

**TOWN OF BATAVIA PLANNING BOARD  
REGULAR MEETING 4-3-07**

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

Paul McCullough

ALSO ATTENDING: Secretary Sharon White, Town Engineer Steve Mountain, Mr. & Mrs. Robert Wood,

Mr. & Mrs. Deleo, Bill Welsh, Town Supervisor Greg Post, Clifford Riegerman,

Kate Johnson, Andy Hart and Taylor McDermott from Lowe's

ABSENT: Members Don Partridge, Gordon Offhaus and Robert Rumble

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

**MINUTES OF MARCH 20, 2007 MEETING**

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

**MICHELLE AND ROBERT WOOD – 8244 BATAVIA STAFFORD TNLN RD – LAND SEPARATION**

A letter was read from the Town of Batavia Fire Chief Paul Dibble in regards to the accessibility of fire apparatus to the parcel of land in question. Chief Dibble stated that he reviewed the survey and had a couple of concerns. Those being – the site map does not indicate the type of material from which the driveway is to be constructed. A driveway that will sustain up to 40,000 pounds in all types of soil moisture conditions is needed. The site map also indicates a relatively sharp bend to the south. Tests indicate that our engine will need some 27 ft. of turning radius while sustaining an 18 ft. width drive within that turning area. Our suggestion would be to round off the inner and outer edges of the turn while widening that area from the proposed 15 ft. to 18 ft. With the consideration of these concerns, The Town of Batavia Fire Dept. will be able to provide fire protection to this property. A discussion ensued on an easement being needed from the Keyes property and also creates a 35 ft. easement to the Town for snow maintenance. The application needs to be forwarded to the Town Board for their comments on the 35 ft. easement for snow maintenance. Town Engineer, Hwy. Supt. and ZEO approval is needed. The applicants were reminded that a cell tower is proposed for the GCC property, which is in close proximity to this property. They advised that they were aware of the tower. Paul McCullough made a motion to recommend the Town Board approve the 35 ft. easement. Seconded by Paul Marchese. Vote unanimous for approval.

**COR DEVELOPMENT – VETERANS MEMORIAL DRIVE – AREA VARIANCE – SIGNAGE**

Kate Johnson and Andy Hart from COR Development appeared before the Board to obtain approval for two (2) freestanding signs and one (1) building sign for the proposed project. The two (2) freestanding signs will be 317.75 sq. ft. – maximum allowed is 50

sq. ft. Building sign 400 sq. ft. proposed – 200 sq. ft. maximum allowed. ZBA approved the signs.

Toni Platek made a motion to approve the area variance for one (1) building sign and two (2) freestanding signs for a total square footage of 317.75 sq. ft. subject to approval by the NYS Thruway Authority. Seconded by Paul Marchese.

Vote unanimous for approval. The site plan for Lowe's was presented to the members. The store will be 138,778 sq. ft.

General discussion ensued on parking space ratio and sizes. Lowe's will have 4.5 spaces per 1,000 cars and Target will have 5.0 spaces per 1,000 cars and will probably be the size of 9 ½ ft. x 18 ft. Some of the out buildings may now be retail stores and not restaurants as previously stated. A concept of the proposed roadway alignment was also presented. (This is the proposed road from Park Rd. to Veterans Memorial Dr.). Lowe's will have their own parcel in order to get financing – the bank requires a separate lot. Will need to apply for a re-subdivision.

### **SUPERVISOR REPORT**

Supervisor Greg Post spoke to the Board Members about an Informational Meeting on May 14<sup>th</sup> at 7pm at Town Hall. This meeting is for discussion on a proposed mega site (1200-1400 acres). Also a discussion ensued on a possible town wide water district which would reduce the exposure to emergency costs as has been the case for Bennett Hgts subdivision several years ago and now the Ellicott St. Rd. area regarding contaminated well water. Supervisor Post would like to have the Planning Boards input on these topics.

### **CHAIRMAN REPORT**

Chairman Jasinski announced that the Gordon Offhaus Farm was awarded the 2006 Conservation of the Year Award by the Genesee County Soil & Water Conservation District. Congratulations to Gordon and Scott!

Also the Chairman distributed announcements regarding planning seminars being held by the County.

Lou Paganello made a motion to adjourn the meeting at 9:40 pm. Seconded by Paul McCullough. Vote unanimous for adjournment.

Respectfully submitted,

Kathleen Jasinski  
Chairman

Sharon White  
Secretary