

TOWN OF BATAVIA PLANNING BOARD
REGULAR MEETING MARCH 19, 2013

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

ALSO ATTENDING: ZEO Dan Lang and Secretary Sharon White

ABSENT: Member Paul Marchese

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

MINUTES OF MARCH 5, 2013 MEETING

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

DONNA VONKRAMER—3566 W MAIN ST RD—DISCUSSION ON TWO (2) SELF STORAGE BUILDINGS

Donna VonKramer proposes to construct two (2) self storage buildings, 32 ft x 90 ft. each, at the east end of the property. A 30 ft. front yard setback is being requested instead of the required 50 ft. The Genesee County Planning Dept. recommended approval with modifications—a 40 ft. front yard setback is suggested. The Zoning Board of appeals at their March 18, 2013 meeting approved the 40 ft front yard setback. Also Mrs. VonKramer proposes to change the angle of the sign in order to utilize both sides. A site plan is needed.

TIM HORTON PROJECT—BATAVIA BEACH LLC—4153 W MAIN ST RD—DISCUSSION ON AREA VARIANCE FOR RETAIL BUILDING

NYS DOT approval has been obtained for an egress onto Colonial Blvd from the proposed Tim Horton's property.

Front yard and side yard variances are being requested. Front yard is proposed at 10 ft.—50 ft. required; side yard is proposed for zero ft.—30 ft required. Genesee County Planning recommended approval with modifications—the front yard setback shall be no closer than the existing building located on the adjacent property (Rite Aid); the applicant shall obtain an access easement from the adjacent property owner for building maintenance purposes and the applicant installs gutters on the proposed building and/or makes any other necessary improvements to ensure that additional storm water is not directed onto the neighboring property. With these required modifications, the setbacks for the proposed commercial building should not pose significant impacts. A lot of questions were raised at the Zoning Board of Appeals meeting in regards to the zero side yard setback and how this could be allowed. After much discussion the side yard setback was revised to 5 ft.

ZEO REPORT

Upcoming projects

Town n Country Restaurant—E Main St Rd—site plan review for an addition
Nail Salon—Veterans Memorial Dr—next to Pawn King
Possible new subdivision on the east end of town which would include
townhouses, patio homes and single family homes. More information will be
coming.

CHAIRMAN REPORT

County Planning has advised that new SEQR regulations are out and they will
be reviewing these with the Board n the near future.

Gordon Offhaus made a motion to adjourn the meeting at 8:13 pm. Seconded
by Jonathan Long. Vote unanimous for adjournment.

Respectfully submitted,

Sharon White
Secretary

Kathleen Jasinski
Chairman