

**TOWN OF BATAVIA PLANNING BOARD
REGULAR MEETING JUNE 21, 2005**

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

ALSO ATTENDING: ZEO Clint Worthington, Secretary Sharon White
Todd Audsley, Andrew Schmieder, Gary Diegelman,
Dan Voltura, Paul Mrozek, Steve Hyde, Steve Mountain,
Eric Biscaro, Ann McCulluch, Walter McBurney,
Bill Welsh and Ignatius Radesi

ABSENT: Member Don Partridge

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

MINUTES OF JUNE 7, 2005 MEETING

The following correction was made:

Second page – Wal Mart – the word seized should be ceased.

Toni Platek made a motion to approve the minutes as corrected. Seconded by Lou Paganello. Vote unanimous for approval.

GCEDC – GATEWAY II CORPORATE PARK – FINAL APPROVAL

Steve Hyde and Steve Mountain appeared before the Board to obtain final approval for the road construction of the proposed Gateway II Corporate Park. Kevin Earl, Town Engineer, sent a letter to the Chairman outlining language that should be used in the motion for final approval. After a brief discussion, Paul Marchese made a motion to recommend site plan approval subject to and contingent upon construction of water and sewer utilities pursuant to Town specifications and future approval of an out of district user status or district formation in order to allow dedication to the Town of Batavia, as well as compliance with all Federal, State or Town of Batavia rules and regulations. Seconded by Paul McCullough. Vote unanimous for approval. Construction is scheduled to begin in the later part of July 2005.

ERIC BISCARO – CLINTON ST RD – TOWNHOUSES/PATIO HOMES

Eric Biscaro appeared before the Board for an informal discussion on his plans to build 40 unit townhouses/patio homes on property he is in the process of purchasing on Clinton St. Rd. – approx. 8 acres. A public hearing is needed for a Special Use Permit. Robert Rumble made a motion to set July 19th 2005 at 7:30 pm as the date and time for a public hearing. Seconded by Toni Platek. Vote unanimous for approval.

The SEQR Part II was completed and will be forwarded to Genesee County Planning Dept.

VANTAGE EQUIPMENT – W. SAILE DR – PART II SEQR

Todd Audsley and Steve Mountain appeared before the Board to discuss their plans to construct a 14,400 sq. ft. building on 3.9 acres for new heavy equipment sales and service. Part II SEQR was completed and will be forwarded to Genesee County Planning Dept. Lou Paganello made a motion to set July 19th at 7:35 pm as the date and time for the public hearing. Seconded by Paul McCullough. Vote unanimous for approval.

ERIC VONKRAMER – 3566 W MAIN ST RD – SPECIAL USE PERMIT

This application was set aside until a decision from the ZBA is obtained. ZBA Chairman Gary Diegelman stated that a last minute change to the size of the building and sketchy information led to the Board tabling the application.

MICHAEL DOYLE – 4430 W. SAILE DR –

Neither Mr. Doyle nor his representative was present so the Board was not able to ask questions regarding the proposed project. Genesee County Planning Dept. recommended approval with modifications – landscape plan for outdoor storage; new and used waste oil must be disposed of properly and etc. Lou Paganello made a motion to table the application. Seconded by Paul Marchese. Vote unanimous to table.

FREE METHODIST CHURCH – 8160 BANK ST RD – SIGN PERMIT

An application was presented to obtain approval for a 30.4 sq. ft. wooden sign located 10' from the property line. Genesee County Planning Dept. recommended disapproval due to no site plan being submitted showing the location of the proposed sign. Robert Rumble made a motion to approve the application. Seconded by Paul Marchese. Vote unanimous for approval.

DAWN DOLL – HARTSHORN RD – LAND SEPARATION

An application was presented to obtain approval to separate one (1) lot for a single-family home. Gordon Offhaus made a motion to approve the land separation. Seconded by Paul McCullough. Vote unanimous for approval.

ZEO REPORT

Eric Biscaro – Clinton St. Rd. – proposed patio homes/duplexes on the former drive in theatre property.

CHAIRMAN REPORT

The summer meetings for July and August are – July 19th and August 16th.

Gordon Offhaus made a motion to adjourn the meeting at 8:47 pm. Seconded by Lou Paganello. Vote unanimous for adjournment.

Respectfully submitted,

Kathleen Jasinski
Chairman

Sharon White
Secretary