

TOWN OF BATAVIA PLANNING BOARD

REGULAR MEETING JANUARY 20, 2009

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

ALSO ATTENDING: ZEO Clint Worthington, Secretary Sharon White
Steve Tanner, Chad Zambito, Town Engineer Steve Mountain,
Ben Mancuso, City Engineer Sally Kuzon, Town Supervisor
Greg Post, Daily News Reporter Roger Muehlig and Bill Welsh

ABSENT: Member Don Partridge

New regular member Paul Marchese was welcomed to the Board. Paul was formerly our alternate member.

On behalf of the Board, Chairman Jasinski expressed her appreciation to Don Partridge for his years of service on the Planning Board as a member and as Chairman. We have always welcomed Don's input and expertise on projects that have come before the Board. His term expired at the end of December 2008 and he was not re-appointed by the Town Board.

MINUTES OF PUBLIC HEARING DECEMBER 16, 2008 - GCEDC RE-SUBDIVIDE PARCEL - FEDERAL DR

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

MINUTES OF REGULAR MEETING DECEMBER 16, 2008

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

GENESEE VALLEY AG PARK - SITE PLAN REVIEW

Steve Tanner from Clark Patterson appeared before the Board to review the site plan for installation of utilities, roadway and storm water management. A public hearing will need to be set for subdivision of the land and the pond. Robert Rumble made a motion to set Tuesday, February 3, 2009 at 7:30 pm as the date and time for the public hearing on the pond. Seconded by Gordon Offhaus. Vote unanimous for approval.

Paul Marchese made a motion to set Tuesday, February 3, 2009 at 7:35pm as the date and time for the public hearing on the subdivision. Seconded by Lou Paganello. Vote unanimous for approval.

Genesee County Planning Board recommended approval with modifications - the required modification is that the storm water management ponds be reviewed and deemed acceptable by the Genesee County Soil and Water Conservation District as set forth in the Town's Zoning regulations. With this required modification, the development and subdivision of the roadway and storm water management facilities will not pose any significant impacts. This is the first phase of the Agri-Business Park project supported by the Genesee County Comprehensive Plan and the newly adopted Comprehensive Plan of the Town of Batavia. This approval does not address any conceptual or proposed buildings, or parking lots that may require additional permits that have not been applied for at this time. The Town and applicant should note that site plans will have to be referred to the County Planning Board as projects develop within the business park. It is recommended that given its proximity to the City's wellhead and that it is situated within the City's Wellhead Protection Area all necessary steps be taken to protect this valuable resource.

MED TECH CENTER AT MED TECH PARK - PROPOSED PLAN REVIEW

Steve Tanner reviewed the proposed plan for a 41,000 s/f two story building on Assemblyman R. Stephen Hawley Dr. (across from GCC). This building will be used for educational and medical office space with future space for other tenants. The first tenant would like to be in by August 1st.

When weather breaks would like to break ground. This will be a phased approval build. A short environmental assessment form was presented and reviewed. Toni Platek made a motion to accept the SEQR as an unlisted action. Seconded by Paul McCullough. Vote unanimous for approval.

A public hearing for the subdivision is needed. Toni Platek made a motion to set Tuesday, February 17, 2009 at 7:30pm as the date and time for the public hearing. Seconded by Robert Rumble. Vote unanimous for approval.

BEN MANCUSO - SAILE DR - LAND SEPARATION

An application was presented to obtain approval to separate one(1) parcel of land into three (3).

Mr. Mancuso proposes to use lot 2 to build an indoor recreation facility. The land is currently zoned as north part Industrial; south part Ag/Res. A zone change is proposed seeking Town Board approval to make lot 1 all industrial; lot 2 recreation and lot 3 commercial. Paul Marchese made a motion to approve the land separation. Seconded by Lou Paganello. Vote unanimous for approval.

ZEO REPORT

UTZ PARMENTER - W SAILE DR - Former IJR property - Will need Special Use Permit to convert the large barn into vehicle sales/tire warehouse. A public hearing is needed for a special use permit for motor vehicle service. Paul McCullough made a motion to set Tuesday, February 17, 2009 at 7:35pm as the date and time of the public hearing. Seconded by Paul Marchese.

Vote unanimous for approval.

CHAIRMAN REPORT

On January 29, 2009 at 7pm County Planning will be having a training session for those members who need to complete their required training hour credits. Another training session will be held at Town Hall in March. Two (2) credit hours will be given for each of these sessions.

CONSOLIDATION - CITY/TOWN

Town Supervisor Greg Post spoke to the Board Members in regards to the consolidation of the City and Town. A committee has been formed using residents from both city and town to see if this consolidation will or will not work. Supervisor Post asked the Planning Board to put together a list of concerns and recommendations about this project. There are many economic factors involved.

Gordon Offhaus made a motion to adjourn the meeting at 9:45pm. Seconded by Robert Rumble. Vote unanimous for adjournment.

Respectfully submitted,

Kathleen Jasinski
Chairman

Sharon White
Secretary