

**TOWN OF BATAVIA PLANNING BOARD
REGULAR MEETING NOV. 21, 2006**

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

ALSO ATTENDING: ZEO Clint Worthington, Secretary Sharon White
Town Engineer Steve Mountain, Town Supervisor Greg Post,
Ed Leising, Tony Mancuso, Joanne Beck from the Daily News
Andy Hart from Bergman Associates, Kate Johnson from COR
Development, Carley Hanson from QPK Design, Jason
Armbrewster
From Clark Patterson and Rick Henry from GCC

ABSENT: Member Toni Platek

Alternate Member Paul Marchese will be voting at tonight's meeting due to the absence of one (1) member.

MINUTES OF OCTOBER 18, 2006 MEETING

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

DECEMBER MEETING

Only one (1) meeting will be held in December. That date will be the 19th at 7:30 pm. Gordon Offhaus made a motion for the December meeting of the Planning Board to be on the 19th at 7:30 pm. Seconded by Lou Paganello. Vote unanimous for approval.

COR DEVELOPMENT – VETERANS MEMORIAL DRIVE – FINAL SITE PLAN & ARCHITECTURAL PLANS

Andy Hart from Bergman Associates presented the updated site plan for this development. Three (3) tenants have committed to have a store in this plaza – 1) Target; 2) Bed Bath and Beyond and 3) Petco. Several revisions were made to the plans – added new landscape material on Park Rd. and vegetation buffer on the residential use side; sixteen (16) shade trees along Veterans Memorial Drive by the hotel; pedestrian crosswalk added from hotel to plaza. Lighting design plan was also presented – 35 ft. poles with 1,000-watt illumination – shoebox style light directed down. They are relocating the sanitary sewer with connection point for the new Sheriff's building.

Carly Hanson, architect from QPK Design presented a floor plan and showed the exterior elevations. Signs planned for Target are two (2) - "Target and Pharmacy"; Bed Bath and Beyond and Petco will each have one (1) sign at the main entrance. There is no garden center proposed for Target so there will be no parking lot taken up by displays. SRG

Management Company will manage the project. Their maintenance is top notch and the Town should be happy with the up keep.

A variance will be needed for the signage for Bed Bath and Beyond and Petco. COR Development will return to show the out parcel buildings once they have a tenant. The anticipated opening date for Target is the Spring of 2008.

At present there are eleven (11) people still in the Batavia Downs Trailer Park. At the end of November eight (8) people will be left. Some have relocated their trailers elsewhere and some trailers have been demolished. All should be out by June 2007.

Paul Marchese made a motion to recommend approval of the Special Use Permit – Retail in a Commercial Zone. Seconded

By Gordon Offhaus. Vote unanimous for approval.

Robert Rumble made a motion to recommend approval of the final site plan subject to Town Engineer and ZEO approval. Seconded by Lou Paganello. Vote unanimous for approval.

DONALD PARTRIDGE – 4957 ELLICOTT ST RD – WIND ENERGY

A short environmental assessment form was presented and reviewed. After discussion Paul Marchese made a motion to declare the SEQR as a Type II action – not subject to review. Seconded by Paul McCullough. Vote was 6 yes with 1 abstention by Don Partridge. Motion passed.

Robert Rumble made a motion to declare a negative declaration of the short form. Seconded by Gordon Offhaus. Vote was 6 yes with 1 abstention by Don Partridge. Motion passed.

The Visual EAF Addendum was presented and reviewed. Robert Rumble made a motion to approve the recommended answers to the Visual EAF Addendum to the short Environmental Assessment Form. Seconded by Paul Marchese. Vote was 6 yes with 1 abstention by Don Partridge. Motion passed.

CHARLES RADLEY – 8930 HARTSHORN RD – HOME OCCUPATION II

Don Partridge made a motion to recommend a public hearing be held on Dec. 19, 2006 at 7:30 pm in order to obtain approval for a Home Occupation II. Mr. Radley wishes to hire non-residential family members. He currently has a permit for a Home Occupation I. Seconded by Paul McCullough. Vote unanimous for approval.

WESTERN REGIONAL OFFTRACK BETTING – PARK RD – SIGNS

An application was presented to obtain approval for a 10' x 20' directional sign to be placed on the north end of the building.

Paul McCullough made a motion to approve the application. Seconded by Gordon Offhaus. Vote unanimous for approval.

BRENDA KING – 3429 W MAIN ST RD – HOME OCCUPATION I

An application was presented to obtain approval to operate a retail store selling fireplaces and stoves at the above address. The parking plan was reviewed and the Board determined that three (3) more parking spaces could be added as long as it is on their own property. Genesee County Planning recommended approval but indicated that the Town should make sure that cars do not have to back out onto Rt. #5. Robert Rumble made a motion to approve the application. Seconded by Don Partridge. Vote unanimous for approval.

VERIZON WIRELESS – GCC – COMMUNICATIONS TOWER

Don Partridge made a motion to set December 19, 2006 at 7:35 pm for the date and time for a public hearing for a Special Use Permit. Seconded by Lou Paganello. Vote unanimous for approval.

Genesee County Planning Dept. recommended approval but indicated that all 911 emergency calls should be routed to the Genesee County Sheriff's office.

GCC FOUNDATION – 8170 BATAVIA STAFFORD TOWNLINE RD – HOUSING

Jason Armbrewster from Clark Patterson and Rick Henry from GCC appeared before the Board to discuss the proposed housing project. Plans call for two (2) buildings – 32 apartments in each building. The short form SEQR was presented and reviewed. Paul McCullough made a motion to declare the SEQR as an unlisted action. Seconded by Paul Marchese. Vote unanimous.

Genesee County Planning Dept. recommended approval. Gordon Offhaus made a motion to declare the SEQR as a negative declaration. Seconded by Paul McCullough. Vote unanimous for approval.

Robert Rumble made a motion to set December 19, 2006 at 7:40 pm as the date and time for a public hearing for this project. Seconded by Paul McCullough. Vote unanimous for approval.

Gordon Offhaus made a motion to adjourn the meeting at 9:10 pm. Seconded by Robert Rumble. Vote unanimous for adjournment.

Respectfully submitted,

Kathleen Jasinski
Chairman

Sharon White
Secretary