

**TOWN OF BATAVIA PLANNING BOARD
PUBLIC HEARING OCTOBER 16, 2007**

RE: DAVID MANCUSO – 3875 W. MAIN ST RD – SPECIAL USE PERMIT

The Public Hearing was called to order at 7:30pm by Chairman 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 to sell and rent motor vehicles (limousines) with accessory office space and a detail shop for fleet use and development with walk in customers.

David Mancuso, owner of the business, summarized his proposal to display limos and other motor vehicles, detail vehicles and etc.

Steve Barocki of 3845 W. Main St. Rd., owner of the gas station/convenience store, asked if there will be any changes to the site. Mr. Mancuso stated that he plans to occupy the site as is.

When no further comments or opinions were expressed, the public hearing was closed at 7:35pm.

Respectfully submitted,

Kathleen Jasinski
Chairman

Sharon White
Secretary

**TOWN OF BATAVIA PLANNING BOARD
REGULAR MEETING OCTOBER 16, 2007**

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

ALSO ATTENDING: ZEO Clint Worthington, Secretary Sharon White
David Mancuso, Steve Barocki, James Gayton, Mr. & Mrs.
Joseph Fenton and Sharon McWethy

ABSENT: Member Gordon Offhaus

The alternate member will be voting at tonight's meeting due to the absence of one (1) member.

MINUTES OF SEPTEMBER 19, 2007 MEETING

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

DAVID MANCUSO – 3875 W MAIN ST RD – SPECIAL USE PERMIT

An application was presented to obtain approval to sell and rent motor vehicles (limos) with accessory office space and a detail shop for fleet use and development with walk in customers. Genesee County Planning Dept. recommended approval with modifications- those being all open outdoor storage of parts, junk cars, apparatus and rubbish shall be prohibited except for vehicles being serviced or materials that are enclosed or otherwise not viewable from neighboring properties and the storage and disposal of new and used waste oils, lubricants, fuel and other hazardous materials must be conducted in accordance with applicable state and federal regulations. It was also recommended that the Town Engineer review the drainage of the site. Mr. Mancuso advised that the majority of the sales will be limos but will sell other motor vehicles such as cars and buses. A short form SEQR was presented and reviewed. Paul Marchese made a motion to declare the SEQR as a negative declaration. Seconded by Paul McCullough. Vote was 6 yes with one abstention by Toni Platek due to conflict of interest. Motion passed. Robert Rumble made a motion to approve the special use permit as per the modifications outlined by the Genesee County Planning Dept. Seconded by Paul Marchese. Vote was 6 yes with one abstention by Toni Platek due to conflict of interest. Motion passed

SIGN WORKS OF NC INC. – WAL MART BUILDING

An application was presented to obtain approval for a 20 sq. ft. sign to be placed on the Wal Mart store to identify Wood Forest Bank. Genesee County Planning Dept. approved the application. Paul Marchese made a motion to approve the application. Seconded by Lou Paganello. Vote unanimous for approval.

DOUGLAS HENDERSHOTT – WAL MART BLDG – SUBWAY SIGN

An application was presented to obtain approval for a 19.5 sq. ft. Subway sign to be placed on the Wal Mart store. Robert Rumble made a motion to approve the sign. Seconded by Toni Platek. Vote unanimous for approval.

MARY & FLOYD WINKSTERN – FARM POND

An application was presented to obtain approval to construct a farm pond. Paul Marchese made a motion to approve the application. Seconded by Paul McCullough. Vote unanimous for approval.

JOSEPH & ELIZABETH FENTON – PRATT RD – LAND SEPARATION

An application was presented to obtain approval to separate one parcel into two. Lou Paganello made a motion to approve the application. Seconded by Don Partridge. Vote unanimous for approval.

SHARON MCWETHY – SO MAIN ST RD – LAND SEPARATION

An application was presented to obtain approval to separate one parcel into three. She will be splitting the homestead and creating two building lots (both sides of road). Paul Marchese made a motion to approve the land separation. Seconded by Don Partridge. Vote unanimous for approval.

CHAIRMAN REPORT

Ag Park on Rt. #63 near Oatka Milk Products was announced today by Gov. Spitzer.

Planning training session will be held on Nov. 16th in Mt. Morris. Those members interested in attending should call the Town Clerk so the reservations can be sent in.

The next meeting will be held on Tuesday, Nov. 13, 2007.

Robert Rumble made a motion to adjourn the meeting at 8:05pm. Seconded by Toni Platek. Vote unanimous for adjournment.

Respectfully submitted,

Kathleen Jasinski
Chairman

Sharon White
Secretary