

TOWN OF BATAVIA PLANNING BOARD  
REGULAR MEETING APRIL 5, 2011

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

ALSO ATTENDING: ZEO Bruce Gerould, Secretary Sharon White Town Engineer Steve Mountain, Mark Tidemann, Roger Muehlig, County Legislator Ed DeJaneiro, Tim Call, Dave Tufts, Tom Warth, Brittany Baker and Roger Saile

ABSENT: Member Robert Rumble

Alternate Member will be voting at tonight's meeting due to the absence of one (1) member.

MINUTES OF MARCH 15, 2011 REGULAR MEETING

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

MINUTES OF PUBLIC HEARING MARCH 15, 2011—LARRY ABAIRE—3282 W MAIN ST RD

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

CALL FARMS—MONROE TRACTOR—7941 OAK ORCHARD RD—  
SPECIAL USE PERMIT

Dave Tufts and Tim Call appeared before the Board to obtain approval for a special use permit to operate a motor vehicle sales, service and repair shop. Per the ZEO it meets all criteria. Genesee

County Planning Dept. recommended approval with modifications—applicant provides an updated parking plan that shows the location, size and number of all customer and employee parking spaces on the site given that the proposed addition eliminates current parking areas and the storage and disposal of all new and used waste oils, lubricants, fuels, coolants and other hazardous materials shall be conducted in a manner consistent with all applicable state and federal laws. With these modifications, the proposed addition should not pose significant impacts. Per Mr. Tufts and Mr. Call these items have all been addressed. Lou Paganello made a motion to approve the application. Seconded by Paul Marchese. Vote unanimous for approval.

#### MICHAEL MORASCO—STATE ST RD—LAND SEPARATION

Mr. Morasco appeared before the Board to obtain approval to separate a small lot off of the eleven (11) acres. Don Partridge made a motion to approve the land separation. Seconded by Lou Paganello. Vote unanimous for approval.

#### MARK TIEDMANN—MWT ARCHITECTURE—HOLIDAY INN EXPRESS

The SEQR was presented and reviewed. A traffic study has been completed for the developer—left turn lane is suggested on Rt. #98. It was suggested that the developer submit the traffic study to DOT. A letter from the developer was submitted regarding withdrawal of the application for a height variance. The ZBA needs to act on the Withdrawal.

Don Partridge made a motion to declare the SEQR as a negative declaration. Seconded by Paul McCullough. Vote unanimous for approval.

#### EMPIRE TRACTOR—5072 E MAIN ST RD—SPECIAL USE PERMIT

An application was submitted to obtain approval to operate an equipment sales, service and repair shop at the above location. The property has been purchased by Call Farms and they want to move their operation from the Town of Stafford into the old Ognibene car dealership building. There will be no changes to the building or site. The only thing that needs attention is the storm water

detention. A public hearing is needed. Paul Marchese made a motion to set April 19, 2011 at 7:25pm as the date and time for the public hearing. Seconded by Lou Paganello. Vote unanimous for approval.

#### ZEO REPORT

PEGGY KORCZAK—PEARL ST RD—LAND SEPARATION  
An application was presented to obtain approval to split in half 45 acres. Don Partridge made a motion to approve the land separation. Seconded by Gordon Offhaus. Vote unanimous for approval.

APPLEBEES—LEWISTON RD—REPLACEMENT OF SIGN  
An application was presented to obtain approval to replace a sign. Per the ZEO it meets code. Paul McCullough made a motion to approve the application. Seconded by Jeremy Liles. Vote unanimous for approval.

#### CHAIRMAN REPORT

The chairman passed out info from NYS DOT on Gardner Estates for reference for the April 19, 2011 meeting.

At this time, the chairman asked Roger Saile of Oak Orchard Rd., who was in the audience, if he wished to address the Board. He stated that he questioned if the drainage ditch between Monroe Tractor and Godwin Pumps could be cleaned out. His farmland gets flooded. He also wondered if the new addition to Monroe Tractor would cause more flooding. Town Engineer Steve Mountain will check into it further and advise Mr. Saile.

Gordon Offhaus made a motion to adjourn the meeting at 8:25pm. Seconded by Jeremy Liles, Vote unanimous for adjournment.

Respectfully submitted,  
Kathleen Jasinski  
Chairman

Sharon White  
Secretary