

TOWN OF BATAVIA PLANNING BOARD  
PUBLIC HEARING MARCH 2, 2010

RE: NORTH STAR HOUSING AND DEVELOPMENT CORP OF ROCHESTER NY -  
APARTMENT COMPLEX

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

Chairman Jasinski welcomed everyone to the hearing and asked that the developers present their project and then the members of the audience would have a chance to ask questions after that.

James Bonsignore, Attorney for the developers and John Caruso, Project Engineer for Passero Associates presented the site plan. The proposed development is to construct a fifty-six (56) unit apartment complex on Violet Lane in the Stringham Subdivision. There will be seven (7) buildings with eight (8) units in each. A market feasibility study done by the developers shows a need for this type of housing. They also believe it is within the Town's Comprehensive Plan. They stated they would try to present written responses as much as they can to address the public comments at the hearing.

Joseph Henning of 5074 Clinton St Rd - asked what size are the apartments? For two (2) bedroom - 950 sq. ft. and for three (3) bedroom 1,020 sq. ft.

Jeff Anders of 8529 Stringham Dr. - asked how many people will be crammed in there? Mr. Caruso stated that a lease restricts the number of people. Mr. Anders also asked - How are you going to keep them quiet?

Joseph Raphael of 8428 Stringham Dr. - asked you say it is compatible but you are making provisions to make it fit. Mr. Caruso stated we are trying to address your concerns.

Michelle Spiotta - 8484 Stringham Dr. - stated she would like to present to the Board a petition signed by one hundred seventy three (173) signatures opposing this project. She feels these changes to the neighborhood would be in a negative way. Increased traffic - 56 to 100 more cars; stagnant water from the detention pond; decrease in safety and freedom of movement will not be the same. Has a NYSDOT study been done?

Scott Wolff of 8482 Violet Lane - stated that you will not be able to control the "riff raff" that come in there.

Greg Langen, Executive Director of the Batavia Housing Authority stated his Board voted to oppose the project. The authority has no waiting list for its rental properties and he was never approached for input on any marketing study. He also advised that North Star Housing is part of the Monroe County Housing Authority. The Batavia Housing Authority has a serious vacancy problem. It took an average of four hundred thirteen (413) days to lease the fifty seven (57)

apartments rented during 2009.

Jeff Anders of 8429 Stringham Dr - stated that the property values will go down.

Larry Conway of 1 College View Dr. - stated he has lived in Country Meadows for thirty eight (38) years. I do not believe there is a need for this type of housing. There are too many rentals in Batavia already. Any given day there is 25 to 50 apartments advertised for rent in the newspaper. He owns some of these and doesn't need anymore competition. What's going to happen to the land values?

Francis Germuga of 8497 Stringham Dr. Is the pond a retention or detention? What about the sewer capacity? Mr. Caruso stated that the pond is not built yet and that the sewer would go into the city sewer system.

Andrew Pedro of 8460 Violet Lane - stated that the whole project has come from different angles. He moved to the neighborhood to be in the country but still close to the city. He fears an apartment project could bring in drugs and crime. Why would you say in the paper that it is for middle income. Where did this information come from? If you want to live in our neighborhood we need to trust you.

Karen Tomidy of 8435 Stringham Dr. - asked where are these occupants going to come from? She has lived on Stringham Dr. for eighteen (18) years. Greg Post was quoted in the paper as saying that there is no market for single family homes. If this project is in the best interest of our neighborhood, then why do we have to make it compatible? Uphold the laws as they are and do not issue permits or variances. A roadway to Clinton St. Rd. from Violet Lane would make it much more dangerous. Another ingress/egress is not needed so close to Stringham Dr. and Clinton St. Rd. intersection. Safety, traffic and environmental are some real concerns.

Roger Bickle of 8487 Stringham Dr - stated that he lives next door to the drainage ditch. Will this project cause more flooding?

Jim Myers of 8485 Stringham Dr. - stated that there has been water runoff thru his property and wondered if the ditch could handle more water.

Ron Penepent of 8524 Stringham Dr. - stated that once you get below the top soil it is solid clay and once you have added blacktop with this project on Violet Lane it would be an added issue for runoff.

David Ball of 8464 Stringham Dr. - stated that he has lived there ten (10) years. He moved there to be out of the city. People stay on Stringham Dr. Build homes - we welcome new homes. Stop the developers from Rochester from bringing their city into our area. We have alot to loose. Please listen to us.

John McCulley of 8453 Violet Lane - stated that he would take seven (7) houses instead of the apartment complex. Did you look around and see the value of our properties?

Laura Pedro of 8465 Stringham Dr - stated she has lived there twelve (12) years and that there are beautiful homes and families that live there. Drugs and crime could come into the neighborhood if these apartments are built. Apartments do bring that. We don't need them!

Nancy Palermo of 8500 Stringham Dr. - stated that these families look out for each other. Have you considered the extra one hundred (100) or so vehicles that will impact the area. I will get a dumpster and a twenty (20) car parking lot in my backyard.

Chuck Coffta of 8431 Stringham Dr., - stated that Wes and Violet Stringham would shudder if they knew what was being proposed for their land.

Doug Houseknecht of 8440 Stringham Dr. - stated that he expects the area to remain residential. The road is not made to handle this amount of traffic.

Gordon Merrell of 5001 Clinton St. Rd. - stated he lives next door to the house that is being proposed to be torn down to make way for the extension of Violet Lane. You do not know the lay of the land!

Jim Palermo of 8500 Stringham Dr., stated that this area has a great bunch of people living there. He is concerned about dumpster odor in his backyard. He would have no problem with homes being built there but has a big problem with this project. One hundred (100) plus cars - won't they need some kind of building structure for these cars?

Sandra Aiken of 5016 Terry Hills Dr. - stated she knows the traffic concerns out there. Her house would be directly across from the proposed extension of Violet Lane. Headlights would be in our windows.

Sue Rigoni of Orleans Community Action at 5073 Clinton St. Rd. - stated "I'm with you Guys".

John Purcel of 8488 Violet Lane - asked what will happen to my property values?

Michelle Spiotta of 8484 Stringham Dr. - asked if there are any plans for Violet Lane to attach to Garden Dr. in the City?

Paul Ficarella of 8506 Stringham Dr - stated that he is totally opposed to this project. It will destroy us!

David Ball of 8464 Stringham Dr. - asked about wetlands. Chairman Jasinski stated that will come later under SEQR. (Environmental Review).

Mary Jane Polito of 8429 Stringham Dr. - How did these people approach you or the owner? Chairman Jasinski said she was not sure how the owner was approached.

Angelo Polito of 8427 Stringham Dr., stated that we have paid to be there. He has lived there twenty (20) years. We do not need any kind of project there. Wes Stringham had a lot of stipulations in order to build a home there. Would rather see seven (7) to fourteen (14) homes

there instead of apartments.

Wayne Benz of 5025 Clinton St.Rd. stated he owns the home on the corner of Clinton and Stringham Dr. The retention pond set back of 50 ft. is crap. A family member lives near the detention pond for Target and that is only a fifteen (15) ft. setback.

Nancy Tepedino of 8496 Stringham Dr. stated that a pond is scary. I don't think they did the proper research.

Bob Rindo of 8518 Stringham Dr. stated he has lived on Stringham Dr. for forty (40) years. He feels the project is ridiculous and out of order and that the developers need to go elsewhere with their proposal. Mr. Rindo said that he built there with the understanding that it would be a single family residential neighborhood with no apartment complexes. There were seven (7) homes at the time. Now there are sixty six (66). There must be other property in Genesee county or the Town that is properly zoned that the apartment complex could build on, if one is needed.

Dana Stringham of 5017 Clinton St. Rd. stated that this project is not what was originally presented to him.

Elaine Harding of 8422 Stringham Dr. - asked do they have a signed purchase offer? Mr. Stringham stated he did.

After no further comments or opinions were expressed the public hearing was temporarily closed at 9:20pm and will re-convene at the next meeting in order to allow for further input from the public.

Respectfully submitted,

Kathleen Jasinski  
Chairman

Sharon White  
Secretary