

**FEBRUARY 15, 2006
PUBLIC HEARING**

**Amending Comprehensive Master Plan
(R. Stephen Hawley Drive)**

7:00 P.M.

Present: Supervisor Post
Councilman Underhill
Councilwoman Michalak
Councilman Gerace

Absent: Councilman Zambito

Others Present: Steve Hyde, Genesee County Economic Development Center (GCEDC), CEO

Supervisor called the Public Hearing to order at 7:00 P.M. and the Town Clerk read the notice that was published in the Daily News. The Supervisor opened the meeting to the public.

Steve Hyde, GCEDC CEO addressed the Town Board and the public. He handed out an informational packet to all in attendance (attached). GCEDC initially proposed to develop approximately 64 acres of land on Assemblyman R. Stephen Hawley Drive into a Med & Tech Park and requested that the Comprehensive Master Plan be changed to Industrial Park for this land use. Since January 18, when this public hearing was called, the Town Board and GCEDC have received feedback from the Town Residents. They are concerned with the broadness of Industrial Park Zoning that it will bring noisy manufacturing companies and such. GCEDC does not want to upset the community. Therefore, they are now requesting a revision to the original request to Planned Development Unit (PUD) rather than Industrial Park. PUD is more restrictive than Industrial Park. GCEDC currently has two MedTech Companies interested in locating in the Park. Mr. Hyde spoke on the benefits of a PUD and the benefits of having it located across from the College.

John Michalak, Town Resident questioned who owns the land. Mr. Hyde explained that the County owns it, "In Trust for the College" and explained how the College/SUNY controls it and how the land gets cleared to the County to declare it as excess property.

Dana Stringham, Town Resident, stated that his biggest concern was it being rezoned to Industrial Park. He also has a problem with people moving by Agricultural land and complaining about the farm smell. Mr. Hyde stressed that they will be honest with development.

Councilwoman Michalak questioned the likelihood of more and more building in that area and is concerned that it will become a four lane highway. Mr. Hyde said the opportunities are there but all require a hearing process. The Supervisor informed that a Smart Growth Plan is in place to protect land.

Jeff Thompson, Town Resident, questioned the ability to continue farming and whether it is going to increase the run off, which he already has a problem with from the

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college. Mr. Hyde informed him that the NYS DEC is very strict and this development will not add to the problem.

Tom Lichtenthal, Town Resident, expressed that GCC is a gem in our community but is concerned that it is going to be like a manufacturing business with tractor trailer traffic and will do damage to the roads. Gateway 1 is for this type of development. Mr. Lichtenthal is also concerned with the chemicals.

Supervisor Post declared the Public Hearing closed at 7:49 P.M. as no else spoke for or against the amendment to the comprehensive master plan.

Respectfully submitted,

Teressa M. Morasco
Town Clerk