

TOWN OF BATAVIA PLANNING BOARD  
REGULAR MEETING AUGUST 21, 2012

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

ALSO ATTENDING: ZEO Dan Lang, Secretary Sharon White and Michael Horst  
Alternate Member will not be voting tonight due to a full board in attendance.

MINUTES OF PUBLIC HEARING—JULY 17, 2012—JAN & GLORIA SCHAFFER—  
2944 PEARL ST RD -SPECIAL USE PERMIT—FARM POND

Paul McCullough made a motion to approve the minutes as submitted.

Seconded by Lou Paganello.

Vote unanimous for approval.

MINUTES OF PUBLIC HEARING—JULY 17, 2012—MICHAEL HORST—3936  
SO MAIN ST RD—SPECIAL USE PERMIT—WORM FARM

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

MINUTES OF PUBLIC HEARING—JULY 17, 2012—DONALD PARTRIDGE—  
4957 ELLICOTT ST RD—  
RE-SUBDIVISION

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

MINUTES OF REGULAR MEETING—JULY 17, 2012

Paul McCullough made a motion to approve the minutes as submitted.

Seconded by Jeremy Liles. Vote unanimous for approval.

MICHAEL HORST—3936 SO MAIN ST RD—SPECIAL USE PERMIT—WORM  
FARM

Mr. Horst appeared before the Board to obtain a Special Use Permit—Home  
Occupation—to operate a worm farm at the above location. This item was  
tabled at the July 17, 2012 meeting. Gordon Offhaus made a motion to remove  
the item from the table. Seconded by Paul Marchese. Vote unanimous to  
remove from table.

Mr. Horst proposes to operate a worm farm in his basement. It was first stated  
it would be in his garage. But the temperature is more even in the basement  
so he has decided to not use the garage.

An email was received from Christian Bartz of Fairview Dr indicating his  
concern of smell. Mr. Horst advised that there will be no smell as the operation  
is strictly in the basement. Genesee County Planning Dept. recommended  
approval.

Paul Marchese made a motion to approve the Home Occupation I. Seconded by Jeremy Liles. Vote unanimous for approval.

PAUL GREFRATH— HUNTERS LANDING—8348 LEWISTON RD—SIGN PERMIT  
An application was presented to obtain approval to erect an arrow pole with a light attached as a free standing sign to be located next to the building at the above location. This will be the third sign on the premises. The Zoning Board of Appeals approved the third sign. A discussion ensued with that Board in regards to whether it really is a sign. The vote was three (3) to two (2) for approval.

The Planning Board discussed the fact that this is a pre-existing non conforming lot. Allowing this would make it more non-conforming. Site plan approval is needed by the Planning Board. Front yard set back is 22.84—50 ft. required; rear yard setback is 46.24— 50 ft required; side yard setbacks are 38 ft and 57 ft.—30 ft. required; frontage is 115 ft—200 ft. required; lot area is 20,255 S/F—40,000 S/F required. Genesee County Planning Dept. recommended approval. Don Partridge made a motion to approve the sign permit as depicted in the picture presented with the application. Seconded by Jeremy Liles. Vote unanimous for approval.

#### ZEO REPORT

Alpina will be submitting a sign application in September. The ZEO is trying to arrange for the Planning Board to tour Alpina and Marktec in the near future. Foreclosure of property—the ZEO advised that 1307 of the NYS Code allows for municipalities to maintain property that is being foreclosed on and charge the maintenance back to the property owners.

#### CHAIRMAN REPORT

Ag Industry Tour will be held on Wed. Sept. 19th, 2012 if any Board Member is interested in attending. This will provide three (3) training hours. Gordon Offhaus made a motion to adjourn the meeting at 8:00 pm. Seconded by Lou Paganello. Vote unanimous for approval.

Respectfully submitted,

Kathleen Jasinski  
Chairman

Sharon White  
Secretary