

**TOWN OF BATAVIA PLANNING BOARD  
REGULAR MEETING JANUARY 18, 2005**

**PRESENT:** Chairman Kathleen Jasinski, Members Robert Rumble, Gordon Offhaus, Toni Platek, Don Partridge, Paul McCullough and Paul Marchese

**ALSO ATTENDING:** ZEO Clint Worthington, Secretary Sharon White  
Donna Morrill, Jim Weller, Ann McCulluch, Walter McBurney,  
Tom Fromberger, Joseph Barsuk, John Hoffarth, Steve Mountain,  
Steve Hyde and Chris Taxter

**ABSENT:** Member Lou Paganello

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

**MINUTES OF DECEMBER 14, 2004 MEETING**

Robert Rumble made a motion to approve the minutes as submitted. Seconded by Paul McCullough. Vote unanimous for approval.

**JOSEPH BARSUK – W MAIN ST RD – BUSHVILLE AUTO PARTS – SITE PLAN REVIEW**

Mr. Joseph Barsuk appeared before the Board to discuss his proposed plans for a second story addition to the auto parts building for storage and possibly use as a residence at a later date. Mr. Barsuk stated he would like to get bids on doing the whole project and suggested that he would like the application tabled until the bids are obtained. Genesee County Planning Dept. recommended disapproval. Paul Marchese made a motion to table the application. Seconded by Paul McCullough. Vote unanimous to table.

**KENSINGTON HOSPITALITY – 8200 PARK RD – OFF PREMISE SIGN**

An application was presented to obtain approval for an off premise sign due to a land separation. Genesee County Planning Dept. recommended approval with modifications – no additional signage or banners of any type; no additional freestanding signage shall be permitted on the property occupied by the Ramada Inn. Don Partridge made a motion to approve the application subject to the modifications as outlined by the County Planning Dept. Seconded by Paul Marchese. Vote unanimous for approval.

**WELLER SUBDIVISION – SEVEN SPRINGS RD**

Chairman Jasinski stated that the Board is not ready for the SEQR yet per the Town Engineer. Tom Fromberger from MRB Group addressed the Board stating the plans now call for a four (4)-lane road into the subdivision (2 lanes in and 2 lanes out). The possible Rt. #5 entrance is not feasible due to the owner of the property not being receptive to selling the parcel to the Weller Family. The Town Engineer still needs the traffic study and drainage information on the septic systems.

**NELSON PROSTHETIC & ORTHOTIC LABS – 8276 PARK RD – SIGN**

An application was presented to obtain approval for a 15 sq. ft. sign to be placed on the property. The wording will be “NELSON PROSTHETIC & ORTHOTIC”. Paul McCullough made a motion to approve the sign application. Seconded by Gordon Offhaus. Vote unanimous for approval.

**CRAIG & BEVERLY DORMAN – BANK ST RD – LAND SEPARATION**

An application was presented to obtain approval to sell a building lot to John Hoffarth. Mr. Hoffarth plans to merge this parcel with his existing property. Don Partridge made a motion to approve the land separation and parcel merge. Seconded on Paul Marchese. Vote unanimous for approval.

**GATEWAY II CORPORATE PARK – OAK ORCHARD/W. SAILE DR**

Steve Hyde and Steve Mountain appeared before the Board to give an update on the proposed project. The soil investigation has been done. The environmental study needs to be done. After a brief discussion, it was determined that the following is still needed for this project – Approval for subdivision; approval for area variance; short form assessment review and public hearing for area variance and subdivision. Toni Platek made a motion to set Tuesday, February 15, 2005 as the date for the public hearing. Seconded by Paul McCullough. Vote unanimous for approval.

**ZEO REPORT**

Sign Ordinance Review – FRA Engineering looking at shed setbacks, clean up language on enforcing building code law on places of assembly and multiple residences.

**CHAIRMAN REPORT**

Batavia First lawsuit – motion of appeal to re-argue was filed by Town Attorney Kevin Earl.

February 1<sup>st</sup> Planning Board meeting is cancelled.

Congratulations to Robert Rumble on another seven (7) year appointment to the Planning Board.

Gordon Offhaus made a motion to adjourn the meeting at 8:50 pm. Seconded by Paul Marchese. Vote unanimous for adjournment.

Respectfully submitted,

Kathleen Jasinski  
Chairman

Sharon White  
Secretary

**HIGHLIGHTS OF MEETING**

**Joseph Barsuk – W. Main St. Rd. – table application for second story addition to auto parts store.**

**Kensington Hospitality – 8200 Park Rd. – Approved off premise sign**

**Nelson Prosthetic & Orthotic Labs – 8276 Park Rd – approved sign**

**Craig & Beverly Dorman – Bank St Rd – approved land separation and parcel merge.**

**Gateway II Corporate Park – set public hearing for February 15, 2005 for area variance and subdivision.**