

TOWN OF BATAVIA PLANNING BOARD
REGULAR MEETING OCTOBER 18, 2011

PRESENT: Chairman Kathleen Jasinski, Members Lou Paganello, Paul Marchese, Jeremy Liles, Jonathan Long, Don Partridge and Paul McCullough

ALSO ATTENDING: ZEO Bruce Gerould, Secretary Sharon White Deputy ZEO Dan Lang, Mr. & Mrs. Steve Licht, Lynette Brown, Robert Houseknecht and Stephanie Griffin

ABSENT: Member Gordon Offhaus

Alternate member will be voting at tonight's meeting due to the absence of one (1) member.

MINUTES OF REGULAR MEETING OCTOBER 4, 2011

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

MINUTES OF SPECIAL MEETING OCTOBER 7, 2011

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

APPLEBEE'S RESTAURANT—LEWISTON RD—SPECIAL USE
PERMIT—OFF PREMISE SIGN

An application was presented to obtain approval for an off premise sign, 50 sq. ft., to be located at the Quality Inn property at 8200 Park Rd. Genesee County Planning Board recommended disapproval based upon the addition of another off-premise sign at this location may pose significant impacts on the safety of motorists due to its size and proximity to other signs in the area. It is recommended that the Town consider working with the City and the NYS Thruway Authority on the possibility of placing directory style signage to address this corridor for the benefit of traffic coming off the Thruway.

Don Partridge made a motion to approve the application. Seconded

by Jonathan Long. Vote unanimous for approval.

ROBERT HOUSEKNECHT—3282 W MAIN ST RD—SPECIAL USE PERMIT

An application was presented to obtain approval to operate a motor vehicle repair and sales shop at the above location. Genesee County Planning Dept. recommended approval with modifications—no parking shall take place within the public right of ways or in such a manner that would require vehicles to back out onto a public highway;

The applicant obtains a driveway permit from NYS DOT for the expansion/change in use prior to final approval by the Town; no vehicles intended for dismantling or use for parts shall be stored on the property.; no vehicles shall be stacked one on top of another; on-site lighting shall be installed so as to not shine directly onto neighboring properties or cause a hazard for motorists; the storage and disposal of all new and used waste oils, lubricants, fuels, coolants and other hazardous materials shall be conducted in a manner consistent with all applicable State and Federal laws. With these required modifications, the proposed motor vehicle sales, service and repair should not pose significant impacts. Mr. Houseknecht proposes to remove the small building (which is part of the sales agreement);

Install a split rail fence, narrow the driveway and add green space. He wants to have more curb appeal. Closing date to acquire the property is 10/31/11.

A brief discussion ensued on issuing a special use permit for six (6) months with a renewal. This is due to the problems that have been encountered in the past with this property. Also the Board wants to limit the number of vehicles allowed for sales at one time. Paul Marchese made a motion to approve the special use permit for six (6) months with a renewal and up to ten (10) vehicles for sale at one time. Seconded by Paul McCullough. Vote unanimous for approval.

ZEO REPORT

ALVIN SCROGER—GALLOWAY RD—LAND SEPARATION

An application was presented to obtain approval to divide a building lot in half. Both halves will be compliant.

Paul McCullough made a motion to approve the application.

Seconded by Lou Paganello. Vote unanimous for approval.

84 LUMBER—ELLCOTT ST RD -

The ZEO reported that a light manufacturing operation has moved in there. The operation recycles old dog food, treats and bones to break it down to be reprocessed into chicken feed. Complaints have been coming in on the late night deliveries, rodents and odor.

Deputy ZEO Lang reported that they have ventilation issues and need to be up to date on the fire code. The ZEO will gather more information on this issue and report back at the next meeting.

CLOR'S—W MAIN ST RD

Mr. Gugel did clean up the property but now it is sliding back the same way again. The Board has asked the Chairman to have Mr. Gugel and the property owner, George Forsyth, to come to the next meeting to discuss this issue.

CHAIRMAN REPORT

Training reminder—Thursday, November 10th at County Bldg. #2—County Planning Board will be discussing a new project for the town.

Also Tuesday October 25th at County Bldg. #2 will be another session for training.

Lou Paganello made a motion to adjourn the meeting at 8:20pm. Seconded by Jonathan Long. Vote unanimous for adjournment.

Respectfully submitted,

Kathleen Jasinski
Chairman

Sharon White
Secretary