

TOWN OF BATAVIA PLANNING BOARD  
REGULAR MEETING FEBRUARY 15, 2011

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

ALSO ATTENDING: ZEO Bruce Gerould, Secretary Sharon White  
Roger Muehlig from the Daily News, Robert Rindo, Vibhu Joshi, Tom Warth, Attorney, Rashi Dev, Pinkesh Patel, Chandrakant Patel, Richard Lewis, Mark Tiedemann, Ben Thompson, Becky Spahr, Dee Nealon, Jerry Thompson, Ann Leahy, Michael Showler, Suzanne Smith and Genesee Co. Legislator Ed DeJaneiro

ABSENT: Members Don Partridge, Paul Marchese and Jeremy Liles

MINUTES OF JANUARY 18, 2011 MEETING

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

MARK TIEDMANN—HOLIDAY INN EXPRESS—8360 COMMERCE DR—DECLARE LEAD AGENCY

Mark Tiedmann, Architect for the proposed Holiday Inn Express, presented an overview of the project. A traffic study will be done which should address all concerns about the traffic. Parking spaces meet the requirements. The visual impact could be more lucrative for the other hotels. There will be no banquet facilities. A pool area, meeting space, restrooms and fitness area. Gordon Offhaus made a motion to declare the Town Planning Board to be lead agency for this project. Seconded by Paul McCullough. Vote unanimous for approval.

CLARION HOTEL—(FORMER HOLIDAY INN PARK RD) SITE PLAN REVIEW—WATER PARK

Final engineering comments have not been received. Paul McCullough made a motion for final approval of the application subject to the Town Engineers approval. Seconded by Lou

Paganello. Vote unanimous for approval.

PAUL GREFRATH—HUNTERS LANDING—8348 LEWISTON RD—  
SIGN PERMIT

An application was presented to obtain approval for one (1) 67.9 sq. ft. sign with the wording being “Hunters Landing—the Hunt Starts Here” to be mounted on the north side of the building. There are currently two (2) signs on the front of the building. Lou Paganello made a motion to approve the sign permit. Seconded by Paul McCullough. Vote unanimous for approval.

BEN THOMPSON—4003 W MAIN ST RD—SPECIAL USE PERMIT

Ben Thompson, owner of the property, appeared before the Board to obtain approval to convert a portion of the existing building into a sales area for motorcycles and to also add a new sign attached to the building. A public hearing is needed. Gordon Offhaus made a motion to set Tuesday, March 1, 2011 at 7:30 pm as the date and time for the public hearing. Seconded by Lou Paganello. Vote unanimous for approval. Genesee County Planning Dept. recommended approval of the special use permit but disapproval of the area variance based upon the applicant has the option to remove one of the wall signs, such as the sign on the east wall towards the rear of the building, in order to avoid an area variance for the additional sign. ZEO Gerould stated that the Board may want to revoke the special use permit for car sales that was issued to the previous owner of the property. Chairman Jasinski will check into it and report back to the Board.

MONROE TRACTOR—OAK ORCHARD RD—ADDITION TO  
BUILDING

An application was presented to obtain approval to construct a 6,000 sq. ft. addition to the east side of the existing building. A short form SEQR is required. This will be on the March 15, 2011 agenda after the referral is received from county planning.

LARRY ABAIRE—3282 W MAIN ST RD—SPECIAL USE PERMIT

An application was received from Mr. Abaire to obtain approval to operate an impound yard. The SEQR needs to be signed by Mr. Abaire before it can go to County Planning. Gordon Offhaus made

a motion to set Tuesday, March 15, 2011 at 7:30pm as the date and time for a public hearing. Seconded by Paul McCullough. Vote unanimous.

#### NATHANIEL DEVELOPMENT—GARDNER ESTATES—REOPENING OF SEQR

The developer's attorney is talking with the Town's attorney and asked that this reopening of SEQR be tabled at a later date. Changes in the SEQR are roadways and the use of public funds. Paul McCullough made a motion to table the re-opening of the SEQR. Seconded by Lou Paganello. Vote unanimous to table.

#### ZEO REPORT

#### WALMART—VETERANS MEMORIAL DRIVE—OUTSIDE GARDEN SALES AREA

A request by WalMart for approval for outside garden sales area in their parking lot. This garden area is on the original plans. Paul McCullough made a motion to approve the request. Seconded by Gordon Offhaus. Vote unanimous for approval.

AG PARK—E MAIN ST RD—SUBDIVISION—want to divide off a ten (10) acre parcel. Needs to go to County Planning.

Gordon Offhaus made a motion to adjourn the meeting at 9:50pm. Seconded by Paul McCullough. Vote unanimous for adjournment.

Respectfully submitted,

Kathleen Jasinski  
Chairman

Sharon White  
Secretary

