

**TOWN OF BATAVIA PLANNING BOARD
PUBLIC HEARING APRIL 18, 2006**

**RE: HANSON AGGREGATES – 4810 ELLICOTT ST RD – EXPANSION OF
COMMERCIAL EXCAVATION**

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

The purpose of the Public Hearing is to obtain approval to expand a commercial excavation by 8.1 acres. David Hopkins of 4877 Ellicott St. Rd. asked where is the area that is being proposed for expansion. Brent LaClair from Hanson Aggregates stated the area is south of the power lines, east of the pond towards the wooded area. It is located about 1200 feet from Rt. #63.

When no other comments or opinions were expressed, the public hearing was closed at 7:40 pm.

Respectfully submitted,

Kathleen Jasinski
Chairman

Sharon White
Secretary

**TOWN OF BATAVIA PLANNING BOARD
REGULAR MEETING APRIL 18, 2006**

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

ALSO ATTENDING: ZEO Clint Worthington, Secretary Sharon White, Andrew Schmieder, Supervisor Greg Post,

Dep. Supervisor Dan Underhill, David Tufts, Keith Price, Tony Mancuso, Bill Welsh, Bradlee Frazer,

Steve Mountain, Paul Morzek, Ann McCulluch and Walter McBurney

ABSENT: Members Don Partridge and Robert Rumble

Alternate Member Paul Marchese will be voting at tonight's meeting due to the absence of two (2) members.

MINUTES OF APRIL 4, 2006 MEETING

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

HANSON AGGREGATES – 4810 ELLICOTT ST RD – EXPANSION OF COMMERCIAL EXCAVATION – SPECIAL USE PERMIT

An application was presented to obtain approval to expand a commercial excavation by 8.1 acres at the above location.

The area is approx. 1200 ft. from Rt. #63 and is south of the power lines toward the wooded area. Genesee County Planning Board recommended approval with modifications – any fertilizer or road salt must be stored in containers.

Toni Platek made a motion to approve the Special Use Permit. Seconded by Lou Paganello. Vote unanimous for approval.

MILTON – CAT – 4610 SAILE DR - HEAVY EQUIPMENT DEALERSHIP

An application was presented to obtain approval to construct a 102,630 sq. ft. building at the above location. FRA Engineering firm's comments were discussed. The SEQR – Part II – was present and reviewed. Toni Platek made a motion that the SEQR be declared a negative declaration. Seconded by Paul Marchese. Vote unanimous for approval. Bradlee Frazer from Milton Cat showed a short video about the history of the company. A 3 ft. high berm is being planned for around the property. Various types of trees will be planted to try to obstruct the view for the residences. Lou Paganello made a motion to approve the application subject to FRA approval and Soil & Water Conservation approval. Seconded by Paul McCullough. Vote unanimous for approval.

WELLSVILLE CARPET TOWNE INC. – GATEWAY II CORPORATE PARK – SITE PLAN

Pat Mahoney and Steve Kane from Wellsville Carpet Towne appeared before the Board to clarify the name of the business. At the April 4, 2006 meeting the company was introduced as Ashley Furniture. But Mr. Mahoney stated that this is not exactly correct. The correct legal name is Wellsville Carpet Towne, which is a distributor for Ashley Furniture. They are proposing a 74,000 sq. ft. pre-engineered building. This will be the first tenant in the corporate park. The SEQR – Part II – was presented and reviewed. Paul McCullough made a motion to declare the SEQR as a negative declaration. Seconded by Lou Paganello. Vote unanimous for approval. Genesee County Planning Dept. recommended approval with modifications – stating that the project may impact the visual quality of the area and suggest landscape plan, storm water plan and erosion plan is required. Toni Platek made a motion to recommend preliminary approval of the site plan. Seconded by Gordon Offhaus. Vote unanimous for approval.

GATEWAY II CORPORATE PARK – LAND SEPARATION

Paul Marchese made a motion to approve the land separation. Seconded by Paul McCullough. Vote unanimous for approval.

OATKA MILK PRODUCTS – 4815 ELLICOTT ST RD – EXPANSION

Keith Price from Oatka Milk appeared before the Board to discuss the company's plans for expansion. The building will be 5,000 sq. ft. with an additional 2,000 sq. ft. for storage tanks. The proposed to manufacture milk based alcoholic beverages. The beverage falls under the Alcohol Tobacco and Firearms regulations. Mr. Price stated that there are hazards with storing alcohol and they have hired an engineering firm to design the storage tanks to handle the alcoholic beverage. The SEQR – Part II – was presented and reviewed. Toni Platek made a motion to declare the SEQR as a negative declaration. Seconded by Lou Paganello. Vote unanimous for approval. A letter was received from neighbor David Hopkins of 4877 Ellicott St. Rd. stating that he has concerns with the odor and lighting at this facility.

**GCC FOUNDATION – MODIFY DORM ROOMS AND CONSTRUCT
ADDITIONAL BUILDING**

The SEQR – Part II – was presented and reviewed. Paul Marchese made a motion to declare the SEQR as a negative declaration. Seconded by Gordon Offhaus. Vote unanimous for approval. Genesee County Planning Dept. recommended approval.

ANNA & RAYMOND PATNODE – 3384 PRATT RD – HOME OCCUPATION I

An application was presented to obtain approval to operate a ceramic business at the above location. Mrs. Patnode stated that she would be teaching classes and selling green ware. Class size would be around 5-6 people. The sign proposed will not exceed 4 sq. ft. Lou Paganello made a motion to approve the application. Seconded by Paul McCullough. Vote unanimous for approval.

Gordon Offhaus made a motion to adjourn the meeting at 9:24 pm. Seconded by Paul Marchese. Vote unanimous for adjournment.

Respectfully submitted,

Kathleen Jasinski
Chairman

Sharon White
Secretary

