



GENESEE COUNTY PLANNING BOARD REFERRALS NOTICE OF FINAL ACTION

GCDP Referral ID **C-02-BAT-04-26**
Review Date **4/9/2026**

Municipality
Board Name
Applicant's Name
Referral Type
Variance(s)
Description:

BATAVIA, C.

CITY PLANNING AND DEVELOPMENT COMM.

215 East Main Batavia LLC (Matthew Gray)

Special Use Permit and Downtown Design Review

Special Use Permit and Downtown Design (Site Plan) Review to make exterior changes including a two-story addition, creating nine second and third-floor residential units in an existing mixed-use building.

Location **215 E. Main St. (NYS Rts. 5 & 33), Batavia**
Zoning District **Central Commercial (C-3) District**

PLANNING BOARD RECOMMENDS:

APPROVAL

EXPLANATION:

The proposed exterior changes and addition should pose no significant county-wide or inter-community impact. It is recommended that the applicant submits the attached application for 9-1-1 Address Verification to the Genesee County Sheriff's Office to ensure that addresses are assigned that meet Enhanced 9-1-1 standards.

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-02-BAT-04-26



*** GENESEE COUNTY *
PLANNING BOARD REFERRAL**

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 215 East Main Batavia LLC (Matthew Gray)
Address 37 Batavia City Centre
City, State, Zip Batavia, NY 14020
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 checked="" 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>BID review</u> | |

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

- A. Full Address 215 East Main St., Batavia, NY 14020
- B. Nearest intersecting road Wiard St.
- C. Tax Map Parcel Number 84.011-1-23
- D. Total area of the property .57 acres Area of property to be disturbed .20 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 _____
- B. Special Use Permit and/or Variances refer to the following section(s) of the present zoning ordinance and/or law
BMC 190-14 C (2), 190-37 I (1-9), 190-37 K (1-14)
- C. Please describe the nature of this request Approval of a special use permit to allow "Restricted Residential Use" in an existing building being modified to accommodate residential above the first floor.

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>SUP app, cover letter</u> |
| <input checked="" 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: 3/27/26

Re: 215 East Main St.
Tax Parcel No. 84.011-1-23

Zoning Use District: C-3

The applicant, 215 East Main Batavia LLC (Matthew Gray) has applied for a Special Use Permit to allow the use of "Restricted Residential". This project will include a two story addition above the existing first story on the northern portion of the building, a two story entry/stairway addition on the north elevation, creation of 9 apartment units above the first floor, and exterior alterations that include balconies, new windows and doors, new exterior finish materials, painted exterior masonry, landscaping and site work. The first floor will continue to be commercial space consistent with permitted principal uses for the Central Commercial district.

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 or highway, and boundary of county owned land.

City Planning and Development Committee- Pursuant to BMC 190-37, a special use permit may be authorized by the Planning and Development Committee when found in compliance with the terms and specifications of 190-37 I (1-9) and 190-37 K (1-14), see attached.

BMC 190-14 D (2)(a) Because this project involves exterior changes to a building located within the Central Commercial / Business Improvement District, the PDC will also review the application to ensure the proposed alterations are compatible with this property and the surrounding properties, see attached standards 190-14 D (2) (d-e).

The PDC will be the lead agency to conduct SEQR.

190-37 I + K

PERMIT NO. _____



SPECIAL USE PERMIT

CITY OF BATAVIA, NEW YORK

LOCATION: 215 E. MAW ST (84,011-1-23)
OWNER: 215 EAST MAIN BATAVIA LLC
Address: 37 CITY CENTRE, BATAVIA, NY

Application Date: 3-25-26
Tax Parcel No.: _____
Phone No. _____

Yes COUNTY PLANNING REVIEW

No ZONING VARIANCE REQUIRED

C-3 ZONING DISTRICT

No HISTORIC DISTRICT

C FLOOD ZONE

No HISTORIC LANDMARK

Yes CORNER LOT

No CITY ENGINEER REVIEW

X SITE PLAN REVIEW

No CITY COUNCIL REVIEW

X BID

____ OTHER

PROJECT DESCRIPTION:

REDEVELOPMENT OF 215 EAST MAW ST WITH ADDITION
OF 2ND AND 3RD FLOOR SPACE TO ACCOMMODATE
9 APARTMENT UNITS CONSISTING OF: 1 STUDIO, 1 ONE BED,
2 BED W/DEN AND 5 2 BEDROOM UNITS.

EXISTING USE: C3 ZONE
MIXED B/R-2

PROPOSED USE: C3 ZONE
MIXED B/R-2

N.Y.S. BLDG. CODE OCC. CLASS: B/R-2

N.Y.S. BLDG. CODE OCC. CLASS: B/R-2

LOT SIZE: 0.57 ACRES 71' X 348'


LOT AREA: 0.57 ACRES

CITY PLANNING & DEVELOPMENT REVIEW:

____ APPROVAL AS PRESENTED ____ DISAPPROVAL ____ APPROVAL WITH CONDITIONS

CHAIRMAN SIGNATURE: _____

DATE: _____

	<u>3/26/26</u>	_____
Applicant Signature	Date	Issuing Officer
Permit Fee: <u>\$150</u>		Issue Date: _____

Chapter 190. Zoning

Article IX. Supplementary Regulations

§ 190-37. Special use permits.

[Amended 11-9-1998]

The following uses may be permitted provided a special use permit is authorized by the Planning and Development Committee under the terms and specifications herein. The necessity for certain specific uses is recognized. At the same time they, or any of them, may be or become inimical to the public health, safety and general welfare of the community if located without consideration to the existing conditions and surroundings. Special use permits authorize a particular land use that is permitted by the provisions of this chapter, but may require additional conditions to assure that the proposed use is in harmony with this chapter and will not adversely affect the neighborhood conditions. The following standards and proceedings are hereby established which are intended to provide the Planning and Development Committee with a guide for the purpose of reviewing certain uses not otherwise permitted in this chapter.

A. Municipal or public utility structures. Municipal or public utility structures or facilities may be permitted by special use permit in residential and commercial zoning districts provided that:

- (1) The proposed installation in a specific location is necessary and convenient for the efficiency of the public utility system or the satisfactory and convenient provision of service by the utility to the neighborhood or area in which the particular use is to be located.
- (2) The design of any building in connection with such facility conforms to the general character of the area and will not adversely affect the safe and comfortable enjoyment of property rights of the district in which it is located.
- (3) Adequate and attractive fences and other safety devices will be provided.
- (4) A buffer strip 10 feet in width shall be provided around the perimeter of the property.
- (5) Adequate off-street parking shall be provided.
- (6) All of the area, yard and building coverage requirements of the respective zoning district will be met.

B. Professional offices. Professional offices may be allowed in certain residential districts, provided that:

[Amended 1-22-2024 by Ord. No. 2-2023]

- (1) A minimum area of 10,000 square feet with 75 feet of frontage shall be provided.
- (2) Not more than 30% of the lot shall be covered by building area.
- (3) Minimum setbacks of 35 feet for rear and front yards and a minimum of 12 feet for one side yard and a total of 25 feet for both side yards shall be required for all new construction.

- (4) On an existing structure which is connected and providing no additions are required, the Planning and Development Committee shall determine that the proposed use and structure will not be detrimental to adjoining properties.
- (5) Off-street parking shall be provided at a rate determined by the Planning and Development Committee to be appropriate for the specific use or uses proposed. At a minimum, one space for each employee shall be provided. The provisional parking requirements of § 190-39 shall serve as a guide in determining appropriate off-street parking. No parking shall be permitted within any portion of the front yard.
- (6) Where a parking area is located within 20 feet of a residential property, continuous solid screening of fencing and/or coniferous plantings at least six feet in height shall be placed and maintained between the parking spaces and the neighboring residential use property. Parking area accessways shall not be required to be screened.
- (7) No more than four professional offices shall occupy one building.
- (8) If the proposed use is to be located in a residential building, the residential facade shall be maintained.
- (9) Site plan submittals.
 - (a) For existing buildings on approved parcels, the applicant shall submit for review a scale site plan not to exceed one inch equals 50 feet. The plan shall contain the following information:
 - [1] A property survey.
 - [2] Principal and accessory structure locations and dimensions.
 - [3] Parking areas, quantities, and screening details.
 - [4] Sidewalks and driveways/parking area accessways.
 - [5] Exterior lighting.
 - [6] Refuse storage plan and enclosure details. Dumpsters are not permitted within residential use districts.
 - [7] Signs.
 - [8] Existing and proposed vegetation.
 - [9] Stormwater drainage.
 - [10] Outdoor storage, including, but not limited to, any type of material, vehicle, or equipment not specifically allowed by issuance of the special use permit, is not permitted.
 - (b) New construction requires site plan submittal and review in compliance with § 190-44C(1).

C. High-rise apartments. High-rise apartments may be permitted by special use permit in the R-3 Residential, C-1 Limited Commercial and C-2 General Commercial Districts, provided that:

- (1) Detailed plot plans, showing parking, building location, buffer areas, etc., shall be submitted.
- (2) No structure shall contain more than one dwelling unit per 650 square feet of lot area. For structures which exceed eight stories in height, the minimum lot area per dwelling unit shall not exceed 800 square feet.
- (3) The minimum lot width shall be 150 feet.
- (4) All yards shall have a minimum depth equal to not less than 1/2 the height of the tallest building but in no case shall the required yard areas be less than 35 feet.

- (5) No apartment unit shall have less than 396 square feet of gross living area.
 - (6) Parking may be provided in any yard area but the front yard and shall be in the ratio as approved by the City Council.
 - (7) Not more than 40% of the lot area shall be covered by building area.
 - (8) Each building shall be provided with at least one passenger elevator and one service/passenger elevator.
 - (9) One project identification sign shall be permitted which shall not exceed 25 square feet in area and shall be situated not less than 10 feet within the property lines. The sign may include only the name of the project, the street address, and the presence or lack of vacancies.
- D. Cleaning establishments. Cleaning establishments may be permitted by special use permit in the C-2 General Commercial and Industrial Districts, provided that:
- (1) It shall be determined that the proposed use is compatible in the adjoining land uses.
 - (2) The proposed use will not adversely affect the general health, safety and welfare of the public.
 - (3) The applicant shall indicate precautions taken to protect the general health, safety and welfare of the public.
- E. Automobile service stations; garages; drive-in restaurants. Automobile service stations and/or garages for the storage, adjustment or repair of motor vehicles, drive-in restaurants and other similar uses where specific attention and consideration must be given to traffic generation and the disruption of traffic flow as well as the danger to the general public due to hazards by fire and explosion may be permitted by special use permit in C-2, I-1 and I-2 Districts, provided that:
[Amended 11-9-2020 by Ord. No. 2-2020]
- (1) A site plan shall be prepared to show the location of buildings, parking areas, and driveways. In addition, the site plan shall show the number and location of fuel tanks to be installed; the dimensions and capacity of each storage tank; the depth the tanks will be placed below the ground; the number and location of pumps to be installed; the type of structure and accessory buildings to be constructed; the location, height, and lighting power of proposed lighting standards; and the manner in which buffering is to be provided.
 - (2) Automobile service stations and drive-in restaurants shall have the following yard restrictions:
 - (a) A minimum lot size of 15,000 square feet with a minimum width of 125 feet.
 - (b) Minimum front and side yard areas of 25 feet with a minimum rear yard of 35 feet.
 - (c) Maximum lot coverage of 20%.
 - (d) Maximum building height of one story or 18 feet.
 - (3) Driveways at service stations, drive-in restaurants and other uses providing drive-in service shall not be less than 20 feet nor more than 24 feet in width at any point. Driveways must be at least 20 feet from any side lot line and 50 feet from the intersection of street lines. No more than two driveways shall be permitted for each 125 feet of street frontage.
 - (4) The entire area of the site traveled by motor vehicles shall be hard surfaced.
 - (5) Any repair of motor vehicles shall be performed in a fully enclosed building, and no motor vehicle shall be offered for sale on the site. No motor vehicle parts or partially dismantled motor vehicles shall be stored outside an enclosed building.
 - (6) Accessory goods for sale may be displayed on the pump island and the building island only. The outdoor display of oil cans and/or antifreeze and similar products may be displayed on the respective island if provided for in a suitable stand or rack.

- (7) All fuel pumps shall be located at least 20 feet from any street or property line and pumps shall have automatic shutoffs as approved by the Fire Department.
 - (8) Parking for service stations shall be provided in the ratio of one space per 100 square feet of floor area or fraction thereof in the principal building. Parking for drive-in restaurants shall be provided in the ratio of four spaces per 100 square feet of floor area or fraction thereof in the principal building.
 - (9) Where such parking areas abut a residential zoning district, they shall be screened by a buffer area not less than 10 feet in depth composed of densely planted evergreen shrubbery, solid fencing, or a combination of both which, in the opinion of the City Council will be adequate to prevent the transmission of headlight glare across the district boundary line. Such buffer screen shall have a minimum height of six feet above finished grade at the highest point of the parking area. The materials shall be in keeping with the character of the adjacent residential area.
 - (10) No automobile service station or public garage shall be located within 500 feet of any public entrance to a church, school, library, hospital, charitable institution or place of public assembly. The distance shall be measured in a straight line from the public entrance to the lot line nearest such entrance along the street line.
 - (11) No service station shall be located within 1,000 feet of an existing station on the same side of the highway. If a station is located at the intersection of two streets, this distance shall be measured along both streets which abut the property.
 - (12) The areas shall be illuminated by nonglare lighting standards, focused downward, and which, in the opinion of the City Council, will not create a nuisance to adjoining property owners.
 - (13) Drive-in restaurants for the purposes of this subsection are defined as eating establishments for customers normally arriving by motor vehicles, who are provided quick service, food and drink, and such customers obtain their own food and drink at a counter or other place for dispensing food therein and consume such food and drink upon the premises; or in such type restaurants where customers may be waited upon without leaving their vehicles by employees of the drive-in restaurant.
 - (14) The use of an automobile service station may include the sale or rental of vehicles with a special permit from the City Council. No vehicles shall be parked or displayed in the required front yards, and a detailed plot plan showing the areas in which such vehicles are to be stored shall accompany the application for the special use permit.
- F. Automobile junkyards; reclamation centers. As defined by this chapter, junkyards, automobile junkyards, or reclamation centers may be permitted by special use permit in the I-1 and I-2 Industrial Districts, provided that:
- (1) All wrecking, dismantling, processing and other related operations shall be conducted within the property lines which shall be completely enclosed by a solid fence material of not less than six feet in height. Such fence shall be of a height sufficient to preclude the visibility of materials from all public rights-of-way.
 - (2) The keeping of such fence in good maintenance shall be a condition of the issuance of the special use permit. The Council may revoke this authorization if such fence is not maintained in good condition.
 - (3) No junkyard shall be located within 200 feet of a residential district. This distance shall be measured from the nearest point of the property line of the junkyard to the residential district.
- G. Large-scale multifamily developments. Large-scale multifamily developments, including garden apartments and townhouses may be permitted in any residential district and the C-1 Limited Commercial District, provided that:

- (1) A detailed site plan showing the location of all buildings, driveways, parking areas, and recreation space buffer areas, is submitted in accordance with § 51-8B of Chapter 51, Building Construction, of the Code of the City of Batavia.
- (2) Special use permit for such uses shall be required at any time the number of units in a particular development reaches six or more, whether the six are proposed at any one time, single, or in any combination totaling six or more.
- (3) The total number of dwelling units for a multifamily project shall not exceed a density of:
 - (a) Six units per gross acre of land in R-1 Districts.
 - (b) Twelve units per gross acre of land in R-2 Districts.
 - (c) Twenty units per gross acre of land in R-3 and C-1 Districts.
- (4) There shall be no dwelling units below the first story or above the second story.
- (5) Each dwelling unit shall contain complete kitchen facilities, toilet and bathing facilities, and shall have a minimum gross floor area in accordance with the following:
 - (a) One-bedroom dwelling units and/or efficiency units shall have a minimum of 600 square feet.
 - (b) Two-bedroom dwelling units shall have a minimum of 800 square feet.
 - (c) Three-bedroom dwelling units shall have a minimum of 1,000 square feet.
- (6) There shall be no more than 16 dwelling units in each building or structure.
- (7) No multifamily dwelling structure shall be located within 25 feet of another dwelling structure, swimming pool, recreation building, or garage.
- (8) Every building shall have a minimum setback of 20 feet from any and all interior roads, driveways, and parking areas.
- (9) There shall be a buffer strip planted with evergreen shrubs along the entire perimeter of the property, exclusive of the front yard(s), of at least 15 feet in width measured from the property line. No parking or recreation areas shall be permitted within this buffer strip.
- (10) Parking shall be required at the ratio of no less than 1 1/2 spaces per dwelling unit.
- (11) A minimum of 10% of the total tract area shall be designated for common recreational purposes. The area designated for recreation shall, in the opinion of the City Council, be suitable for such purposes.
- (12) Sufficient laundry, drying, garbage pickup and other utility areas must be provided and shall be located with a view both to convenience and to minimizing the detrimental effect on the aesthetic character of the building(s) and shall be enclosed and shielded from view by fencing, walls or shrubbery of at least six feet in height around the perimeter.
- (13) There shall be a minimum common storage area in each building for bicycles, perambulators and similar type of equipment of 30 square feet in area and a minimum of six feet in height per dwelling unit.
- (14) Driveways, parking areas, dwelling entranceways, and pedestrian walks shall be provided with sufficient illumination to minimize hazards to pedestrians and motor vehicles. Such light sources shall, where necessary, be shielded to avoid glare disturbing to occupants of buildings.
- (15) Other standards and conditions to the site plan and to curbing, driveways, parking areas, pedestrian walks, landscaping and planting not otherwise specified herein may be attached as conditions by the City Council as circumstances indicate they will further the purposes and intent of this chapter.

(16) The proposed use shall meet the area and yard requirements specified in Schedule I of this chapter.^[1]

[1] *Editor's Note: Schedule I is included at the end of this chapter.*

H. Heliports and helistops. Heliports and helistops may be permitted by special use permit in the I-1 and I-2 and P-1 and P-2 Districts, provided that:

- (1) All applications for a heliport or helistop in the City shall include all of the information identified in § 51-8D of Chapter 51, Building Construction, of the Code of the City of Batavia, as well as anticipated frequency of helicopter operations; proposed landing areas, including ground and building sites; types of craft to be utilized; takeoff and landing approaches, emergency landing sites; fire participation facilities; and structural support capabilities for rooftop landing sites.
- (2) Heliports or helistops shall not be permitted within 1,000 feet of any residential district except by special use permit authorized by the City Council.
- (3) All helicopter landing areas shall be enclosed by wind-deflection fences which are four feet in height.
- (4) All helicopter landing surfaces shall be free from dust, dirt and other loose material and shall be covered by a surface approved by the City Engineer.
- (5) For rooftop landing areas the structure shall be capable of supporting a gross concentrated load equal to 1.75 times the helicopter's weight.
- (6) Routes of helicopters shall be over terrain which affords suitable emergency landing areas no farther away than a glide angle of one foot vertically to four feet horizontally.
- (7) Minimum landing areas for a heliport shall be 100 feet by 100 feet exclusive of tie-down facilities, taxi-ways, service and parking areas. On rooftop sites, the minimum landing area shall be 40 feet by 40 feet for helicopters of less than 3,500 pounds gross weight. The minimum size of the touchdown area for helicopters over 3,500 pounds gross weight shall be at least 1 1/2 times the rotor diameter.
- (8) Rooftop helicopter landing facilities shall be located in an area that will permit a glide slope angle of eight feet horizontal distance for every one foot vertical clearance required. Two such approaches shall be available, at least 90° removed from each other.
- (9) On all touchdown or landing areas, whether elevated or flush with the roof, provision shall be made for collecting fuel which may be spilled in event of any emergency. Separator or clarifier tanks for collecting spilled fuel shall be installed under approval and supervision of the City Engineer.
- (10) Fire-fighting facilities approved by the Batavia Fire Department shall be provided at all landing sites.
- (11) All landing sites shall be approved and marked as prescribed by the Federal Aviation Administration.
- (12) For rooftop sites no light standards, roof vents, guy lines, television antennas, or other similar rooftop obstructions which may be difficult to see from the air shall be permitted within the required glide slope on three sides, or within an arc of 270°.
- (13) Such lights as are installed shall illuminate and be directed onto the touchdown pad only, and in such a manner that the light rays cannot interfere with the helicopter pilot's vision.
- (14) Approved means of communication, such as telephone, radio, fire alarm box or signaling device, shall be provided adjacent to the landing area.

I. **Restricted residential uses.** Restricted residential uses shall be permitted in C-3 Central Commercial Districts as defined herein with the following provisions:

[Added 7-8-1996]

- (1) A detailed site plan showing the location and size of all buildings, entrances, exits, driveways, signage, parking areas, and dumpsters is submitted in accordance with § 51-8 of Chapter 51, Building Construction, of the Code of the City of Batavia.
- (2) A detailed floor plan drawn to scale of all interior portions of any building or any renovations to existing buildings shall be submitted as part of the special use permit application.
- (3) The maximum height from curb level for any new building constructed shall be four stories.
- (4) No residential use shall be permitted on the first floor. The first floor use must be consistent with other allowed uses in the C-3 Central Commercial Districts.
- (5) There shall be no more than two bedrooms per unit.
- (6) Any new building constructed shall be built to the front lot lines on Main Street and Jackson Street within the C-3 Central Commercial District.
- (7) A parking plan shall be submitted detailing plans for parking. An annual fee for parking shall be required for any use by residents of City-owned parking lots with those limitations set forth by the City Council if the special use permit application is approved.
- (8) Separate signage denoting residential use shall be allowed as approved in the special use review.
- (9) Other standards and conditions to the site plan and to curbing, driveways, parking areas, pedestrian walks, landscaping and planting not otherwise specified herein may be attached as conditions by the City Council as circumstances indicate they will further the purposes and intent of this chapter.

J. Accessory dwelling units. Accessory dwelling units may be permitted by special use permit in the R-1 Residential District, provided that:
[Added 10-25-1999]

- (1) No changes are made to the front exterior of the single-family dwelling to maintain the appearance of a single-family home.
- (2) Accessory units will only be allowed in owner-occupied single-family residences.
- (3) Garages may not be converted to accessory dwelling units.
- (4) Entrances for the accessory unit shall not be on the front exterior to maintain the single-family appearance of the structure.
- (5) One parking space to be provided for the accessory dwelling unit.

K. Standards applicable for all special use permits. The Planning and Development Committee may issue a special use permit only after it has found that all the following standards and conditions have been satisfied, in addition to any other applicable standards and conditions contained elsewhere in this chapter.

[Added 11-9-1998; amended 11-9-2020 by Ord. No. 2-2020]

- (1) The location and size of such use and intensity of the operations involved in or conducted therewith, its site layout and its relation to access streets shall be such that both pedestrian and vehicular traffic to and from the use and the assembly of persons therewith will not be hazardous and shall be in harmony with the orderly development of the district.
- (2) The location, nature and height of buildings, walls and fences will not discourage the appropriate development and use of adjacent land and buildings, nor impair their value.
- (3) The operation of any such use shall not be more objectionable to nearby properties than would be operation of any permitted use.

- (4) The operation of any such use shall not cause undue noise, vibration, odor, lighting glare, and unsightliness so as to detrimentally impact adjacent properties.
- (5) When a commercial or industrial special use abuts a residential property, the Planning and Development Committee may find it necessary to require screening of sufficient height and density (i.e., fences, hedges, etc.) to reduce or eliminate the conflicting environmental conditions previously mentioned.
- (6) Electrical disturbances shall not be caused so as to disrupt radio or television communications in the immediate area.
- (7) The proposed use shall meet the off-street parking and loading requirements of similar uses.
- (8) Appropriate on-lot drainage shall be provided so as to eliminate any potential on-site water-related problems. Also, the drainage systems created shall not detrimentally impact on adjacent properties.
- (9) Traffic access to and from the use site, as well as on-lot traffic circulation, shall be designed so as to reduce traffic hazards.
- (10) Such use shall be attractively landscaped.
- (11) A special use permit shall not be issued for a use on a lot where there is an existing violation of this chapter unrelated to the use which is the subject of the requested special use permit, as determined by the Planning and Development Committee.
- (12) As a condition of all special use permits, right of entry for inspection with reasonable notice shall be provided to determine compliance with the conditions of said permit.
- (13) In addition to the general standards for special use permits as set forth herein, the Planning and Development Committee may, as a condition of approval for any such use, establish any other additional standards, conditions, and requirements it deems necessary or appropriate to promote the public health, safety and welfare, and to otherwise implement the intent of this chapter.
- (14) The above standards are not intended to apply to uses whose regulation has been preempted by the state or federal government.

L. Adult uses as per Article VI.
[Added 12-13-1999]

M. Public storage rental units/buildings. Public storage rental units/buildings may be permitted by special use permit in the I-1 and I-2 Districts provided:
[Added 12-9-2019 by Ord. No. 2-2019]

- (1) A site plan be prepared and show the arrangement of storage buildings and outside storage areas, exterior lighting, landscaping, screening, fencing, and garbage/trash storage areas, in addition to the site plan requirements of § 190-44.
- (2) Buildings are not to exceed one story in height and not more than 20 feet above grade.
- (3) Buildings and outside storage areas are to be a minimum of 100 feet from any residential use property.
- (4) Storage of the following will be prohibited:
 - (a) Flammable liquids, gases or solids in excess of those permitted by the International Fire Code.
 - (b) Storage of food products.
 - (c) Outside storage of junk automobiles/vehicles, auto parts, or mechanical equipment other than recreational vehicles, motor homes, travel trailers, campers, boats.

Chapter 190. Zoning

Article IV. Commercial Districts

§ 190-14. C-3 Central Commercial Districts.

In C-3 Central Commercial Districts, no building or structure shall be erected, altered or extended and no land, building or structure, or part thereof, shall be used for other than one or more of the following uses:

A. Permitted principal uses.

- (1) Retail store, including storage, wholesale, and service operations customarily incidental thereto.
- (2) Banks or monetary institutions.
- (3) Business or professional offices.
- (4) Restaurant or other place for the serving of food or beverages.
- (5) Hotel, motel.
- (6) Theater, bowling alley, skating rink, club rooms, or other places of amusement or assembly.
- (7) Commercial printer or publisher.
- (8) Places of business of the following and businesses of a similar nature, provided that any manufacture or processing of goods on the premises is clearly incidental to a retail business conducted on the premises:

Appliance service and repairman	Florist
Baker	Furrier
Barber	Hairdresser
Caterer	Milliner
Cleaner	Optician
Confectioner	Photographer
Decorator	Shoemaker; Shoeshiner
Dressmaker	Tailor
Dyer	Upholsterer

- (9) Parking lots and/or parking garages.
- (10) Municipal or public utility structures or facilities.
- (11) Shopping centers.

B. Permitted accessory uses.

- (1) Such accessory uses as are customarily incidental to any of the above uses, subject to the provisions of Subsection C of § 190-35.
- (2) Off-street parking subject to the provisions of § 190-39.
- (3) Signs subject to the provisions of § 190-43.

C. Uses permitted with special use permits.

- (1) Drive-in facilities for banks or dry cleaners.
- (2) Restricted residential uses.
[Added 7-8-1996]

D. 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.

- (e) Submission requirements. All applicants shall submit the following information to the Building Inspector or Code Enforcement Officer:
[Added 11-14-2005 by Ord. No. 7-2005]
- [1] Photographs of the site and building which clearly show exterior details.
 - [2] Photographs of adjacent buildings or properties.
 - [3] Drawings of the proposed exterior changes which clearly illustrate exterior materials, material dimensions, colors, height, lighting and includes and accurate scale.
 - [4] Material details, specification sheets, and product literature/samples.
 - [5] For new buildings and building additions, applicants shall also follow site plan review submission guidelines.
 - [6] Additional information as needed.

E. Expiration. Decisions on all applications granted after the effective date of this amendment^[1] shall expire if the applicant fails to obtain the necessary building permit to construct any project and begin actual construction within one year.

[1] *Editor's Note: Effective date is 30 days after adoption (8-14-2000).*

Article IX. Supplementary Regulations

§ 190-42. Miscellaneous regulations.

- A. Rear dwelling. No building in the rear of a principal building on the same lot shall be used for residence purposes, except that an accessory building may house domestic employees of the occupants of the principal building.
- B. Location of certain activities. Other provisions of this chapter notwithstanding, the following uses or activities shall not be permitted within 200 feet of any residential district:
- (1) Garage or shop for painting of automobiles or for the repairing of automobile bodies or fenders involving hammering or other work causing loud or unusual noise or fumes or odors.
 - (2) Junkyard, animal hospital, kennel or place for the boarding of animals.
- C. Access of business, commercial, or industrial use. No driveway or other means of access for vehicles, other than a public street, shall be maintained or used in any residential district for the servicing of a commercial or industrial use located in a commercial or industrial district, except with special permission of the City Planning Board.
- D. More than one building on a lot. When there is more than one principal building on a lot in any district, the space between such buildings shall be no less than the sum of the side yards required, or the sum of the rear and the front yards, as the case may be and minimum lot area requirements shall apply to each structure.
- (1) Public storage rental units/buildings are exempt from this requirement and must be constructed in compliance with the separation requirements of the New York State Building and Fire Codes.
[Added 12-9-2019 by Ord. No. 2-2019]
- E. Mobile homes. The use of a mobile home for dwelling purposes in any district over 48 hours, whether on wheels or otherwise supported, is prohibited except as provided herein. Upon application, the Code Enforcement Officer may issue a temporary permit for the use of a mobile home for dwelling purposes for a period not to exceed two months in any twelve-month period, or issue a permit for a period of 12 months, which shall not be renewed, for the occupancy of a mobile home during construction of a permanent dwelling for the occupant.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

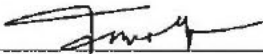
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: 215 East Main St Redevelopment			
Project Location (describe, and attach a location map): 215 East Main St, Batavia, NY 14020			
Brief Description of Proposed Action: Redevelopment of an existing structure within the C-3 Central Commercial Zone within the City of Batavia. The redevelopment includes exterior facade improvements and addition of both 2nd and 3rd Floor apartments, which require an addition to the existing building. The redevelopment at this point includes (5) 2 bedroom apartments and (4) one bedroom with den, one bedroom, and studio apartments.			
Name of Applicant or Sponsor: 215 East Main Batavia LLC		Telephone: [REDACTED] E-Mail: [REDACTED]	
Address: 37 Batavia City Centre			
City/PO: Batavia		State: NY	Zip Code: 14020
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: City of Batavia Special Use Permit and Building Permit		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.57 acres	
b. Total acreage to be physically disturbed?		0.20 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.57 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: <u>New envelope improvements and fenestration. New HVAC for 2nd and 3rd floor.</u>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe:		
Portion of stormwater treated on site through the use of rain gardens. Existing parking lot drainage directed to municipal storm water system along Ward Ave.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Batavia Iron & Metal (301 Bank St), Batavia MGP (7 Evans St), Creekside Development (26 and 60 Evans St)		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Timothy Hens, PE</u>		Date: <u>3/26/2026</u>
Signature: 	Title: <u>Project Engineer</u>	

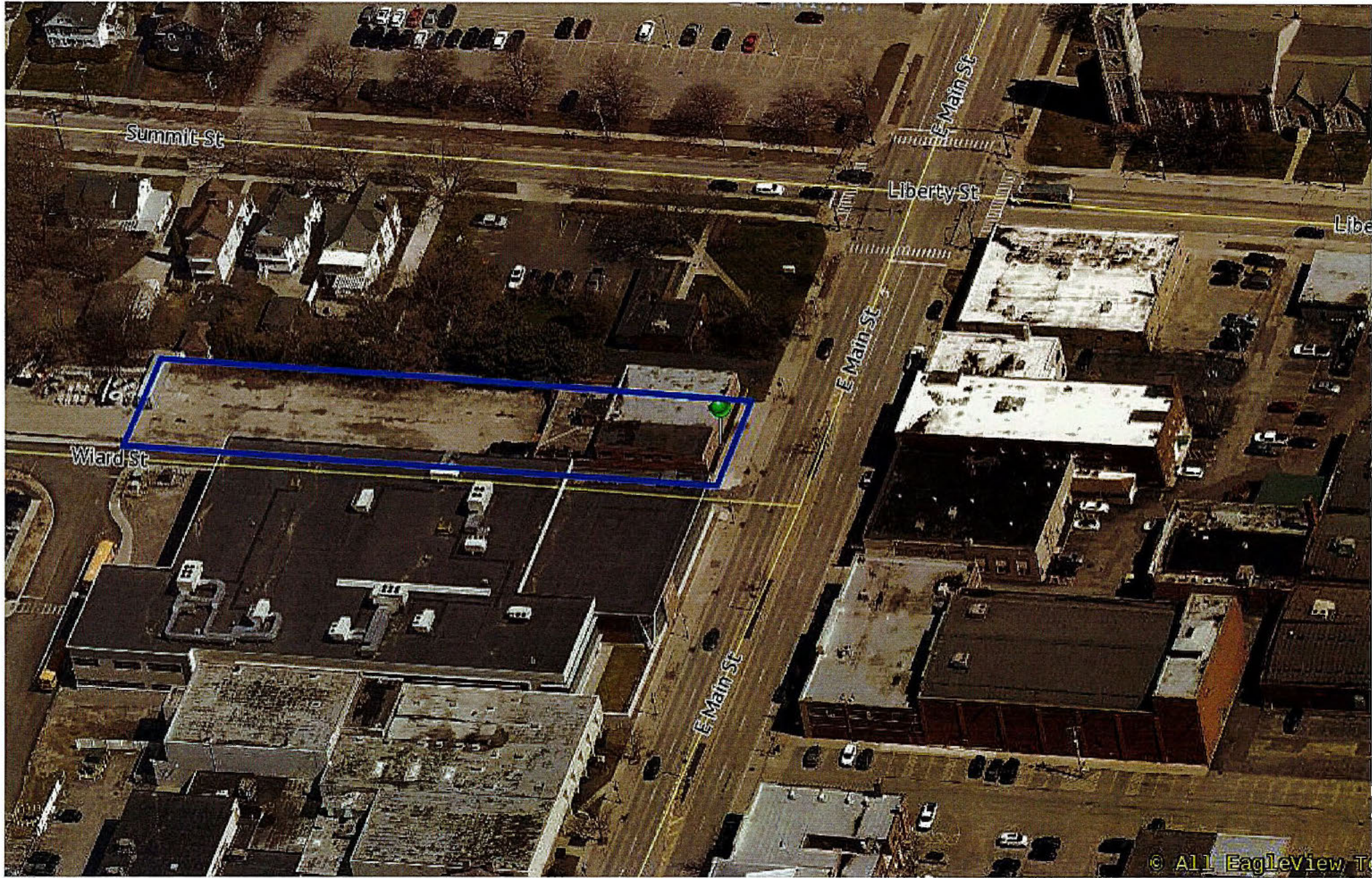
EAF Mapper Summary Report

Thursday, March 26, 2026 10:05 AM

Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri Korea, Esri Thailand, NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Esri, HERE, Garmin, USGS, NPS

- Part 1 / Question 7 [Critical Environmental Area] No
- Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites] Yes
- Part 1 / Question 12b [Archeological Sites] Yes
- Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies] Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
- Part 1 / Question 15 [Threatened or Endangered Animal] No
- Part 1 / Question 16 [100 Year Flood Plain] Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
- Part 1 / Question 20 [Remediation Site] Yes





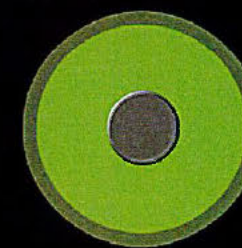


Ward St

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Ward St



215 E. MAIN ST.
BATAVIA, NY 14020
ADDITION & RENOVATION



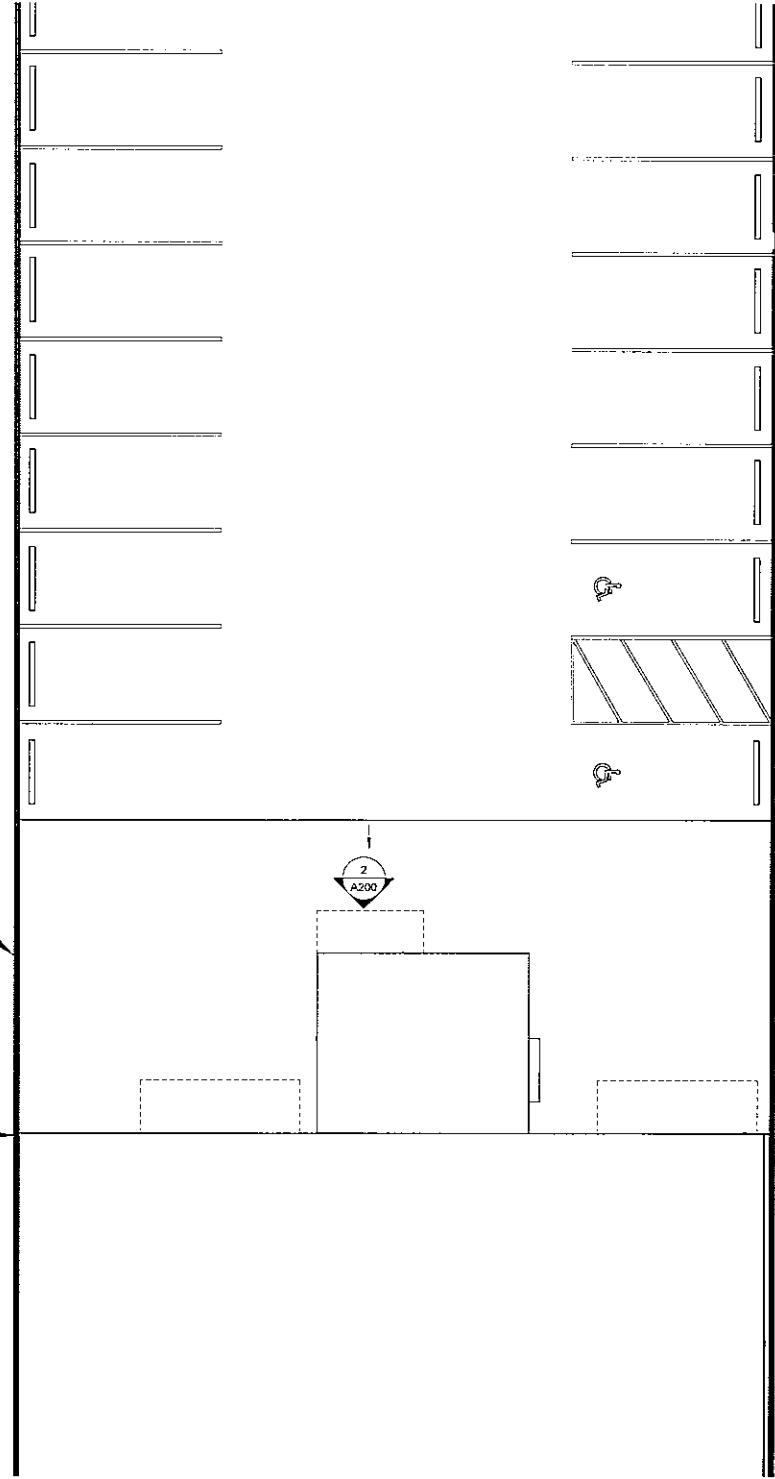
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YMCA

348.0' DEED & MEAS.

EAST LINE L-149, P-82

0.05' EAST



EX. REBAR W/ CAP 0.71' EAST

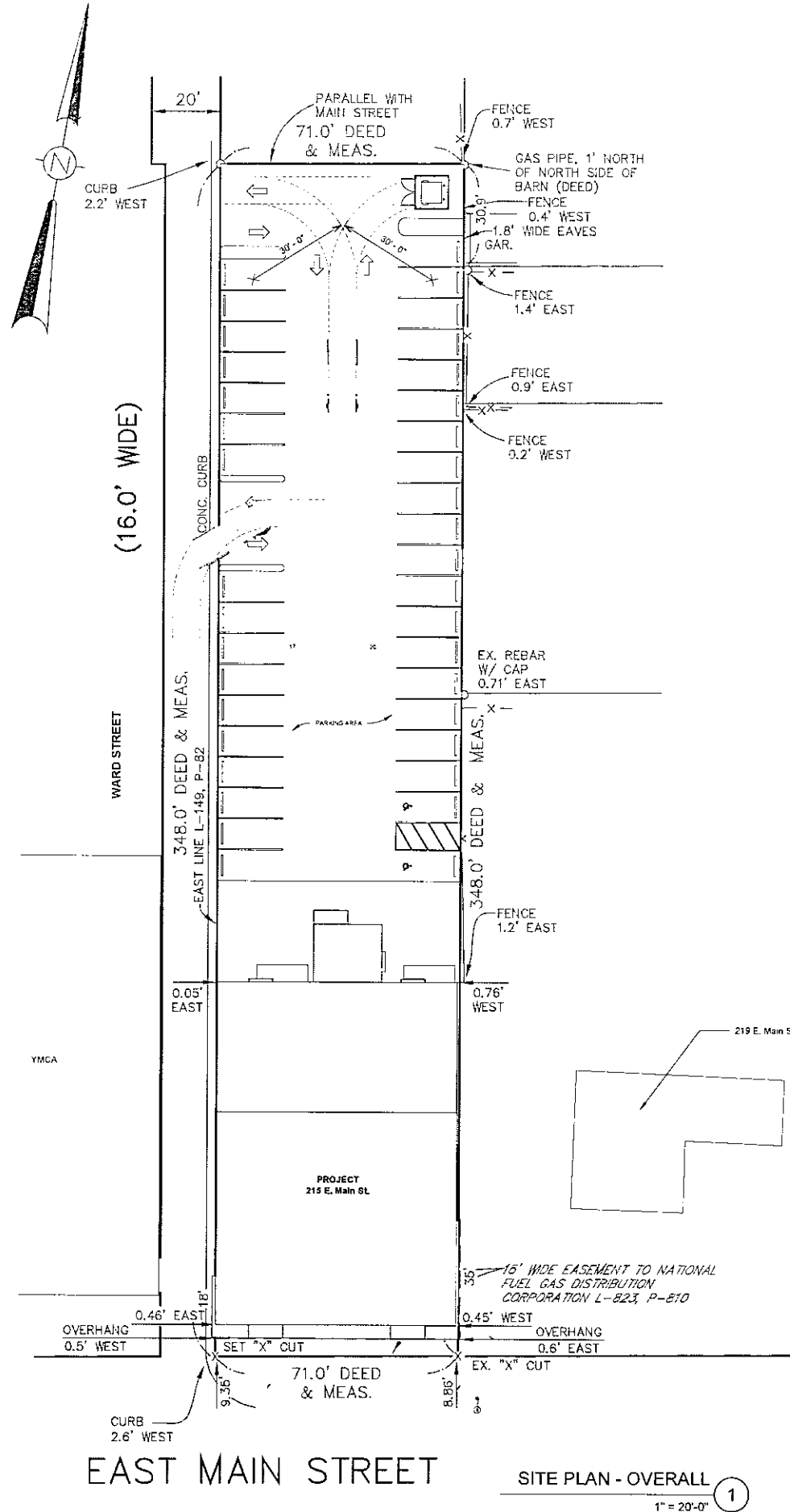
348.0' DEED & MEAS.

FENCE 1.2' EAST

0.76' WEST

SITE PLAN - ENLARGED
1/8" = 1'-0"

2



(16.0' WIDE)

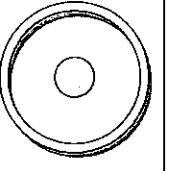
WARD STREET

EAST MAIN STREET

SITE PLAN - OVERALL

1" = 20'-0"

1



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SCHEMATIC DESIGN

215 E Main St - Batavia

215 E Main St, Batavia, NY 14020

Issue date:	
Issue name:	
Issue number:	000000

Revision	Drawn	Description

drawn by:

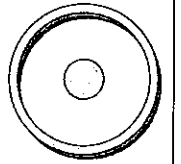
checked by:

Project no:
25-108

SITE PLAN

A100

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Batavia, NY 14020



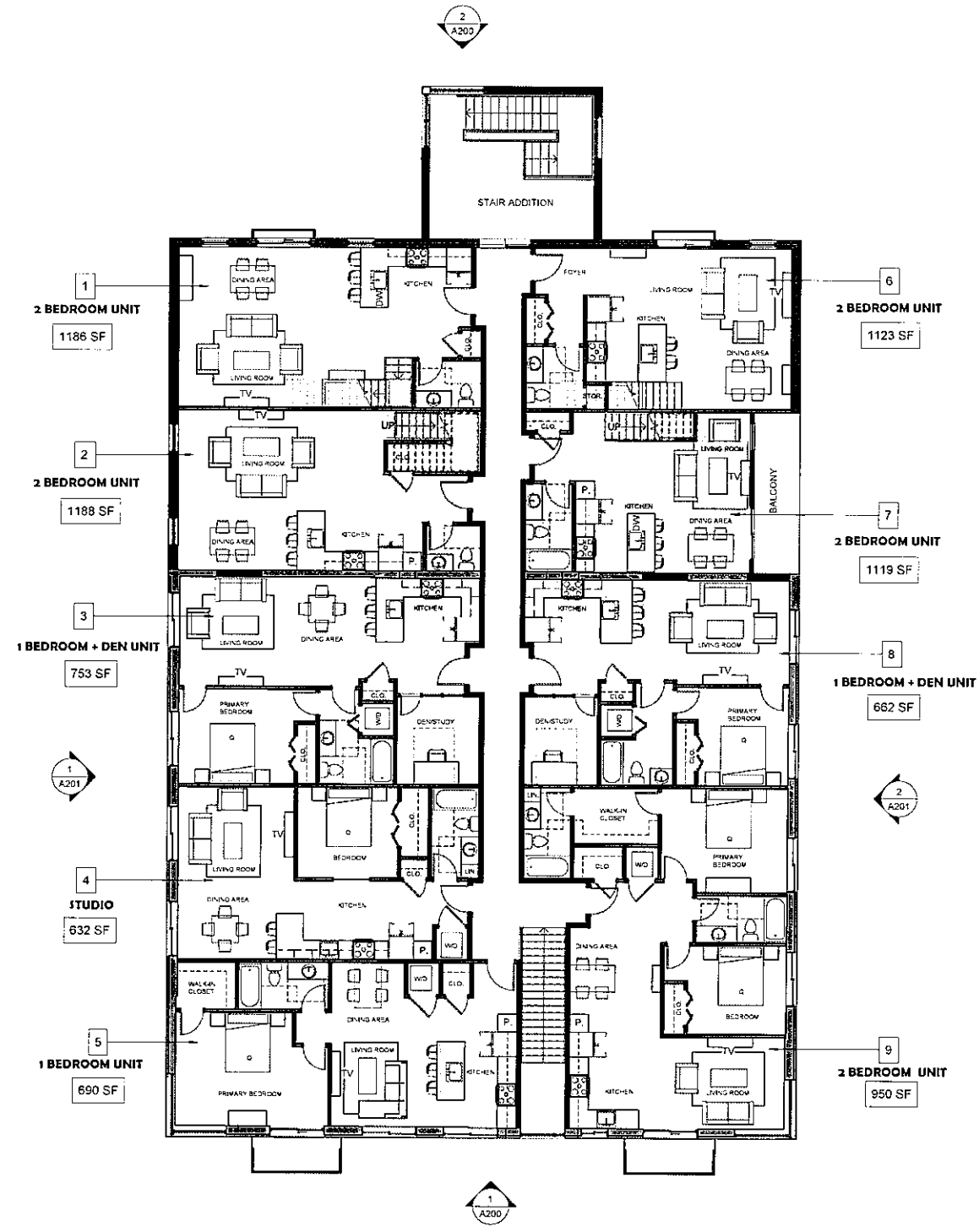
SCHEMATIC DESIGN

215 E Main St - Batavia

215 E Main St, Batavia, NY 14020

BUILDING SF	
FLOOR	GROSS SF.
FIRST FLOOR	7,276 SF
SECOND FLOOR	7,354 SF
THIRD FLOOR	2,693 SF
TOTAL	17,293 SF

UNIT SUMMARY	
UNIT TYPE	UNIT COUNT
STUDIO	1
ONE BEDROOM	1
ONE BEDROOM w/DEN	2
TWO BEDROOM	1
TWO BEDROOM	4
TOTAL	9



SECOND FLOOR PLAN

1/8" = 1'-0"

TOTAL - 7345 SF

Issue date:

Revisions:

drawn by:

checked by:

project no:
25-108

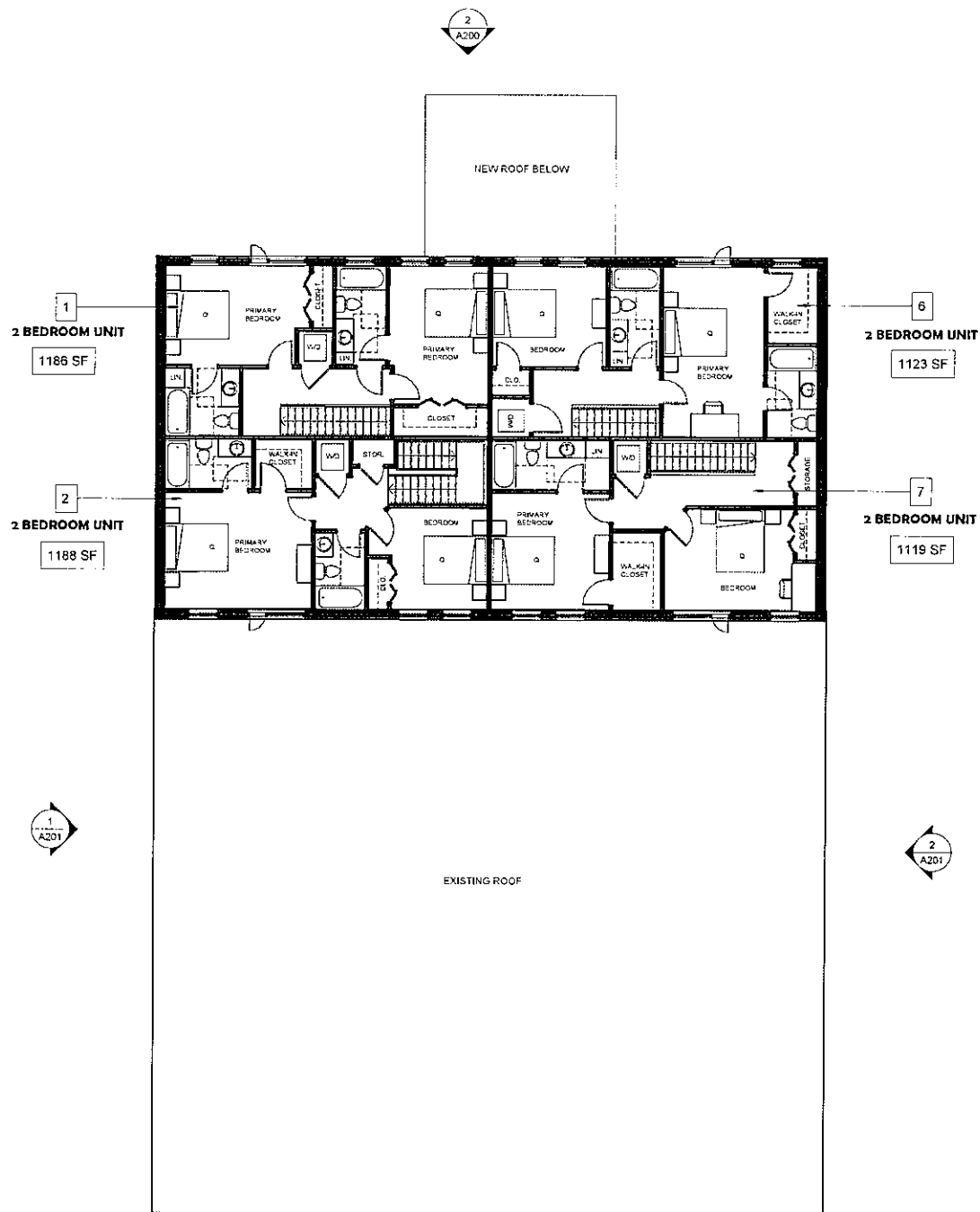
SECOND FLOOR PLAN

A121

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BUILDING SF	
FLOOR	GROSS SF.
FIRST FLOOR	7,276 SF
SECOND FLOOR	7,354 SF
THIRD FLOOR	2,683 SF
TOTAL	17,293 SF

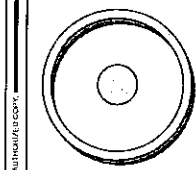
UNIT SUMMARY	
UNIT TYPE	UNIT COUNT
STUDIO	1
ONE BEDROOM	1
ONE BEDROOM w/DEN	2
TWO BEDROOM	1
TWO BEDROOM	4
TOTAL	9



THIRD FLOOR PLAN

1/8" = 1'-0"

TOTAL - 2663 SF



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NEW YORK, NY 10420



SCHEMATIC DESIGN

215 E Main St - Batavia

215 E Main St, Batavia, NY 14020

issue date:
ISSUE NAME DATE
1ST 000 10/01/20

revisions:

Revision	Date	Description

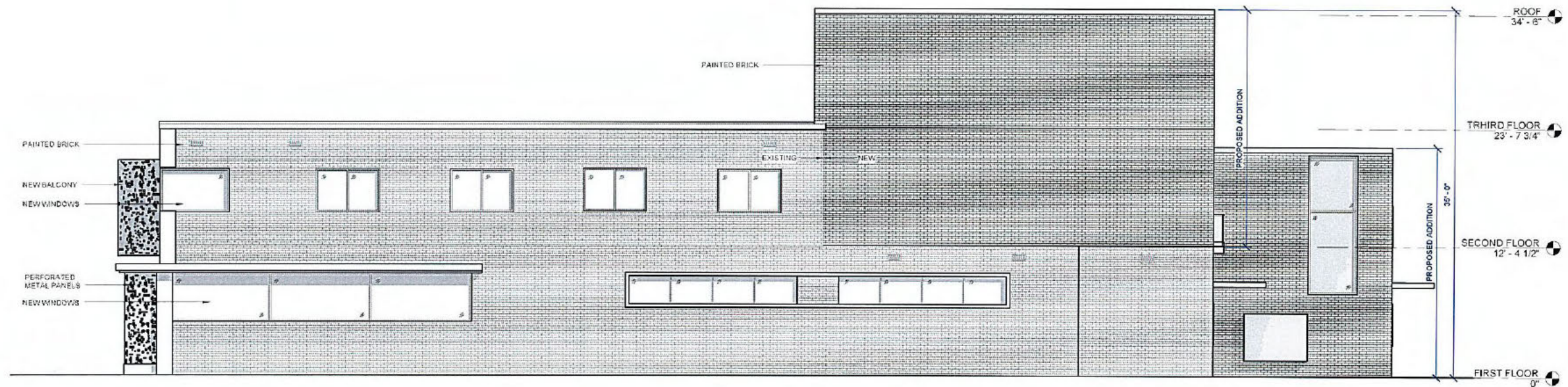
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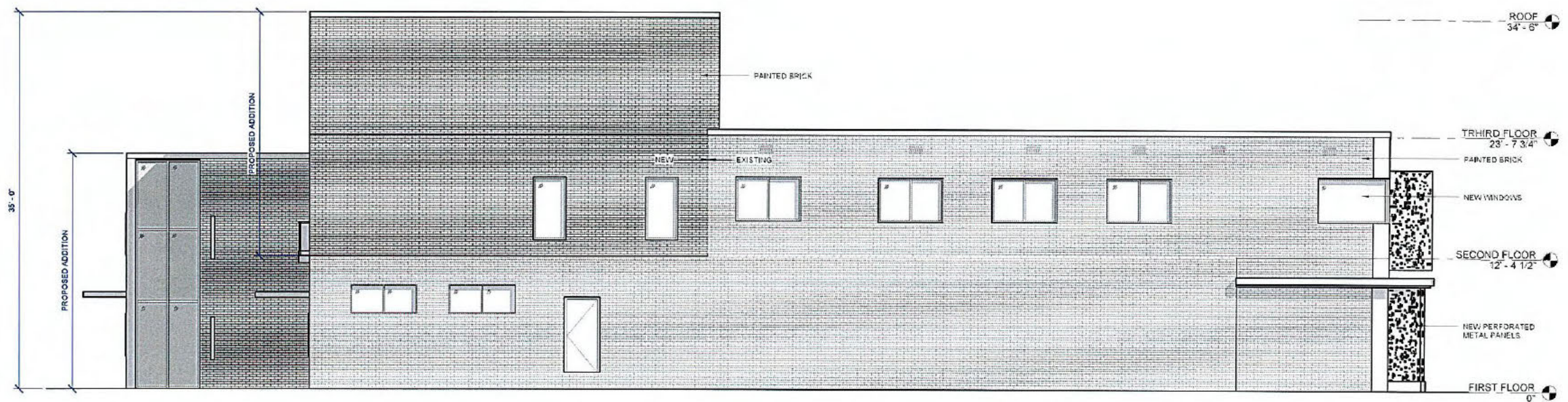
project no:
25-108

THIRD FLOOR PLAN

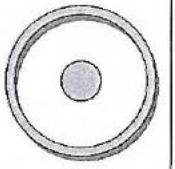
A131



WEST ELEVATION ②
3/16" = 1'-0"



EAST ELEVATION ①
3/16" = 1'-0"



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PHONE: 212.255.1111 FAX: 212.255.1112



SCHEMATIC DESIGN

215 E Main St - Batavia

215 E Main St, Batavia, NY 14020

issue date:	
DATE	DATE
BY	BY

revisions:		
NO.	DATE	DESCRIPTION

drawn by:

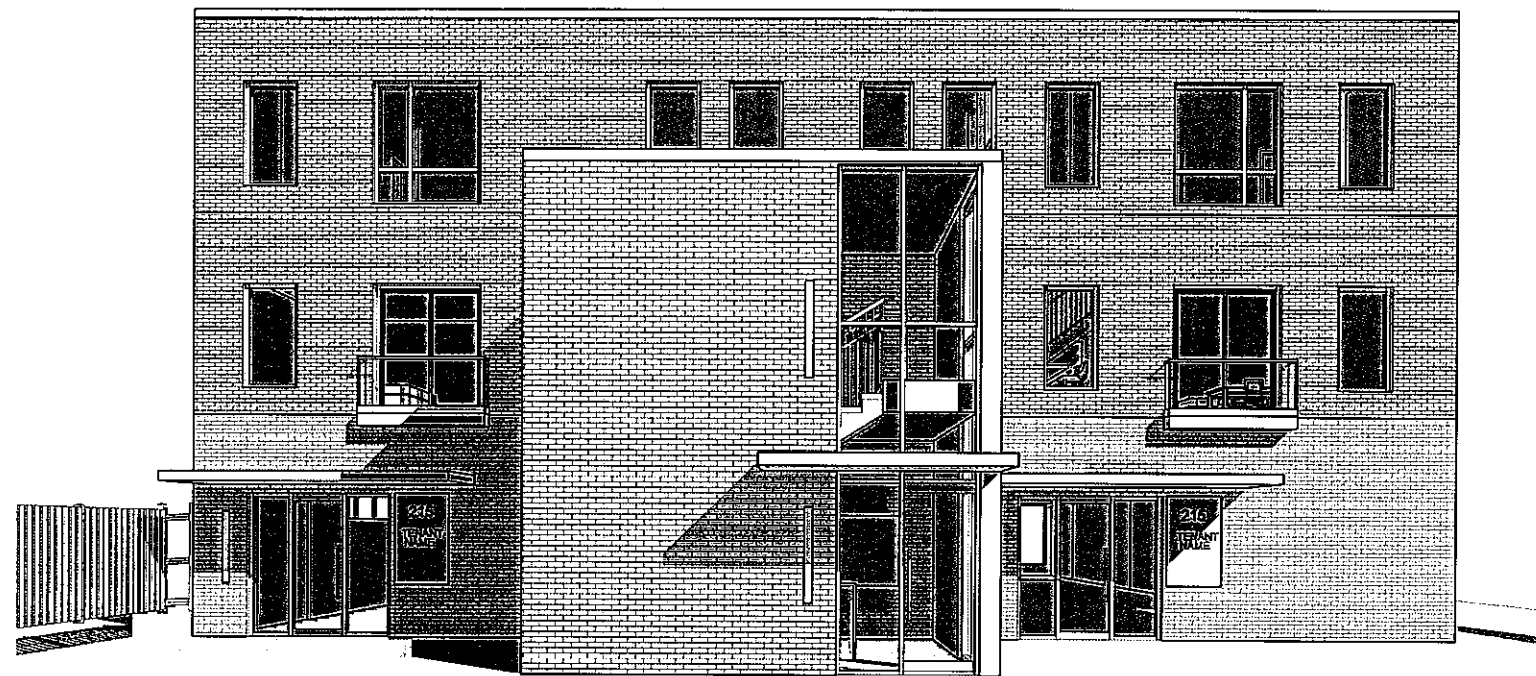
checked by:

project no:
25-108

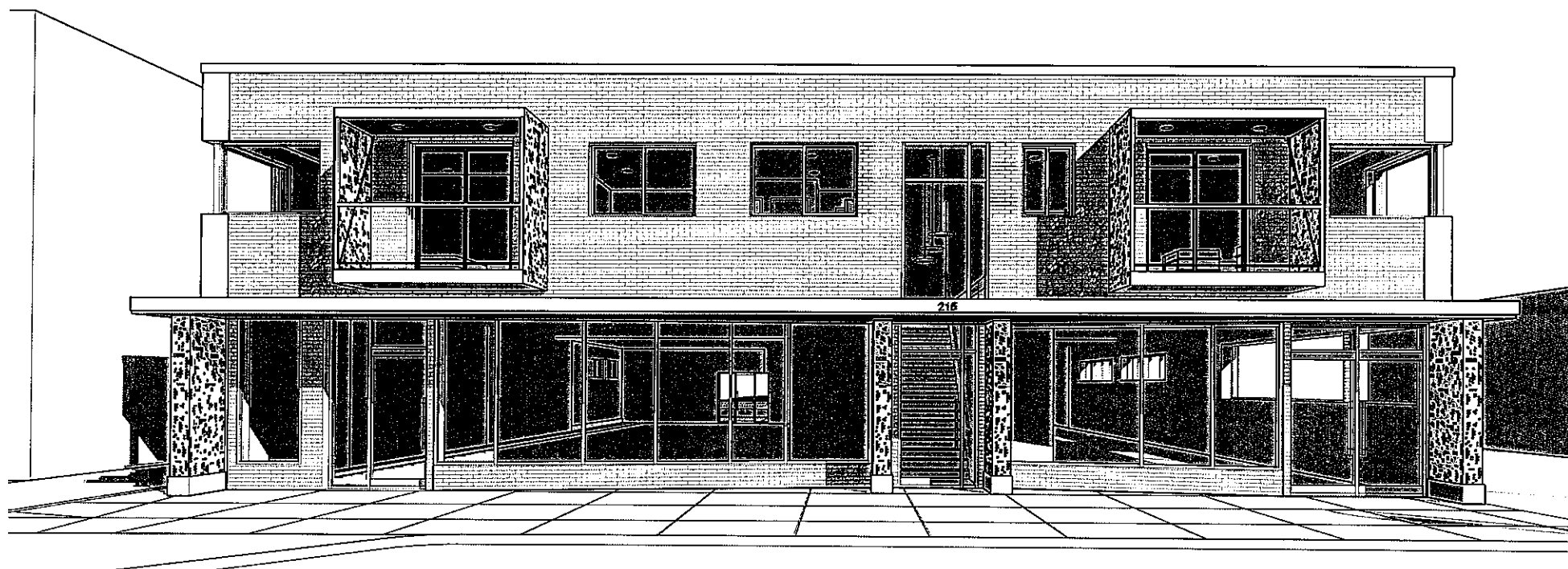
BUILDING ELEVATIONS

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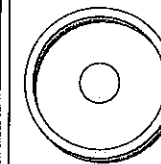
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VIEW FROM THE PARKING LOT



VIEW FROM THE E. MAIN STREET



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300 W. Montgomery St. 140 01108 USA
Batavia, NY 14020 716.656.1915



SCHEMATIC DESIGN

215 E Main St - Batavia

215 E Main St, Batavia, NY 14020

Issue date:

DATE: _____

BY: _____

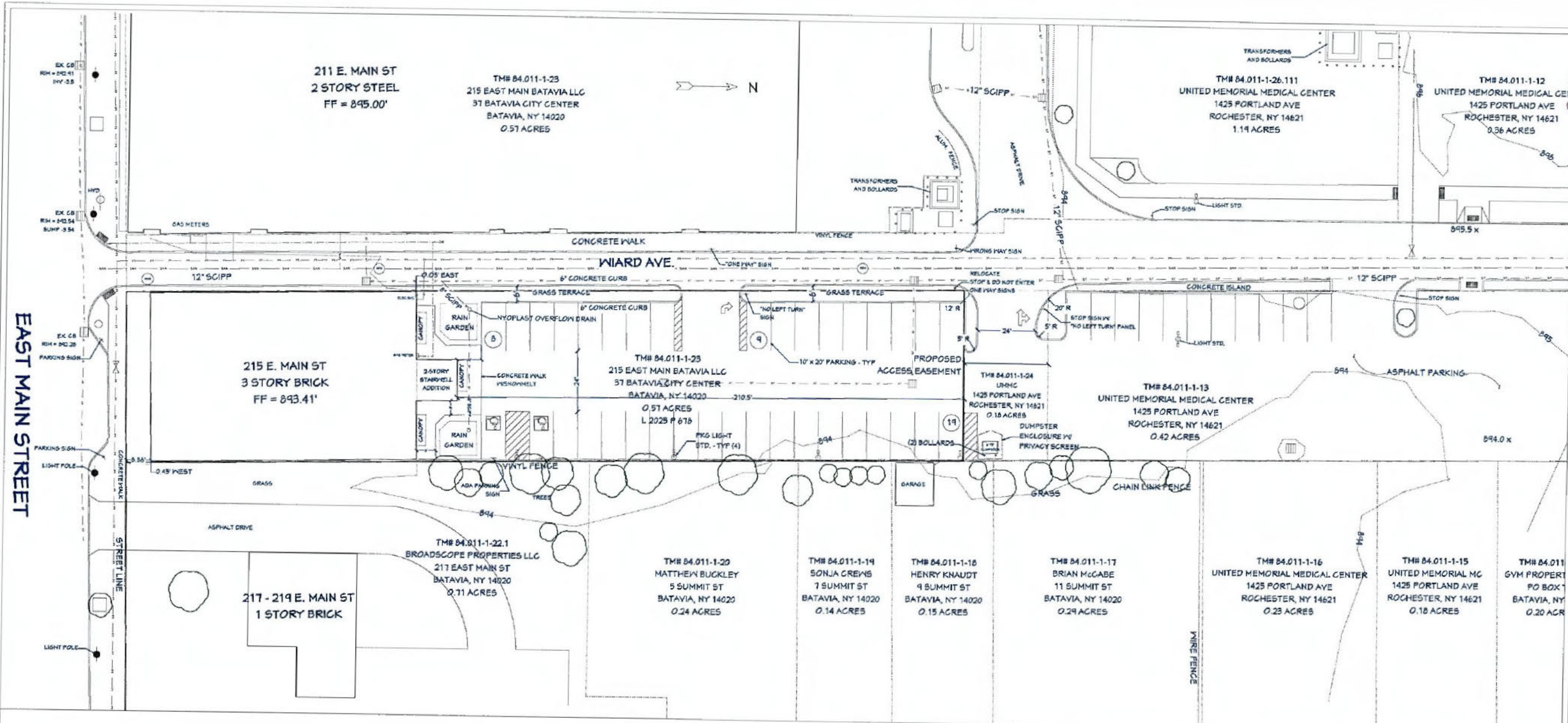
Revisions:

Rev	Date	Description

PERSPECTIVES

A900

31.02.2015 6:17:33 PM



EAST MAIN STREET

211 E. MAIN ST
2 STORY STEEL
FF = 895.00'

TMR 84.011-1-23
215 EAST MAIN BATAVIA LLC
37 BATAVIA CITY CENTER
BATAVIA, NY 14020
0.51 ACRES

215 E. MAIN ST
3 STORY BRICK
FF = 893.41'

TMR 84.011-1-23
215 EAST MAIN BATAVIA LLC
37 BATAVIA CITY CENTER
BATAVIA, NY 14020
0.51 ACRES
L 2025 P 670

TMR 84.011-1-26.111
UNITED MEMORIAL MEDICAL CENTER
1425 PORTLAND AVE
ROCHESTER, NY 14621
1.14 ACRES

TMR 84.011-1-12
UNITED MEMORIAL MEDICAL CENTER
1425 PORTLAND AVE
ROCHESTER, NY 14621
0.36 ACRES

TMR 84.011-1-13
UNITED MEMORIAL MEDICAL CENTER
1425 PORTLAND AVE
ROCHESTER, NY 14621
0.42 ACRES

217 - 219 E. MAIN ST
1 STORY BRICK

TMR 84.011-1-22.1
BROADSCOPE PROPERTIES LLC
217 EAST MAIN ST
BATAVIA, NY 14020
0.71 ACRES

TMR 84.011-1-20
MATTHEW BUCKLEY
5 SUMMIT ST
BATAVIA, NY 14020
0.24 ACRES

TMR 84.011-1-19
SONJA CREWS
7 SUMMIT ST
BATAVIA, NY 14020
0.14 ACRES

TMR 84.011-1-18
HENRY KNAUDT
9 SUMMIT ST
BATAVIA, NY 14020
0.15 ACRES

TMR 84.011-1-17
BRIAN McCABE
11 SUMMIT ST
BATAVIA, NY 14020
0.29 ACRES

TMR 84.011-1-16
UNITED MEMORIAL MEDICAL CENTER
1425 PORTLAND AVE
ROCHESTER, NY 14621
0.23 ACRES

TMR 84.011-1-15
UNITED MEMORIAL MC
1425 PORTLAND AVE
ROCHESTER, NY 14621
0.18 ACRES

TMR 84.011
GVM PROPERTY
PO BOX 1
BATAVIA, NY
0.20 ACR

ZONING			
CENTRAL COMMERCIAL (C-3)			
	REQUIRED	PROPOSED	VARIANCE REQUIRED
FRONT YARD	0 FT (COMMON)	8.85 FT	NO
SIDE YARD	0 FT	0.05 FT	NO
REAR YARD (AGAINST R)	0 FT	210.5 FT	NO
BLDG HEIGHT	MIN 2 STORY	3 STORY	NO
PARKING AREA	REAR PROVIDED	REAR PROVIDED	NO
PARKING SPACES (RESIDENTIAL)	1.5 OR 2/UNIT (16)	16	NO
PARKING SPACES (COMMERCIAL)	1 PER 300 SQ FT (21)	20	C-3 WAIVER

- Planning and Development Notes:**
- Owner agrees to install and maintain all green space, landscaping, and storm water features.
 - All building installed lighting will be "downward-facing" or "Night Sky" compliant to avoid light pollution onto neighboring properties.
 - The property is being provided with a common dumpster area. This dumpster area will be screened using 6 foot chain link fencing with privacy slats installed.

City Engineer

Planning and Development Chairperson

Code Enforcement Officer

REVISION TABLE	DESCRIPTION
NUMBER	DATE

215 EAST MAIN ST
DEVELOPMENT
BATAVIA, NY 14020

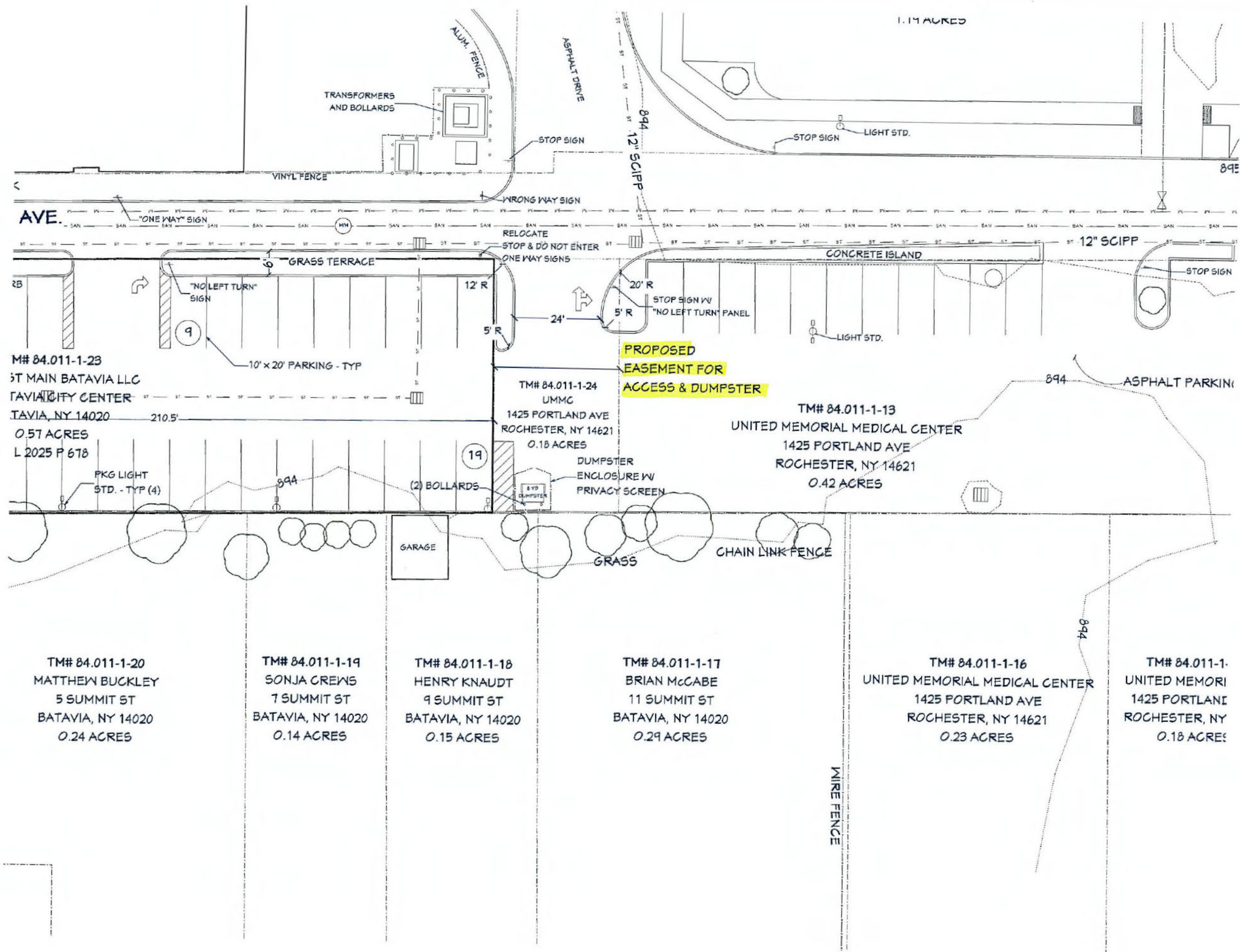
DRAWINGS PROVIDED BY:
Timothy Hens, PE
7319 Quillen Rd
Le Roy, NY 14622

DATE:
3/26/2026

SCALE:
1" = 20'

SHEET:
C-101

PROPOSED SITE PLAN



M# 84.011-1-23
 IT MAIN BATAVIA LLC
 1425 PORTLAND AVE
 ROCHESTER, NY 14621
 0.57 ACRES
 L 2025 P 678

TM# 84.011-1-24
 UMMC
 1425 PORTLAND AVE
 ROCHESTER, NY 14621
 0.18 ACRES

TM# 84.011-1-13
 UNITED MEMORIAL MEDICAL CENTER
 1425 PORTLAND AVE
 ROCHESTER, NY 14621
 0.42 ACRES

TM# 84.011-1-20
 MATTHEW BUCKLEY
 5 SUMMIT ST
 BATAVIA, NY 14020
 0.24 ACRES

TM# 84.011-1-19
 SONJA CREWS
 7 SUMMIT ST
 BATAVIA, NY 14020
 0.14 ACRES

TM# 84.011-1-18
 HENRY KNAUDT
 9 SUMMIT ST
 BATAVIA, NY 14020
 0.15 ACRES

TM# 84.011-1-17
 BRIAN McCABE
 11 SUMMIT ST
 BATAVIA, NY 14020
 0.29 ACRES

TM# 84.011-1-16
 UNITED MEMORIAL MEDICAL CENTER
 1425 PORTLAND AVE
 ROCHESTER, NY 14621
 0.23 ACRES

TM# 84.011-1-15
 UNITED MEMORIAL MEDICAL CENTER
 1425 PORTLAND AVE
 ROCHESTER, NY 14621
 0.18 ACRES



211 E. MAIN ST
2 STORY STEEL
FF = 895.00'

EX. CB
RIM = 893.76
W INV. = 889.09
N INV. = 889.09
S INV. = 889.09

EX. CB
RIM = 894.50
N INV. = 891.35
S INV. = 891.35

EX. CB
RIM = 894.00
N INV. = 889.99
S INV. = 889.99
ADD E. INV = 889.99

215 E. MAIN ST
3 STORY BRICK
FF = 893.41'

NYOPLAST DRAIN
OVERFLOW = 893.00'
W. INV = 889.50'
E. INV = 889.50'
S. INV (6") = 889.50'

NYOPLAST DRAIN
OVERFLOW = 893.00'
INV = 890.00'

CB #1
RIM = 893.76
N. INV = 891.22

CB #2
RIM = 893.99
N. INV = 889.09
W. INV = 890.40

- LEGEND**
- x894.25 EXISTING GRADE
 - x893.51 PROPOSED GRADE
 - 893- PROPOSED GRADE LINE

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

215 EAST MAIN ST
DEVELOPMENT
BATAVIA, NY 14020

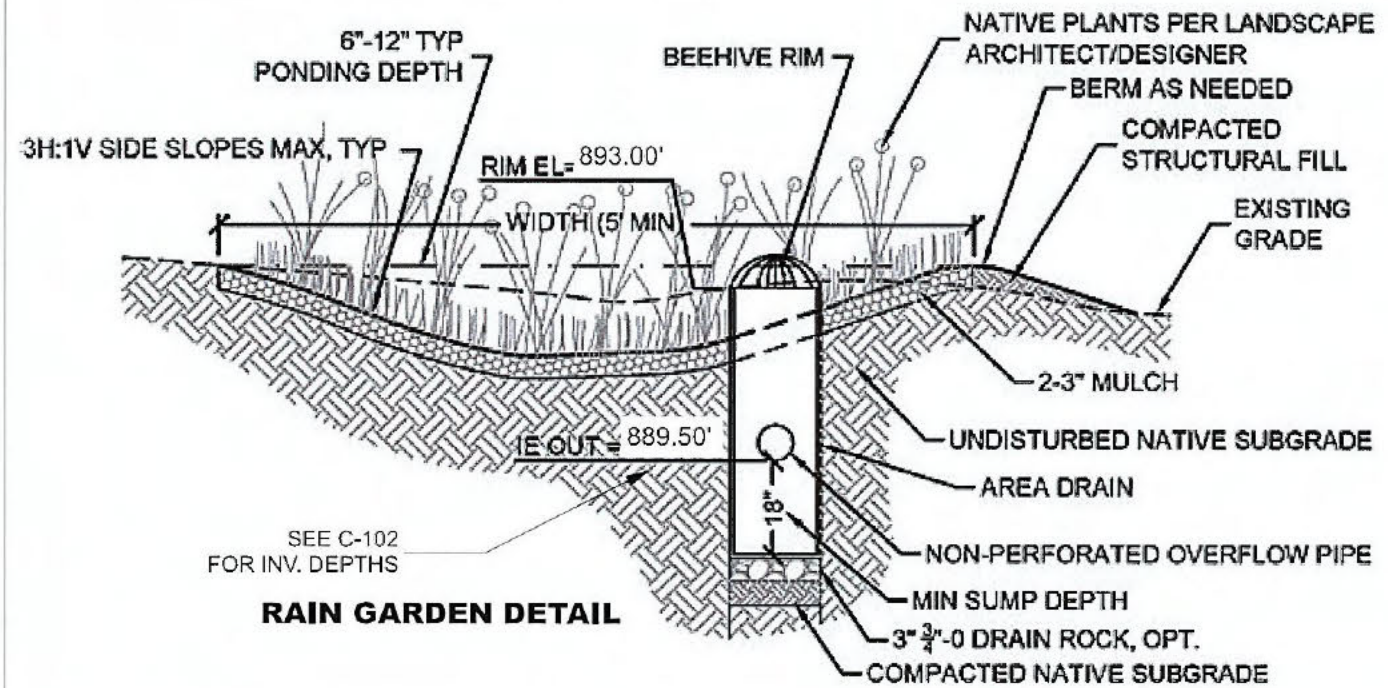
DRAWINGS PROVIDED BY:
Timothy Hines, PE
7319 Quillen Rd
Batavia, NY 14020

DATE:
3/26/2026

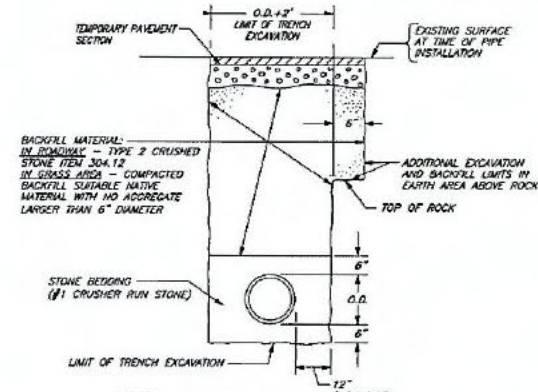
SCALE:
1" = 10'

SHEET:
C-102

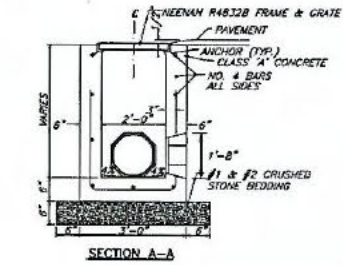
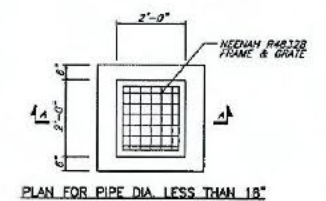
DRAINAGE PLAN



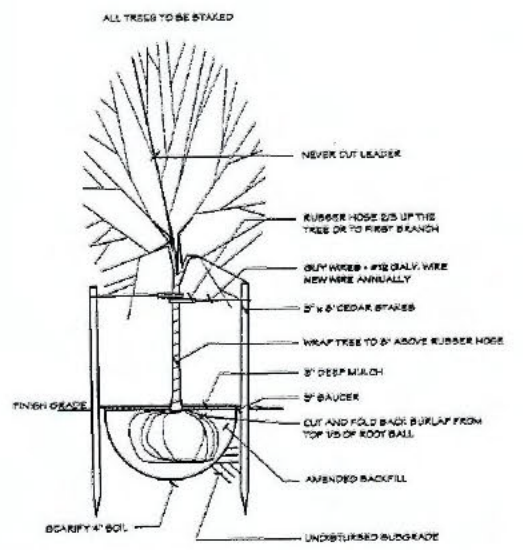
RAIN GARDEN DETAIL



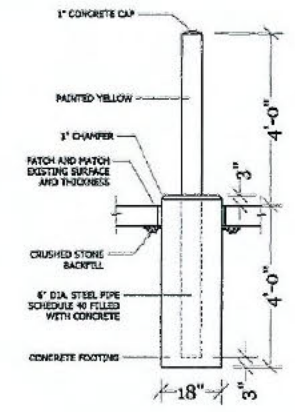
STORM SEWER TRENCH DETAIL



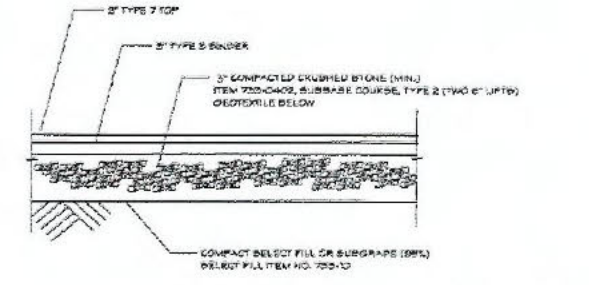
CATCH BASIN - NON-CURBED ROADWAY



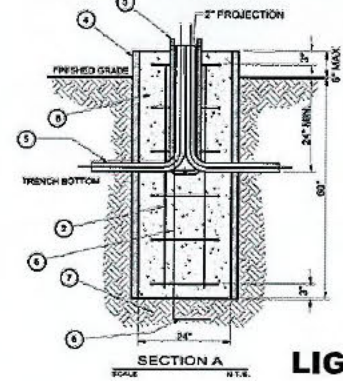
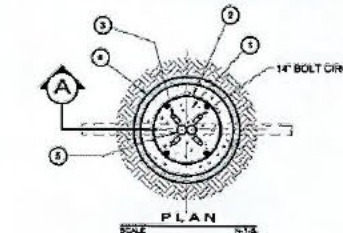
TREE PLANTING DETAIL



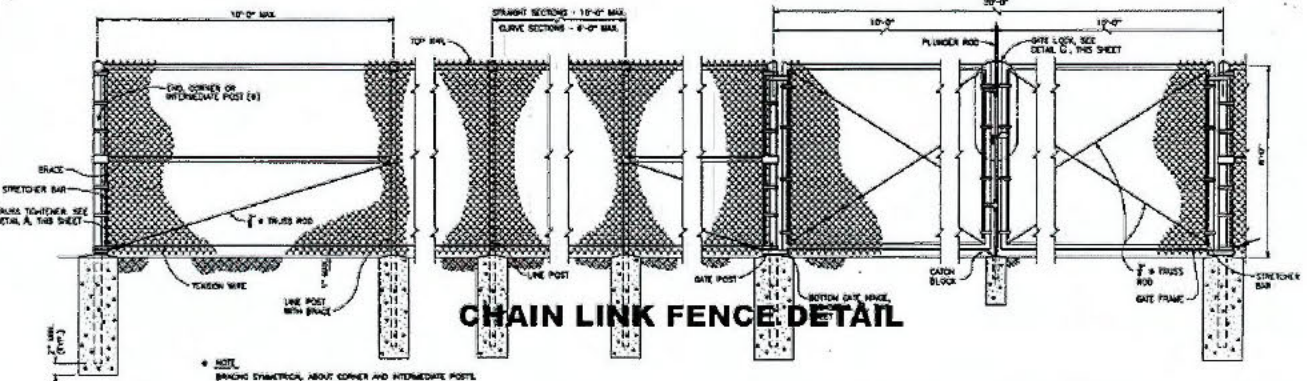
PIPE BOLLARD



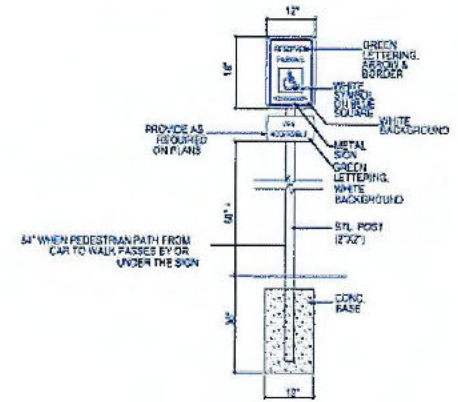
ASPHALT PAVEMENT SECTION - TYP



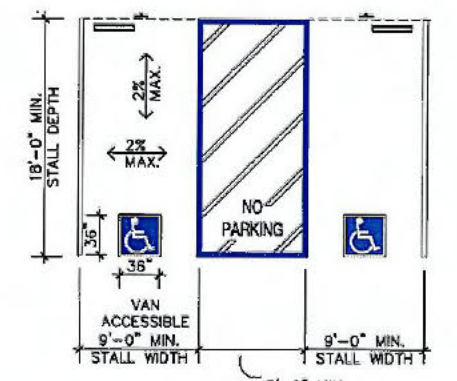
LIGHT POLE FOUNDATION



CHAIN LINK FENCE DETAIL



H/C SIGN



ADA PARKING STALL

SITE DETAILS

REVISION TABLE	REVISION BY	DESCRIPTION
NUMBER	DATE	

215 EAST MAIN ST
DEVELOPMENT
BATAVIA, NY 14020

DRAWINGS PROVIDED BY:
Timothy Hens, PE
7319 Quinlan Rd
Le Roy, NY 14482

DATE:

3/26/2026

SCALE:

NTS

SHEET:

C-500

211 E. MAIN ST
2 STORY STEEL
FF = 895.00'



EX. CB
RIM = 894.50
N INV. = 891.35
S INV. = 891.35



REVISION TABLE	DESCRIPTION
NUMBER	DATE

CONCRETE WALK 894.41 x

894.5 x

WARD AVE.

215 E. MAIN ST
3 STORY BRICK
FF = 893.41'

ASPHALT PARKING

215 EAST MAIN ST
DEVELOPMENT
BATAVIA, NY 14020

LANDSCAPING LEGEND

- Ca Sweet Pepperbush (*Clethra alnifolia*)
- Ms Ostrich Fern (*Matteuccia struthiopteris*)
- Ls Great Blue Lobelia (*Lobelia siphilitica*)
- Gb Ginkgo (*Ginkgo biloba*) 'Princeton Sentry' - male clones only

LIGHT FIXTURE LEGEND

- SL-1
1-HEAD 75W LED SITE LIGHT
STEEL POLE WITH 16 FT MOUNT HEIGHT
DARK SKY COMPLIANT
- SL-2
75 W LED CANOPY LIGHTING

GARAGE GRASS

LANDSCAPING & SITE LIGHTING

DRAWINGS PROVIDED BY:
Timothy Harris, PE
7315 Quinlan Rd
Le Roy, NY 14482

DATE:

3/26/2026

SCALE:

1" = 10'

SHEET:

L-100