

**TOWN OF BATAVIA PLANNING BOARD
REGULAR MEETING, October 17, 2017, 7:00 P.M.**

PRESENT: Chairman Kathy Jasinski, Paul Marchese, Gordon Offhaus, Don Partridge, Paul McCullough, Lou Paganello, Jeremy Liles and Jon Long

ALSO ATTENDING: Dan Lang, Bruce Gerould, Secretary Brittany Witkop, Sharon White, Mike Cleveland, and Peter Zeliff.

ABSENT: None

Alternate member will not vote.

MINUTES SEPTEMBER 19, 2017 REGULAR PLANNING BOARD MEETING
Paul McCullough made a motion to approve the minutes as submitted. Seconded by Paul Marchese. Vote unanimous for approval.

**PUBLIC HEARING 7:00 p.m.
SPECIAL USE PERMIT FOR TIM AND AMANDA GLEBA TO CONSTRUCT A
POND AT 3726 SOUTH MAIN STREET ROAD FOR AGRICULTURAL PURPOSES**

Mr. and Mrs. Tim Gleba are not present. Their request also requires a lot line variance from Town of Batavia Zoning Board of Appeals. However, the ZBA tabled their decision on 10/16/17, pending further information from the applicant. Several neighbors have concerns about water run-off and flooding of personal property and farm land. Proximity and drainage as well as pond location is something that need further review. Steve Mountain is going out to look at the site in the next week if possible.

Don Partridge made a motion to table the special use permit for this project, seconded by Lou Paganello. Vote unanimous for approval.

No other parties are present to discuss this request. When no comments or opinions were expressed, the Public Hearing was closed at 7:04 p.m.

**PUBLIC HEARING 7:05 p.m.
SPECIAL USE PERMIT FOR PETER ZELIFF TO CONVERT AN EXISTING
BUILDING INTO A SINGLE FAMILY DWELLING AT 4535 WEST SAILE DRIVE
IN A COMMERCIAL ZONE.**

Mr. Peter Zeliff is present and states that he would like to convert the building that was previously Michelle's Bakery into a single family dwelling that he will rent out. Town of Batavia Zoning Board of Appeals approved this request on 10/16/17. Genesee County Planning Board denied the request. Dan Lang and Bruce Gerould both recommend approval citing there has been no negative impact in the area since Mr. Zeliff built his home and they also believe it would be best to have the building used rather than have it sit vacant.

Paul Marchese made a motion to approve the special use permit, seconded by Don Partridge. Vote unanimous for approval.

No other parties are present to discuss this request. When no comments or opinions were expressed, the Public Hearing was closed at 7:08 p.m.

MICHAEL CLEVELAND AND JOHN ALEXANDER - LAND SEPARATION AND PARCEL MERGE, 2960 WEST MAIN STREET ROAD

Mr. Mike Cleveland is here tonight to request a land separation and parcel merge of approximately 2 acres of land. Tax map no. 10-2-1.1 will be separated and merged with Mr. Cleveland's, tax map no. 10-2-1.21.

Lou Paganello made a motion to approve, seconded by Jeremy Liles. Vote unanimous for approval.

ZONING ENFORCEMENT OFFICER REPORT

Per Dan Lang in regard to Peter Zeliff and the re-subdivision of Oakwood Estates he has been looking into procedures to handle this type of request and this would be best handled as a Conservation Subdivision, which will allow the Planning Board to issue variances, waivers and conditions. At this point, Dan is waiting on a more detailed map and application as further review will be necessary.

Dan also discussed Subdivision Code with the board. Minor subdivision and land separation both have the same definition of 4 or less lots. Major subdivisions are 5 or more lots. The definition of subdivision has been revised and will go to the Town Board on 10/18/17.

Land separations and signs that meet code may not need to come to the Planning Board because you can't deny the request. It would also speed the process up for the applicant. Board members are concerned with the aesthetics of the area, especially for signs. Kathy Jasinski feels that the board should at least review land separations and signs. However, some of the board members feel that if a land separation is within code they don't need to review it. The final consensus is that the Planning Board would like to review all signs, but if a land separation meets code they do not need to review it. They would however, like a monthly report on what has come to the Town and been approved in the ZEO Report at our meetings.

CHAIRMAN REPORT

Per Kathy Jasinski, there is still time to go to the local Fall 2017 Regional Local Government Workshop in November so please get your request forms in to Teresa Morasco, Town Clerk, so that she can take it to the Town Board for approval. If there are any other training events you would like to go to that is fine as well. If you need the forms please let Kathy know.

For November, our board will only meet once, November 21, 2017 at 7 p.m.

Gordon Offhaus made a motion to adjourn the meeting at 8:01 p.m. Seconded by Lou Paganello. Vote unanimous for adjournment.

Respectfully submitted,

Brittany Witkop
Secretary

Respectfully submitted,

Kathleen Jasinski
Chairman