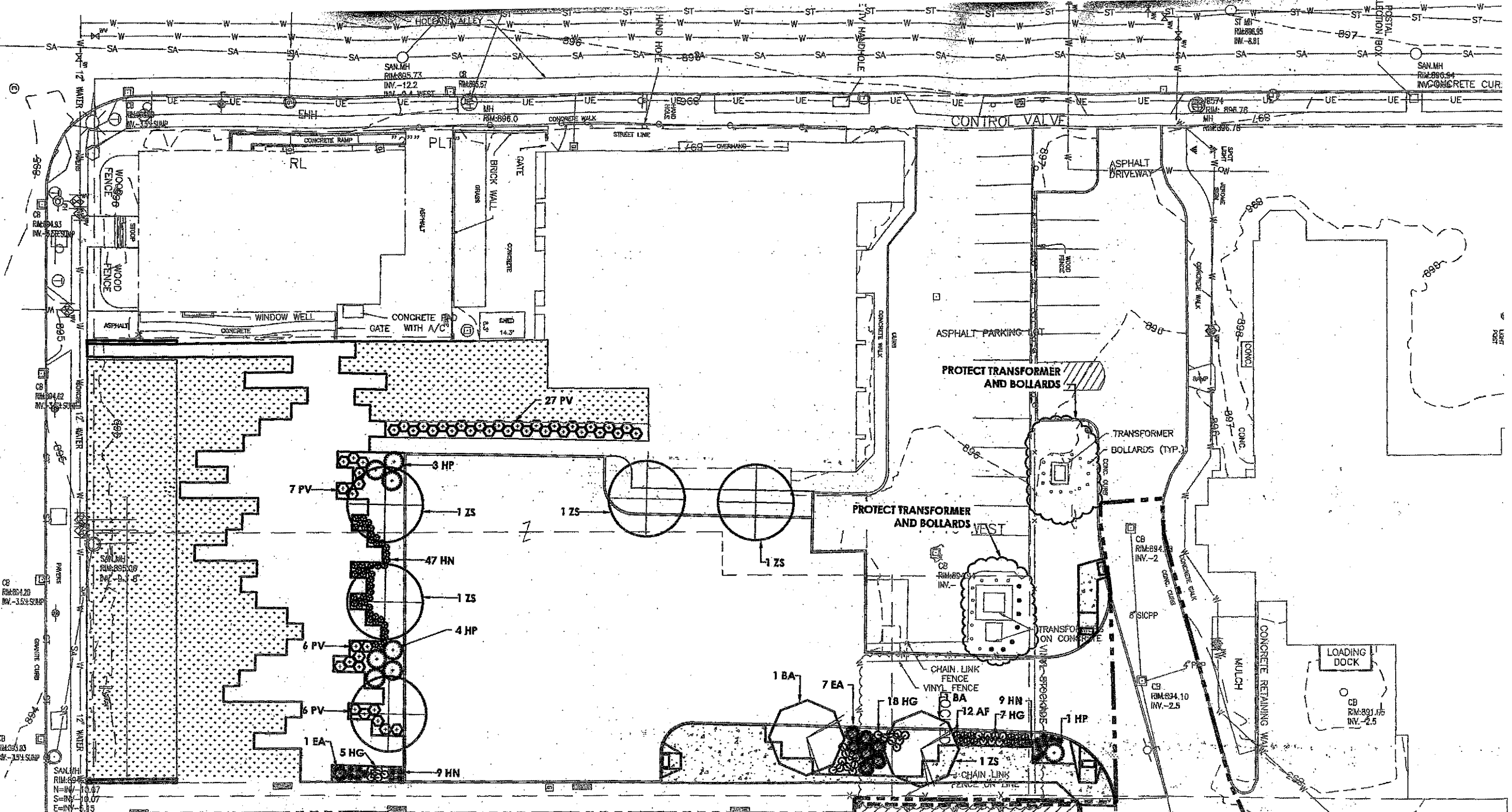
EAST MAIN



CB	CB	CB
RIM:895.02	RIM:894.95	RIM:894.92

11180

EAST MAIN



SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	CONTAINER SIZE	SPACING
AF	<i>Astilbe x arendsii</i> 'fanal'	Astilbe	12	#1	12" OC
BA	<i>Betula Alleghaniensis</i>	Yellow Birch	2	1-1.5" B&B	
EA	<i>Euonymus alatus</i> 'Rudy Haag'	Winged Spindle Tree	7	1-1.5" B&B	
HG	<i>Hosta 'guacamole'</i>	Hosta	30	#1	18" OC
HN	<i>Hemerocallis 'Nosferatu'</i>	Daylily	63	#2	24" OC
HP	<i>Hydrangea Paniculata</i> 'quickfire'	Hydrangea	8	#2	24" OC
PV	<i>Panicum virgatum</i> 'Northwind'	Switchgrass	63	#3	36" OC
ZS	<i>Zelkova serrata</i>	Zelkova	5	1-1.5" B&B	

NOTE: BB= Bare Ball, B&B= Balled and Burlapped, SP= Small pot, ##= Typical Container size.

CB RIM:895.02 INV.-2.5
 CB RIM:894.95 INV.-2.5
 CB RIM:894.92 INV.-2.5

