

TOWN OF BATAVIA PLANNING BOARD  
REGULAR MEETING NOVEMBER 15, 2011

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

ALSO ATTENDING: ZEO Bruce Gerould, Deputy ZEO Dan Lang, Secretary Sharon White, April & Bill Welsh, Robert Rindo, Mark Masse, Howard Owens, Town Engineer Steve Mountain, Chris Suozzi and Mike Wheeler

Alternate member will not be voting tonight due to a full board in attendance.

MINUTES OF NOVEMBER 1, 2011 MEETING

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

MINUTES OF SPECIAL MEETING NOVEMBER 7, 2011 MEETING

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

WELCOME TO APRIL WELSH

Chairman Jasinski welcomed student April Welsh to the meeting. She attends Pembroke School and recently was elected Secretary of the Future Farmers of America. Part of her requirements for school is to attend a Meeting in local government.

GCEDC—AGRI BUSINESS PARK—RE-SUBDIVISION

Mark Masse, from GCEDC, appeared before the Board to discuss the plans for a re-subdivision of 80.97 acres for what is being called Project Wave. This will be a food and beverage manufacturing plant. A secondary access road has been designed for the park. An updated traffic study is fairly consistent with the original EAF. Genesee County Planning Board recommended approval for site

plan, building height—40 ft. allowed, 120 ft. proposed; parking spaces—10 ft. X 20 ft. allowed, 9 ft. x 18 ft. proposed.

Lou Paganello made a motion to approve the re-subdivision. Seconded by Paul Marchese. Vote unanimous for approval.

#### PROJECT WAVE—AGRI-BUSINESS PARK—SITE PLAN REVIEW

Mike Wheeler from Haskell Architects appeared before the board to discuss the proposed project. The building will be 332,000 sq. ft. which includes office space on the northwest side and warehouse and docks on the east side.

The building colors will be white, gray, silver and red. Twenty storage tanks will be installed—2 @ 77 ft. 2 @ 65 ft. and 16 @ 50 ft. Parking for the warehouse will be on the east side. Parking for office personnel will be on the west side. There will be enough parking to accommodate shift changes. Site work is expected to start on 11/16.

Proposed start up date for the plant is 1/1/2013. Three (3) lines of food processing will begin at start up time to expand to six (6) lines in the future with ten (10) lines by ten years out and sixteen (16) lines is plant capacity. Truck traffic is expected at fifty (50) trucks per day with peak hours being 7am-9am and 6pm-8pm. The Town Zoning Board of Appeals recommended the Planning Board talk about a possible berm or tree plantings. Mr. Wheeler stated that plantings are proposed and a possible screening berm will be built on the northeast corner. Paul Marchese made a motion to approve the site plan. Seconded by Jeremy Liles. Vote unanimous for approval.

#### ZEO REPORT

ZEO Bruce Gerould distributed a tracking document to the members which shows the status of all major projects that have been before them. Some are still ongoing and some have been completed or withdrawn.

#### GORDON OFFHAUS—OAK ORCHARD RD—LAND SEPARATION/PARCEL MERGE

An application was presented to obtain approval for a land separation/parcel merge. 85 acres has been purchased from the

Roger Saile property to merge with Offhaus Farms property. Lou Paganello made a motion to approve the land separation/parcel merge. Seconded by Paul McCullough. Vote was 6 yes with 1 abstention by Gordon Offhaus. Motion passed.

#### CLOR'S MARKET—4169 W MAIN ST RD

Deputy ZEO Lang stated that they are keeping an eye on the situation. Will update the Board at the next meeting.

#### LARRY ABAIRE—W. MAIN ST RD

Judge Williams is reviewing pre-trail hearings and ZEO Gerould is waiting to hear back. Portion of the building has come down. Not sure what is going to happen with the remainder of the building.

#### CHAIRMAN REPORT

The next meeting is scheduled for Tuesday 12/20/11.

Also possible training credits for attending the Town Board meeting on 12/21 regarding the Farmland Protection.

Gordon Offhaus made a motion to adjourn the meeting at 8:20pm. Seconded by Jeremy Liles. Vote unanimous for adjournment.

Respectfully submitted,

Kathleen Jasinski  
Chairman

Sharon White  
Secretary