

Town of Batavia Planning Board
Regular Meeting December 20, 2005

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

ALSO ATTENDING: ZEO Clint Worthington, Secretary Sharon White
Eric Biscaro, Ann McCulluch, Walter McBurney, Bill Welsh and
Jennifer Hyatt

ABSENT: Member Lou Paganello

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

PEPSI COLA – 40 TREADEASY AVE – COMMUNICATIONS TOWER

An application was presented to obtain approval to erect an 80-ft. communications tower at the above address to be placed in a yard area other than a rear yard. The Zoning Board of Appeals approved the variance contingent upon merging three (3) parcels into one (1) as part of the site plan review. Toni Platek made a motion to approve the application contingent upon the merging of the 3 parcels. Seconded by Paul McCullough. Vote was 6 yes with 1 abstention by Paul Marchese due to a conflict of interest. Motion passed.

Genesee County Planning Dept. recommended approval.

CLINTON CROSSING – CLINTON ST RD – SET PUBLIC HEARING FOR SPECIAL USE PERMIT

Genesee County Planning Dept recommended approval of the project with modifications – the applicant must submit a storm water management plan for review; recreation needs and possible sidewalks for the Proposed plans. Mr. Biscaro stated he has no plans for sidewalks. The roadway will be 18-20 ft. wide and he feels no need for them, as each parcel will have its own yard. Paul McCullough made a motion to set the public hearing for Tuesday, Jan. 17, 2006 at 7:30 p.m., if needed. Vote unanimous for approval.

FRANK BAKOS – 8844 HARTSHORN RD – LAND SEPARATION

An application was presented to obtain approval to split one (1) lot into three (3) parcels. Paul McCullough made a motion to approve the land separation. Seconded by Paul Marchese. Vote unanimous for approval.

ZEO REPORT

Larry Abair Property – Chairman Jasinski sent a letter to Mr. Abair to let him know that the Planning Board will be asking him to attend the meeting in January for an update. The property is looking bad again. General discussion on what the Town can do if the situation does not get resolved – i.e.: Town can pull his special use permit; junkyard violation; can withdraw certificate of occupancy.

SUSAN & DANA KOEPP – PEARL ST RD – LAND SEPARATION W/PARCEL MERGE

An application was presented to obtain approval to sell a 75' x 75' parcel of land to a neighbor. Gordon Offhaus made a motion to approve the land separation and parcel merge. Seconded by Don Partridge. Vote unanimous for approval.

ANDREW YOUNG – PIKE RD – EXPANSION OF POND

An application was presented to obtain approval to expand an existing pond. DEC approved – 600 ft. from any line and 275' from the house. Paul McCullough made a motion to approve the application. Seconded by Paul Marchese. Vote unanimous for approval.

CHAIRMAN REPORT

Caterpillar Equipment met with Kathy and Clint for an update on their proposed plans to purchase land from Maynard Armison on E. Saile Dr. for a heavy equipment dealership. They plan to bring in the

Buffalo and Rochester offices and merge into one location. No entrance is planned for State St. Rd. —only on Saile Dr.

They also plan to leave the area behind the Bennett Hgts. Subdivision as agricultural — they have no intention on using this area except maybe to test equipment. The building will be approx. 100,000-sq. ft. with potential for 100 jobs. They will be selling parts and trucks for heavy equipment.

Gordon Offhaus made a motion to adjourn the meeting at 8:26 p.m. Seconded by Robert Rumble. Vote unanimous for adjournment.

Respectfully submitted,

Kathleen Jasinski
Chairman

Sharon White
Secretary