

TOWN OF BATAVIA PLANNING BOARD
PUBLIC HEARING FEBRUARY 15, 2011

RE: MARK TIEDMANN, MWT ARCHITECTURE—HOLIDAY INN
EXPRESS—8360 COMMERCE DR.

The Public Hearing was called to order by Chairman Kathleen Jasinski at 7:30PM. 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 a Special Use Permit to construct a four (4) story Holiday Inn Express hotel in an Industrial Park.

Mark Tiedemann, Architect, gave a brief overview of the proposed project. It will comprise of eighty (80) rooms with a small meeting room and dining space. The existing banquet facility (Ambassador) will be renovated and will become the lobby of the pool area. Parking spaces will be 1.1 spaces per room—153 spaces required—159 proposed with 1.1 acre of green space.

Tom Warth, Attorney with Hiscock and Barclay of Rochester, representing the opposed hotel owners, stated that this hotel is not permissible for this lot. The Ambassador Banquet facility and the Hampton Inn are on two (2) separate lots. They use to be one (1) but were separated at a later date.

Per the Towns Comprehensive Plan on Pages 82-89, this targeted area is for non-retail facilities—Industrial Park zone.

The height variance that is being requested exceeds the 40 ft. maximum height. To allow this hotel a height variance would not be compatible with the neighborhood.

Mr. Warth asked not to close the public hearing. Leave open so the applicant can provide added information. He also begged the Planning Board to look at the Comprehensive Plan for Industrial Park zone. Also he asked the Planning Board to require the applicant to pay for a traffic study and a feasibility study.

Rashi Dev, owner/general manager of Comfort Inn, stated she has concerns about the height variance and the traffic. Four (4) stories will block visibility for her hotel. She currently has a lot of excess traffic now at her hotel with people trying to get to the Hampton.

Vibhu Joshi, owner of Days Inn/Super 8, stated that exit 48 of the NYS Thruway has the highest concentration of hotels providing more than 1,000 rooms. We are struggling now in a difficult economy We will go out of business. There is no reason to build there. But if they do, 40 ft. should be the limit nothing higher.

Richard Lewis, affiliated with Travel Lodge, asked the Planning Board to have a commercial specialist evaluate the site to see if it can be better utilized for industry.. The application states that the height variance is needed for elevator and air conditioning mechanicals. This is not true. It is intended for rooms.

Suzanne Smith of the City of Batavia, stated that the impact of this proposed hotel will hurt the hotels that are already there.

Pinkesh Patel, general manager of Quality Inn, stated that he has a three (3) story hotel. How would more stories enhance them. He may have to layoff his employees because he cannot afford them anymore.

Ed DeJanerio—104 River St., Genesee County Legislator, stated that he had three (3) concerns. 1) Legal issues involved in issuing of the height variance. 2) Bed tax impact and 3) the well being of the hotel owners. Many of these people are my constituents and this is their livelihood.

Chandrakant Patel—owner of the Clarion Hotel—stated that his hotel is the biggest in Batavia—height is 60' but fifth (5th) floor is empty. He employees 60 people and during peak times he employs 80. This area needs a new mall or outlet in order to bring people in. We do not need another hotel.

Dee Nealon of 9374 Alexander Rd., stated that she is an employee of

the Days Inn. Has been there ten (10) years.

How can Genesee County support another hotel? Asked that the Planning Board talk to the owners and employees.. Find out what is going on. Rates are down right now. We have only five (5) employees during the winter.

Becky Spahr, General Manager of the Clarion Hotel, stated that we are all dealing with the same problems. The proposed hotel is applying for the Holiday Inn Express flag. You have to meet their standards, which change over the years. If you don't meet the standards you do not get to keep their flag. We all fight for our share of the market.

Ann Leahy of 3552 W. Main St. Rd., stated she is an employee of the Days Inn. She has seen things disscenagate. She only works 2-3 days per week but is on call 24/7. We need something in this town that is constant. This new hotel will take away what little we have now.

Jerry Thompson, Manager of Days Inn/Super 8 , stated that even in the summer, we do not need another hotel in this town. We need to bring people in not another hotel.

A gentlemen in the audience who stated he was from Attica, said that we need to preserve the values of the existing hotels.

Michael Showler of 12 Trumbull Pkwy,. stated that he use to work for Nabisco on Federal Dr., but stopped working there because of the traffic.

When no further comments or opinions were expressed, the public hearing was closed at 8:45 pm.

Respectfully submitted,

Kathleen Jasinski
Chairman
Sharon White
Secretary