

TOWN OF BATAVIA PLANNING BOARD

PUBLIC HEARING SEPTEMBER 16, 2014

RE: BIG TREE GLEN – W MAIN ST RD – SPECIAL USE PERMIT

The Public Hearing was called to order by Chairman Kathleen Jasinski at 7:30 pm. The notice, as published in the Batavia Daily News, was read by the Secretary.

The purpose of the Public Hearing is to obtain approval for the development of rental apartments on land zoned commercial. Andrew Crossett from Conifer Realty described the proposed project. They propose to develop a total of one hundred thirty six (136) apartments between two (2) parcels and in three (3) phases. Big Tree Glen East will be the first parcel constructed with ninety six (96) apartments. Next will be Big Tree Glen West with forty (40) apartments. What they build they own and whatever they own they manage. There will be no subsidized housing, no rental subsidies and no tax benefits from the GCEDC. The square footage and rental of the apartments will be – 1 bedroom – 725 s/f - \$592.00/mo.; 2 bedroom – 950 s/f - \$717.00/mo.; 3 bedroom – 1150 s/f - \$900.00/mo. There will be an on-site management office and maintenance shop. Each building will be 2 story with a pitched roof. Each apartment will have a private entry and private 12' x 12' storage area.

John Caruso from Passaro Associates stated that a 24 ft. access road will be throughout the project; Aerial lighting will be low voltage; onsite landscaping and storm water management will be within the project. They are asking for approval for the site plan and special use permit and negative declaration on the SEQR. No variances are sought.

Norman Hubbard of 3773 W Main St Rd is the owner of the property east of the project. He has always had water problems. His sump pumps run continuous year around. He is very concerned about more water on his property and also he feels there will be a significant traffic impact.

Larry Reigel of 3644 W Main St Rd is the owner of the property directly across the street of the project. He has lived there thirty (30) years. A small creek runs under Rt 5. When the Tonawanda Creek floods the water from this small creek has no place to go.

Michael Grice of 3732 W Main St Rd stated he feels that there will be a huge amount of traffic from this project. Why do we need this? There are always apartments for rent. Just look in the paper.

Todd Masters – 3662 W Main St Rd stated there is flooding in basements and yards now. Traffic is going to cause a dangerous situation.

David Russell of 3710 W Main St Rd stated that water and traffic are his main concerns. Water always comes across the road. Traffic will increase.

Don Luce of 3666 W Main St Rd stated that they have flooding every year. This project is not going to help.

Joan Kulczyk of 3975 W Main St Rd wanted to know if screening was going to be considered. This project will be right behind her house. Have woods there now but will be looking at a parking lot. Also traffic will have an impact. Lack of visibility in that area.

Ed Gorski of 3738 W Main St Rd stated traffic is a big concern. Accidents happen there all the time. He is concerned about people walking and their safety.

Dan Ireland – CEO of UMMC spoke on behalf of Conifer. UMMC has had a long term relationship with them with the Jerome Center. It has been a successful project. UMMC has two hundred thirty six (236) employees that fit the income criteria for this project. He wanted to share this information with the Board.

Matt Calderon, Superintendent of Pembroke Central School, stated that he did not have enough information to say he supported the project. He asked how many phases to build this project and about how many school age children will attend the school. Answer was – it is a three (3) phase project and approximately thirty five (35) children will be impacted.

Joanne Fleming, Manager of Jerome Apartments stated there is a need for this type of housing. She has to turn people away every week from the Jerome Apartments. She is very impressed by Conifer. They are caring and competent people. They deliver on their promises.

Donna Morrow of the Jerome Apartments stated she has been a resident four (4) years. Conifer has a terrific maintenance crew. They take good care of the people.

When no other comments of opinions were expressed, the public hearing was closed at 8:35 pm.

Respectfully submitted,

Kathleen Jasinski

Chairman

Sharon White

Secretary