

**TOWN OF BATAVIA PLANNING BOARD  
REGULAR MEETING FEBRUARY 20, 2006**

PRESENT: Chairman Kathleen Jasinski, Members Paul McCullough, Toni Platek, Lou Paganello, Robert Rumble, Don Partridge, Gordon Offhaus and Paul Marchese

ALSO ATTENDING: ZEO Clint Worthington, Secretary Sharon White  
Gary McWethy, Councilwoman Patti Michalak,  
Supervisor Greg Post, Town Engineer Steve Mountain,  
Bill Welsh, Don Moeller, Mr. & Mrs. Morris, Joe Gerardi  
And Andy Hart

**TOUR OF ASHLEY FURNITURE**

The Planning Board toured the Ashley Furniture complex at 6pm. Mr. Tim Quinn General Manager of the facility conducted the tour through the offices and warehouse. It was very interesting and enjoyed by everyone to be able to see the finished project. The Board may attempt to do more of these types of tours.

**“HAPPY BIRTHDAY, BOB!”**

The first order of business was to have cake and coffee in honor of Robert Rumble’s 80<sup>th</sup> Birthday. Bob has been a member of the Planning Board for well over 30 years.

**Congratulations and Best Wishes, Bob!**

**MINUTES OF DECEMBER 19, 2006 MEETING**

Toni Platek made a motion to approve the minutes as submitted. Seconded by Paul McCullough. Vote unanimous for approval.

**MINUTES OF JANUARY 16, 2007 MEETING**

Toni Platek made a motion to approve the minutes as submitted. Seconded by Robert Rumble. Vote unanimous for approval.

**COR DEVELOPMENT – VETERANS MEMORIAL DRIVE – RESUBDIVISION**

Joe Gerardi from Cor Development and Andy Hart from Bergman Associates appeared before the Board for a re-subdivision and site plan review for a Target store. Genesee County Planning Board recommended approval with modifications being 1) all recommended improvements in the project’s traffic study be completed before the opening of any of the proposed businesses provided they are acceptable to the Town’s Engineer, 2) the applicant provides to the Town all necessary easements for utilities, parking and ingress/egress for all eventual occupants of the development 3) the applicants work with the Town to reserve land for possible future extension of Richmond Ave to Veterans Memorial Drive (i.e.: reserving the area along the south property line from Park Rd to the Richmond Ave. extension) and 4) control of timing of the proposed new traffic light on Veterans Memorial Drive be placed with the Town which is in the best position to manage that device that will affect traffic flows along this busy public highway (the

developer should still pay for installation and ongoing maintenance). With these required modifications the proposed shopping plaza should not pose significant, adverse environmental impacts upon surrounding land uses.

The application is to re-subdivide three (3) parcels for Target. The Zoning Board of Appeals approved the area variances for one front yard and two side yard.

Don Partridge made a motion to approve the application subject to the modifications recommended by Genesee County Planning Board as stated above. Seconded by Toni Platek. Vote unanimous for approval.

#### **MILTON CATEPILLAR – 4610 E SAILE DR – SIGN PERMIT**

Don Moeller of Moeller Sign Service Inc. appeared before the Board to obtain approval for thirteen (13) signs – total of 432 sq. ft. being placed at the above business. Maximum sign area allowed is 300 sq. ft. Two front building signs, pole sign and several directional signs are proposed. The Zoning Board of Appeals approved all. Genesee County Planning Dept. recommended approval Gordon Offhaus made a motion to approve the application. Seconded by Lou Paganello. Vote unanimous for approval.

#### **CORY PARIS – 3469 W. MAIN ST RD – SITE PLAN REVIEW**

An application was presented to obtain approval to re-build an auto repair facility at the above address. This property was destroyed by fire several months ago. The proposed shop will be a 40' x 60' steel building. A brief discussion ensued on the width of the driveway – whether it is wide enough for emergency vehicles. The Zoning Board of Appeals approved the 3 ft. side yard variance – 30 ft. required – the proposal showed 30 ft. in the rear but only 27 ft. in the front part. This property is not in a flood zone. Robert Rumble made a motion to approve the application subject to the width of the driveway being able to accommodate emergency vehicles. Seconded by Paul McCullough. Vote unanimous for approval.

#### **DONALD MORRIS – 4960 BATAVIA ELBA TNLN RD – HOME OCCUPATION I & SIGN PERMIT**

Don Morris appeared before the Board to obtain approval to operate a home occupation of sharpening knives and scissors. He also has plans in the future for a mobile business. Lou Paganello made a motion to approve the Home Occupation I and sign permit. Seconded by Gordon Offhaus. Vote unanimous for approval.

#### **GARY MCWETHY – 4022 SO MAIN ST RD – LAND SEPARATION AND MERGE**

Gary McWethy appeared before the Board to obtain approval to separate a parcel with half of it going to the Harold Johnson property on Edgewood Dr and the other half going to Barbara McWethy on Pearl St. Rd. Paul McCullough made a motion to approve the land separation and merge. Seconded by Lou Paganello. Vote unanimous for approval.

#### **HEATHER DILLON – 8348 LEWISTON RD – SPECIAL USE PERMIT**

An application was presented to obtain approval for an indoor archery arena with accessory sales. The special use permit is required due to an indoor recreation in a

commercial zone. It was discussed that the building sits across property lines and the applicant should consider merging the properties.

Genesee County Planning Board recommended approval with modifications – given that the applicant has proposed merging the properties tax map parcel numbers 8-2-27 and 28.2 the required modifications is that parking spaces 10 and 11 be eliminated from the parking plan to avoid the backing of vehicles onto State Route 63. With this required modification, the proposed indoor recreation use should not pose any significant, adverse environmental impacts upon surrounding land uses. Toni Platek made a motion to have a public hearing for Tuesday, March 6, 2007 at 7pm. Seconded by Robert Rumble. Vote unanimous for approval for the public hearing.

### **CHAIRMAN REPORT**

Chairman Jasinski told the Board that she has written a letter to the Town Board that the Comprehensive Plan is completed, is a good plan and is ready for the Town Board to hold their public hearing. The Town Board will set the date at their next meeting.

Gordon Offhaus made a motion to adjourn the meeting at 8:50 pm. Seconded by Robert Rumble. Vote unanimous for approval.

Respectfully submitted,

Kathleen Jasinski  
Chairman

Sharon White  
Secretary