

TOWN OF BATAVIA PLANNING BOARD  
REGULAR MEETING FEBRUARY 3, 2015

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

ALSO ATTENDING: ZEO Bruce Gerould, Secretary Sharon White  
Town Engineer Steve Mountain, Town Attorney Kevin Earl  
Andy Crossed and Paul Manfione from Conifer Realty,  
And Jess Sudol from Passaro Associates

ABSENT: Member Don Partridge

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

MINUTES OF JANUARY 20, 2015 MEETING

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

CONIFER REALTY—BIG TREE GLEN—PHASE 1—SITE PLAN REVIEW & LAND SEPARATION

Andy Crossed and Paul Manfione from Conifer Realty along with Jess Sudol from Passaro Associates appeared before the Board to seek final approval on the site plan and land separation for phase 1 of this project. A general discussion ensued on the Easement and Maintenance Agreement (Exhibit A); the Deed restrictions (Exhibit B) and the resolution for the approval of the site plan. All will become part of the minutes. Genesee County Planning Dept recommend disapproval of the project based upon the proposed multi family residential development may pose a significant county-wide or inter-community impacts and greatly deviates from County policy of fostering livable communities in the Smart Growth model. As proposed 96 residential units in one lot and another 40 units in another lot would be served by single vehicular access points without any street interconnectivity, access to public transit or pedestrian connections to services. In addition, having that many residences served by single access points may pose significant impacts to public safety/emergency access and may significantly increase accidents in that stretch of NYS Rt 5 given that the majority of trips out of this single-use pod development would be making left turns to reach goods, services, employment and recreation. The development is also not in keeping with the Comprehensive Plan adopted by the Town of Batavia in 2007 which identifies this area as commercial in its Future Land Use Map (Map 4) that is proposed for future business, industrial or mixed use.

Gordon Offhaus made a motion to recommend approval of the site plan for phase 1. Seconded by Lou Paganello. Vote unanimous for approval.

ZEO REPORT

SCOTT STRANG—WILKINSON RD—LAND SEPARATION

Mr. Strang wishes to divide down the middle 11.06 acres. Both lots will be conforming. Lou Paganello made a motion to approve the land separation as submitted. Seconded by Paul Marchese. Vote unanimous for approval.

CORY PARIS—8713 WORTENDYKE RD—REZONE

A letter and SEQR has been done. Mr. Paris will petition the Town Board to rezone his property to res/ag from mobile home park. A possible recommendation from the Planning Board to the Town Board to rezone or not rezone will be discussed at a future meeting.

EAST PEMBROKE FIRE DEPT—NEW FIRE HALL

Site plans have been submitted for this project. Army Corp of Engineers approval is need and maybe submitted at the next meeting.

KOHL'S—VETERANS MEMORIAL DRIVE

Expect to open the end of March 2015.

KAY JEWELERS—VETERANS MEMORIAL DRIVE  
Will be occupying the vacant store next to Sally Beauty Supplies.

CHAIRMAN REPORT

GCEDC—Annual Luncheon will be on March 6, 2015 at Batavia Downs Paddock Room. If any member is interested in attending, reservations are needed.

Gordon Offhaus made a motion to adjourn the meeting at 7:45pm. Seconded by Jonathan Long. Vote unanimous for adjournment.

Respectfully submitted,

Kathleen Jasinski  
Chairman

Sharon White  
Secretary

