

**TOWN OF BATAVIA PLANNING BOARD
REGULAR MEETING MAY 3, 2005**

PRESENT: Chairman Kathleen Jasinski, Members Gordon Offhaus, Lou Paganello,
Paul McCullough, Toni Platek, Don Partridge and Paul Marchese

ALSO ATTENDING: ZEO Clint Worthington, Secretary Sharon White
Mr. & Mrs. Eric VonKramer, John Mager, Jason Bonsignore,
Ann McCulluch and Walter McBurney

ABSENT: Member Robert Rumble

Alternate Member Paul Marchese will be voting at tonight's meeting due to the absence of Robert Rumble.

MINUTES OF APRIL 19, 2005 MEETING

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

**BATAVIA MOTOR SPEEDWAY – 3500 HARLOFF RD – SPECIAL USE
PERMIT**

Jason Bonsignore and John Mager appeared before the Board to discuss their plans to construct a 300' x 175' flat dirt oval track in order to host motorcycling racing. The event will be held on Friday evenings from 8pm until 10pm. Mr. Bonsignore stated that he has raced professionally for 10 years and he also hosts a TV show on Fox Network. He stated that he felt it would be an asset to the community as it will be a professional environment. Two (2) large-scale events will be held this summer. The motorcycles will have an approved muffler system to alleviate any loud noise. Eric VonKramer stated that as a businessman he was in favor of the project as Mr. Mager's business operates according to the weather. The short form SEQR Part II was reviewed. No determination will be made until Genesee County Planning makes a recommendation on the application.

**ERIC VONKRAMER – 3566 W. MAIN ST RD – OFF PREMISE SIGN AND
PROPOSED BUILDING**

Mr. VonKramer appeared before the Board to discuss his plans for an off premise sign and a proposed 32' x 100' building. Discussion took place on whether the off premise sign would be considered an advertising sign or a directional sign. Mr. VonKramer would like to erect a 300 sq. ft. sign with twelve (12) removable panels. This would be the second freestanding sign on the property. Genesee County Planning Dept. disapproved the application based upon the sign being too big and too distracting. After further discussion, Mr. VonKramer stated that he would go to the Zoning Board of Appeals for an interpretation.

He would also like to erect an auto repair shop on the east side of the property. 32' x 100' building with enough room to repair 6 to 8 cars and a screened fenced area for long term parking. It was determined that two (2) variances would be needed – one for the square footage (32,000 requested; 40,000 required) and setback (30 ft. requested; 50 ft. required). The consensus of the Board was that they had no problem with the project at this time.

GATEWAY II CORPORATE PARK – RT #98 AND W. SAILE DR

The Engineers report was presented and discussed. GCEDC will now run the roadway from the park to the new State St. Rd. They previously stated that this would be done at a later date. But an agreement has been reached with Mike Doyle, owner of the land on W. Saile Dr. which will allow this to be done now. FRA's traffic impact study asked how the pre-school and the airport expansion would affect the traffic in that area.

ZEO REPORT

The ZEO stated that he has asked Jim Duval from GC Planning Dept. for a definition on wind systems. Discussion ensued on the wind systems and depending on the height they may need to go to the ZBA for a variance.

CHAIRMAN REPORT

Spring Regional Planning Workshop on May 13th – last chance to register. Three (3) members are attending – Lou Paganello, Paul Marchese and Kathleen Jasinski.

Gordon Offhaus made a motion to adjourn the meeting at 9:08 pm. Seconded by Paul McCullough. Vote unanimous for adjournment.

Respectfully submitted,

Kathleen Jasinski
Chairman

Sharon White
Secretary

Highlights of Meeting:

Batavia Motor Speedway – 3500 Harloff Rd - SEQR Part II completed – no determination made until GC Planning recommendation is received
Eric VonKramer – 3566 W. Main St. Rd. – will obtain interpretation from ZBA on off premise sign.

Gateway II Corporate Park – Engineers report presented and reviewed.
Wind Systems – awaiting definition from GC Planning and response from Town Board on amending zoning ordinance.