

**TOWN OF BATAVIA PLANNING BOARD  
REGULAR MEETING FEBRUARY 7, 2006**

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

ALSO ATTENDING: ZEO Clint Worthington, Secretary Sharon White

Amy DiSalvo, Kurt Schwab, Mr. & Mrs. Laesser,

Russ Romano, Mike Ognibene, Tony Mancuso,

Ann McCulluch, Walter McBurney, Tim Baker,

Councilman Chad Zambito, Ignatius Radesi, Steve Griffin

From GCED, Town Engineer Andrew Schmieder and

Town Supervisor Greg Post

ABSENT: Member Don Partridge

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

**MINUTES OF JANUARY 17, 2006 MEETING**

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

**MILTON CATERPILLAR – E. SAILE DR. – DEALERSHIP**

Mike Delalski, Alan Perry and Ken Rucroft from Milton Caterpillar appeared before the Board to discuss the proposed Caterpillar dealership for E. Saile Dr.

The project will be located on 60+ acres across from the airport. The building will be 100,000 sq. ft. and will be used for sales, service and parts warehouse. Consolidation of their Buffalo and Rochester facilities into this building is expected. Preliminary site plan was presented. Paul Marchese made a motion for the Planning Board to seek lead agency status for this project. Seconded by Toni Platek. Vote unanimous for approval.

**TOWNE CENTER – BERGMAN ASSOCIATES – VETERANS MEMORIAL DRIVE**

Joe Gerardi and Christopher Centola appeared before the Board to present their proposed project for Veterans Memorial Drive (across from Home Depot) on 48 acres. The building will be 325,000 – 350,000 sq. ft. Storm water and traffic study will be done. Paul Marchese made a motion for the Planning Board to seek lead agency status for this project. Seconded by Toni Platek. Vote unanimous for approval.

**ZEO REPORT**

**MATTHEW LANE – 8974 WORTENDYKE RD – HOME OCCUPATION I**

An application was presented to obtain approval for a home occupation to repair computers. Lou Paganello made a motion to approve the application. Seconded by Gordon Offhaus. Vote unanimous for approval.

Feb. 21<sup>st</sup> Meeting

An application will be forthcoming for Elizabeth and Kevin Huber of Brown Rd for an expansion of a pond. Mrs. Huber grows and sells aquatic plants. Special Use Permit is needed. Paul McCullough made a motion to set a Public Hearing for Feb 21, 2006 at 7:30 pm. Seconded by Paul Marchese. Vote unanimous for approval.

**CHAIRMAN REPORT**

March 30<sup>th</sup> at the RIT Conference Center in Rochester will be a Storm Water Management Session. It is available to any of the members to attend.

The Chairman advised that Brookwood Estates project is still alive and well. This is the mobile home park planned for the Wortendyke Rd. area.

**GCEDC**

Steve Griffin from GCEDC appeared before the Board for an over view of the proposed Med Tech Park across from GCC. This Med Tech facility will be part of a SUNY program. Paul McCullough made a motion to recommend the Town Board seek lead agency status for this project. Seconded by Paul Marchese. Vote unanimous.

A motion was also made by Paul Marchese recommending a letter be sent to the Town Board in support of a change to Industrial Park for the area across from GCC for this Med Tech Park. Seconded by Lou Paganello. Vote unanimous for approval.

A general discussion ensued on the Mike Ognibene application for a used car lot on Lewiston Rd. Several members had concerns – ie: lighting, number of spaces for cars, hours of operation and site plan review.

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

Respectfully Submitted,

Kathleen Jasinski  
Chairman

Sharon White  
Secretary

**TOWN OF BATAVIA PLANNING BOARD  
PUBLIC HEARING FEBRUARY 7, 2006  
RE: MICHAEL OGNIBENE – 8400 LEWISTON RD – SPECIAL USE PERMIT**

The Public Hearing was called to order at 7:30pm by Chairman Kathleen Jasinski. The notice, as published in the Batavia Daily News, was read by the Secretary.

The purpose of the public hearing is to obtain approval for a car dealership at 8400 Lewiston Rd. (former Batavia Machine & Tool property). Tony Mancuso from Manacuso Management advised the Board that Mr. Ognibene would use 50% of the building for indoor car sales – no mechanical service – strictly sales. The proposal is for 32 parking spots. After further discussion, Mr. Ognibene stated that maybe other than cars would be sold. For example, 4 wheelers and snowmobiles.

Amy DiSalvo of 4135 Colonial Blvd. asked if the back gate onto Colonial Blvd would be utilized? Mr. Ognibene stated that he might use the back gate.

Tim Baker of 8392 Lewiston Rd., owner of Baker's Frontier Kitchens stated that Boxall Concessions, which is the building in between his business and the Batavia Machine & Tool building, has a big problem parking semi trucks close to the road and they are left there months at a time. This creates a site problem.

Kurt Schwab of 4123 Colonial Blvd. stated that he only sees five (5) legal parking spaces for this property. He felt the Board should carefully look at the signage proposed and the back gate problem. Dozens and Dozens of cars going onto Colonial Blvd thru this gate would be a big concern especially onto Rt. #5.

When no other comments or concerns were expressed, the public hearing was closed at 7:43pm.

Respectfully submitted,

Kathleen Jasinski  
Chairman

Sharon White  
Secretary