

**TOWN OF BATAVIA PLANNING BOARD
REGULAR MEETING FEBRUARY 19, 2008**

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

ALSO ATTENDING: ZEO Clint Worthington, Secretary Sharon White
Town Engineer Steve Mountain, Steve Tanner,
Chris Suozzi, Chad Zambito, Julie Gill from Home Depot,
Paul Mrozek from the Daily News, Andrew Hart from
Bergman & Assoc. and Carly Hansen from QPK Design

ABSENT: Members Toni Platek and Robert Rumble

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

UPDATE ON BOB RUMBLE

Chairman Jasinski stated that Bob is home from Strong Memorial Hospital. He is doing well after suffering a heart attack last week. He will be doing cardiac rehab and will be back at our meetings in a few weeks.

MINUTES OF FEBRUARY 6, 2008 MEETING

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

**BATAVIA HOME DEPOT – 4181 VETERANS MEMORIAL DR. –
TEMPORARY SPECIAL USE PERMIT**

Julie Gill, Assistant Store Manager, appeared before the Board to obtain approval to erect a temporary display tent in their parking lot to be used for patio furniture. The tent will be placed in the lesser used space of the parking lot and will only eliminate between 14 and 18 parking spaces. They currently have 16 spaces more than what is required. No signs are proposed. The tent will be 30' x 70' locked down type and will be used from May 1st to August 1st 2008. Genesee County Planning Board recommended approval. Lou Paganello made a motion to approve the Temporary Special Use Permit. Seconded by Paul Marchese. Vote unanimous for approval.

**GENESEE VALLEY AGRI BUSINESS PARK – E. MAIN ST RD – SEEK LEAD
AGENCY AND PROJECT REVIEW**

Steve Tanner from Clark Patterson appeared before the Board to review the proposed Agri Business Park planned for East Main St. Rd. (in the area of the Gravel Pit and back to Oatka Milk). The project will be done in phases. Phase 1 will be land acquisition (202 acres will be open for development). Phase 2 will be rail access and Phase 3 will be development of remainder of the property. GCEDC is currently in the talking phase with one potential occupant for this park. A brief discussion ensued on lead agency status.

Paul Marchese made a motion to recommend the Town Planning Board seek lead agency status for this project. Seconded by Paul McCullough. Vote unanimous for approval.

UPSTATE NEW YORK MED TECH PARK – ASSEMBLY R. STEPHEN HAWLEY DR – REVIEW OF CONCEPTUAL SITE PLAN

Steve Tanner also reviewed this project with the Board Members. It is being proposed for a Planned Unit Development located across from Genesee Community College. It involves approx. 33 acres. Individual developers will purchase the parcels and construct their facility. Driveways within the park will be owned by Genesee Gateway Local Development Corp and will be maintained by the Genesee County Highway Dept. as well as storm water management ponds. The minimum parcel size will be 40,000 sq. ft. with a minimum 200 ft. of frontage. GCEDC/GGLDC will be directly responsible for installing water, sewer, storm water management and driveways. Possible tenants of this proposed project would be pharmaceutical, research and development and lab facilities. Business support facilities such as restaurant, fitness center, day care center and banking are also being considered.

Set backs will be 30 ft. for front and rear. Parking lot setbacks from roadways, driveways and property lines shall be a minimum of 10 ft. Parking spaces will be 9 ft. x 18 ft. Minimum of 4 ft. sidewalks installed between parking lot and buildings. Building height will be no taller than three (3) stories or 50 ft. above finished grade. No security bonds for performance and maintenance will be required.

Chris Suozzi from GCEDC presented a drawing of a proposed building. Pyramid Prosthetics of Batavia, owned by Richard and Shari Graham is a possible first tenant for the Med Tech Park. They are looking at one (1) acre in the middle of the park. Don Partridge made a motion recommending the Town Board approve the Planned Unit Development as presented to the Board. Seconded by Lou Paganello. Vote unanimous for approval.

CORR – TOWNE CENTER – VETERANS MEMORIAL DRIVE – OUTBUILDINGS E & F REVIEW

Andrew Hart from Bergman and Associates and Carly Hansen from QPK Design appeared before the Board to outline site plan modifications. The square footage of the outbuildings has changed from 8000 sq. ft. to 8500 sq. ft. 180 parking spaces instead of 188; landscaping has changed and also an addition of patio space for each building. These buildings may be used as a restaurant or retail store. No tenant agreement has been signed yet. Gordon Offhaus made a motion to recommend final approval of the site plan modifications and final approval of the architectural review of buildings E & F. Seconded by Paul McCullough. Vote unanimous for approval.

CHAIRMAN REPORT

Airport SEQR Report was a negative declaration – Phase 2.

Genesee County Planning Dept, comments on zoning changes and text amendment was distributed to the Board. They approved but with modifications: The required

modification is that the Town eliminates the proposed new PDD on the map (PBD in the text) zone north of the City on the west side of NYS Rt 98 until it implements a strong agricultural protection program to minimize the loss of farmland protection proposed by these amendments. While the Town has recently received an agricultural protection planning grant, zoning changes that could affect this important agricultural resource should not take place until after adequate farmland protection measures are taken. It should be noted that the proposed zoning map changes for the PDD on the map (PBD in the text) on NYS Rt 98 appear to be in conflict with the current version of the Genesee County Smart Growth Plan. With this required modification, the remaining proposed zoning map and text amendments should not pose any significant adverse environmental impacts on the land uses in the Town.

Don Partridge made a motion to re-affirm recommendation to the Town Board to approve adoption of the Planned Development District even in lieu of Genesee County Planning's recommendation. Seconded by Paul McCullough. Vote unanimous for approval.

Chairman Jasinski distributed a flyer on "What makes a Good Farmland Protection Project" workshop which will be held on Tuesday, March 25 at County Bldg. #2 at 7PM for those members who are interested in attending.

Gordon Offhaus made a motion to adjourn the meeting at 9:00 pm. Seconded by Don Partridge. Vote unanimous for adjournment.

Respectfully submitted,

Kathleen Jasinski
Chairman

Sharon White
Secretary