

TOWN OF BATAVIA PLANNING BOARD  
REGULAR MEETING NOVEMBER 16, 2010

PRESENT: Chairman Kathleen Jasinski, Members Paul McCullough, Gordon Offhaus,

Don Partridge, Paul Marchese and Lou Paganello

ALSO ATTENDING: ZEO Clint Worthington, Dep. ZEO Bruce Gerould, Roger Muehlig,

Tim Yaeger, Dan Hunt, Town Engineer Steve Mountain, Robert Rindo, Dana & Diane Stringham, Tom & Chris Mazerbo, Jim Bonsignore and John Caruso and several residents from Stringham Dr and Violet Lane

ABSENT: Members Robert Rumble and Toni Platek

Alternate Member will be voting tonight in the absence of two (2) members.

MINUTES OF OCTOBER 19, 2010

Lou Paganello made a motion to approve the minutes as submitted. Seconded by Paul Marchese. Vote unanimous for approval.

NATHANIEL DEVELOPMENT CORP. - STRINGHAM DR/VIOLET LANE  
SUBDIVISION -LEAD AGENCY STATUS FOR SEQR

Paul McCullough made a motion to designate the Town Planning Board as lead agency for SEQR purposes. Seconded by Gordon Offhaus. Vote unanimous for approval. The long form SEQR was presented and reviewed. On the form item #8 and #9 should be changed to no. Item #12 should remain as yes. A letter from Passaro Associates stated that the subject parcel does not fall within an archeological sensitive area. A cultural resource evaluation is not warranted. Don Partridge made a motion to approve the changes to the SEQR as outlined above. Seconded by Paul McCullough. Vote unanimous for approval.

Mr. Bonsignore wanted to clarify Nathaniel Development's intent. They are not affiliated with Rochester Housing Authority. Not sure if homes will be sold or rented. Determination will be on how the financing is obtained.

The second access road was discussed with Emergency Management Tim Yaeger and Town of Batavia Fire Chief Dan Hunt. Chief Hunt stated that they prefer the second access onto Rt.#33 for ease of moving the fire apparatus and for evacuation purposes. If there is no access it could become a bottle neck.

Don Partridge made a motion to declare the SEQR as a negative declaration. Seconded by Paul Marchese. Vote unanimous for approval.

Wednesday, December 8, 2010 at 7pm will be the date and time for a public hearing on this subdivision. Motion by Don Partridge. Seconded by Lou Paganello. Vote unanimous for approval.

JERRY ARENA - 8282 PARK RD - REVIEW DRIVEWAY, PARKING LOT &  
LANDSCAPING FOR PROPOSED BAR

It was advised that the Town Engineer just received the drawings today and had no

time to review them. Genesee County Planning Dept. recommended approval with modifications - the required modification is that the applicant installs planting strips and other landscaping acceptable to the Town's Planning Board to narrow the current wide curb cut of the parking lot and clearly delineate the driveways. With this required modification, the proposed bar/restaurant should not pose significant impacts. Mr. Arena will return to the meeting on December 8th.

**CHRIS MAZERBO - 4035 W. MAIN ST RD - SPECIAL USE PERMIT -  
MOTOR VEHICLE SALES**

Genesee County Planning Dept. recommended disapproval based upon the site plan submitted is inadequate to conduct a thorough review of this proposal at this time. The applicant is encouraged to prepare a revised site plan that addresses the submission requirements under Section 235=62(C) (2) of the Town of Batavia's zoning regulations, including setbacks to property lines and number of parking spaces. The plan should show parking for all existing and proposed uses on the property, including display and customer parking as well as parking for the existing residential units. The applicant should also designate an area used exclusively for a turnaround in order for customers to safely and legally enter and exit the property. Gordon Offhaus made a motion to set Wednesday, December 8, 2010 at 6:50pm as the date and time for the public hearing. Seconded by Paul Marchese. Vote unanimous for approval.

**GEORGE GALLIFORD - 3499 S MAIN ST RD - LAND  
SEPARATION/PARCEL MERGE**

An application was presented to obtain approval to create two (2) conforming lots out of two (2) irregular lots. An area variance for front yard setback was approved by the Zoning Board of Appeals. Genesee County Planning recommended approval. Lou Paganello made a motion to approve the application. Seconded by Paul McCullough. Vote unanimous for approval.

**LYNN EICK - 8790 ROLLIN CIRCLE - LAND SEPARATION/PARCEL  
MERGE**

An application was presented to obtain approval to create a compliant building lot. Paul Marchese made a motion to approve the application. Seconded by Lou Paganello. Vote unanimous for approval.

**ZEO REPORT**

**MARK DICKINSON - 3585 W. MAIN ST RD - MOTOR VEHICLE REPAIRS -  
SITE PLAN**

Lou Paganello made a motion to approve the site plan. Seconded by Paul McCullough. Vote unanimous for approval.

**CHAIRMAN REPORT**

Clor's Meat Market will be asked to attend the Dec. 8th meeting to discuss the outside storage problem.

Larry Abaire will be asked to attend the Dec. 8th meeting to discuss his situation with his business.

Gordon Offhaus made a motion to adjourn the meeting at 9:05pm. Seconded by Paul Marchese. Vote unanimous for adjournment.

Respectfully submitted,

Kathleen Jasinski  
Chairman

Sharon White  
Secretary