

TOWN OF BATAVIA PLANNING BOARD
REGULAR MEETING SEPTEMBER 20, 2011

PRESENT: Chairman Kathleen Jasinski, Members Paul McCullough, Don Partridge, Joanthan Long, Gordon Offhaus and Jeremy Liles

ALSO ATTENDING: ZEO Bruce Gerould, Secretary Sharon White Donna Saskowski, Mike Smith, Tony Mancuso, Roger Muehlig and Bill Welsh

ABSENT: Members Lou Paganello and Paul Marchese

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

MINUTES OF SEPTEMBER 6, 2011 PUBLIC HEARING FOR ARC—
3785 W MAIN ST RD

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

MINUTES OF SEPTEMBER 6, 2011 REGULAR MEETING

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

GENESEE COUNTY CHAPTER OF NYSARC—3785 W MAIN ST RD—
SPECIAL USE PERMIT AND SITE PLAN REVIEW

Donna Saskowski, Executive Director of ARC and Mike Smith, Trash Recycling Coordinator appeared before the Board to discuss their plans for a recycling business at the former Duro Shed property on W Main St Rd. Due to three (3) access points in front, they may need to reduce to two (2). Mike Smith spoke to DOT and they are happy with only one (1) access.. A DEC permit is needed. He has also spoken with them and the necessary paperwork has been submitted. The gravel driveway will stay—no paving is proposed. Genesee County Planning Dept. recommended approval. The short form SEQR was submitted and reviewed. Don Partridge

made a motion to declare the SEQR as a negative declaration. Seconded by Paul McCullough. Vote unanimous for approval. Don Partridge made a motion to approve the special use permit for a recycling business. Seconded by Jonathan Long. Vote unanimous for approval.

Gordon Offhaus made a motion to approve the site plan. Seconded by Jeremy Liles. Vote unanimous for approval.

JASON NICHOLS—8364 LEWISTON RD—SPECIAL USE PERMIT

Jason Nichols appeared before the Board to discuss his plans to operate a used car lot with an apartment at the above location - former Genesee Valley Transportation property. There will be fifteen (15) parking spaces for the used cars; three (3) parking spaces for the apartment and two (2) customer parking spaces plus one (1) handicap parking space. He will do no service work on cars at this location.

Genesee County Planning Dept. recommended disapproval based upon the submitted site plan does not meet the requirements for a site plan as listed within the Town of Batavia Zoning Ordinance 235-63 C(2). The applicant is encouraged to re-submit a revised site plan that shows; a parking layout showing spaces for employees, residents, customers and cars being sold, grading and parking surface improvements, ingress and egress, as well as any proposed signage to be erected. It is also recommended that the applicant contact NYS DOT to ensure that the driveway is adequate given the existing traffic flow in the area and the change from a residence to a commercial venture.

The short form SEQR was submitted and reviewed. Paul McCullough made a motion to declare the SEQR as a negative declaration. Seconded by Jonathan Long. Vote unanimous for approval.

Paul McCullough made a motion to approve the Special Use Permit for a used card lot with an apartment in a commercial zone subject

to a maximum of fifteen (15) cars on site (not counting the three (3) for the apartment) and no repairs will be done onsite. Seconded by Jeremy Liles. Vote unanimous for approval.

Don Partridge made a motion to approve the site plan subject to DOT approving the driveway. Seconded by Jonathan Long. Vote unanimous for approval. Once the information is received from DOT and the Town Engineer and ZEO is happy with it then the approval will be granted.

ZEO REPORT

Abaire case is going in front of the judge on Sept. 28th. Mr. Abaire is renting space from L&L Transmission. He has two (2) perspective buyers for his property.

CHAIRMAN REPORT

Training hours and what each member has was distributed. Also a flyer was included with the agenda outlining a training session on Oct. 25th at County Bldg. 2.

Gordon Offhaus made a motion to adjourn the meeting at 9:05pm. Seconded by Jeremy Liles. Vote unanimous for adjournment.

Respectfully submitted,

Kathleen Jasinski
Chairman

Sharon White
Secretary