

TOWN OF BATAVIA PLANNING BOARD
REGULAR MEETING OCTOBER 19, 2010

PRESENT: Chairman Kathleen Jasinski, Gordon Offhaus, Lou Paganello, Paul Marchese,

Paul McCullough AND Don Partridge

ALSO ATTENDING: ZEO Clint Worthington, Secretary Sharon White
Town Engineer Steve Mountain, Deputy ZEO Bruce Gerould,
ZBA Member John Della Penna, John Caruso, David Cox from Passaro
Associates, Jim Bonsignore, Diane and Dana Stringham and
Mr. & Mrs. David Pastecki

ABSENT: Members Robert RUmble and Toni Platek

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

MINUTES OF REGULAR MEETING SEPTEMBER 21, 2010

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

NATHANIEL DEVELOPMENT CORP. - VIOLET LANE/CLINTON ST RD -
SUBDIVISION

Jim Bonsignore gave a detailed review of the proposed subdivision planned for this area. It will be for twenty-one (21) lots for single family homes. There will be underground storage system - no ponds. They have eliminated a second access road onto Clinton St. Rd. Genesee County Planning Dept. recommended disapproval based upon while the proposed single family residential land use is in keeping with the Town's Comprehensive Plan, the proposed street layout with a cul-de-sac is not. Currently there are approx. 65 residences served by a single access point and this proposal as currently configured would all another 20 residences for a total of approx. 85 residences with a single access point while effectively eliminating the possibility of Violet Lane extending out to Rt. 33. Having that many residences served by a single access point may pose significant impacts to public safety/emergency access. It is recommended the applicant and the Town work with the NYS DOT to determine the practicality of connecting Violet Lane through Rt. 33 as shown in the Town's Comprehensive Plan. Chairman Jasinski stated that she had contacted Genesee County Management and they feel a second access is needed. A long form SEQR will be needed. Paul

Marchese made a motion to declare the Planning Board as lead agency for the SEQR. Seconded by Paul McCullough. Vote unanimous for approval.

Member Don Partridge asked if a gated access emergency route could be a possible solution for the second access. This idea will be checked into further.

JERRY ARENA - 8282 PARK RD - SITE PLAN REVIEW

An application was presented to obtain approval to double the size of the existing building toward the back and change the use from restaurant to bar. Genesee County Planning recommended approval with modifications - the required modification is that the applicant installs planting strips or other landscaping acceptable to the Town's Planning Board to narrow the current wide curb cut of the parking lot and clearly delineate the driveways. With this required modification, the proposed bar/restaurant should not pose significant impacts. The restaurant will have all brand new cooking equipment. The bldg. currently is 1200 sq. ft. (30' x 40'). The proposed bar will be called "Ten Cent Millionaire". The parking seems to be sufficient but will be looked over more closely once the plans come in. An early Spring or Summer 2011 opening is planned. Don Partridge made a motion to approve the preliminary plans. Seconded by Lou Paganello. Vote unanimous for approval.

DANNY F. HUNT - H&S FENCE - 3757 W. MAIN ST RD - SIGN APPLICATION

An application was presented to obtain approval for a 20 sq.ft. free standing sign. The wording will be H&S Fence Co. 343-6831. Genesee County Planning Dept. recommended approval. Lou Paganello made a motion to approve the sign application. Seconded by Paul Marchese. Vote unanimous for approval.

AMERIGAS - 4974 E MAIN ST RD - SITE PLAN REVIEW - LP FUEL PUMPING STATION

An application was presented to obtain approval to install a 1,000 gallon LP fuel pumping station at Tractor Supply at the above address. Genesee County Planning Dept. recommended approval. Lou Paganello made a motion to approve the application. Seconded by Gordon Offhaus. Vote unanimous for approval.

MARK LEWIS - 8331 LEWISTON RD. - SIGN PERMIT

An application was presented to obtain approval for two (2) building signs - 21 sq. ft. each. Genesee County Planning Dept. recommended approval. Paul McCullough made a motion to approve the application. Seconded by Lou Paganello. Vote unanimous for approval.

ZEO REPORT

Mark Dickinson - W. Main St. Rd. - He is starting to clean up the property (former Lil's Restaurant) in order to have a small shop. Need site plan review subject to Engineer's approval. Motion made by Paul McCullough to approve the preliminary plan. Seconded by Paul Marchese. Vote unanimous for approval.

CHAIRMAN REPORT

Genesee County Planning will conduct a training session on Thursday, November 4, 2010 for any members interested.

Gordon Offhaus made a motion to adjourn the meeting at 8:21pm. Seconded by Lou Paganello. Vote unanimous for adjournment.

Respectfullu submitted,

Kathleen Jasinski
Chairman

Sharon White
Secretary