

TOWN OF BATAVIA PLANNING BOARD
REGULAR MEETING JUNE 1, 2010

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

Paul McCullough and Don Partridge

ALSO ATTENDING: ZEO Clint Worthington, Secretary Sharon White
Jeffrey Frens and Stephen Castilone

ABSENT: Members Robert Rumble and Toni Platek

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

MINUTES OF MAY 19, 2010 MEETING

Gordon Offhaus made a motion to approve the minutes as submitted. Seconded by Don Partridge.

Vote unanimous for approval.

JEFFREY FRENS (PRECISION GRAPHICS) - 3475 PEARL ST RD - SPECIAL USE PERMIT

Before the Zoning Board of Appeals can act on the variance, the Planning Board needs to act on the

skilled trade shop. Mr. Frens proposes to operate a skilled trade shop - lettering cars/trucks

and etc. Genesee County Planning recommended approval with modifications - the required modification

is that the applicant reduces the size of the sign to conform with the Town's zoning regulations.

With this required modification, the proposed skilled trade shop should not pose significant

impacts. The area variance proposed is disapproved as it grossly exceeds the requirements set

upon by the Town's zoning regulations, may have significant impacts on the character of the

area and granting the variance may set a precedent for future skilled trade shop proposals.

The sign proposed is unnecessarily large as its purpose is for location/orientation and

not advertisement. It is recommended that the applicant obtain documentation from NYS DOT

for the appropriateness of the driveway prior to final approval by the Town. Don Partridge

made a motion to approve the Special Use Permit for a skilled trade shop.

Seconded by Paul

Marchese. Vote unanimous for approval.

STEPHEN CASTILONE - 306 W MAIN ST RD - SPECIAL USE PERMIT

A general discussion ensued on the concerns of the neighbors based upon the public hearing held

earlier tonight. A short form SEQR will need to be done but if there seems to be a drainage problem

as the neighbors indicated, a long form SEQR should be completed. The SEQR will be reviewed

at the June 15th meeting. Genesee County Planning approval is also needed.

ZEO REPORT

Upcoming applications:

Sally Beauty Supply - sign application - Veterans Memorial Dr.

Chris & Lisa Suozzi - home occupation - ZBA area variance.

Jeffrey Frens - 3475 Pearl St. Rd. - general discussion on the size of the sign proposed - 4 sq. ft. allowed;

28 sq. ft. proposed.

Gordon Offhaus made a motion to adjourn the meeting at 8:35pm. Seconded by

Lou Paganello. Vote

unanimous for adjournment.

Respectfully submitted,

Kathleen Jasinski

Chairman

Sharon White

Secretary