

TOWN OF BATAVIA PLANNING BOARD
REGULAR MEETING MAY 6, 2014

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

ALSO ATTENDING: ZEO Dan Lang, Secretary Sharon White, Town Engineer Steve Mountain, Town Fire Inspector Matt Mahaney, Daily News Reporter Roger Muehlig, Howard Owens from The Batavian, Robert Rindo, Jim & Nancy Palermo, Lisa Shell, Marilyn Pastecki, Chris Suozzi from GCEDC, Robert Burgdorf From Nixon Peabody, Teresa Reed from Verizon Wireless, John Mager, Gail Conal, Sarah Gillard from Ty-Lyn International, Paul Toretto CEO Ch4 Biogas, John Trazinski, Plant Manager Ch4 Biogas and Loren Toretto, President Ch4 Biogas and several residents from Stringham Dr And Violet Lane

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

MINUTES OF APRIL 1, 2014 MEETING

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

TOWN OF BATAVIA FIRE DEPARTMENT – CLINTON ST RD – RE-SUBDIVISION

Paul Marchese made a motion to recommend the Town Planning Board be lead agency for this project. Seconded by Lou Paganello. Vote unanimous for approval.

SEQR Part II was presented and reviewed. Don Partridge made a motion to declare the SEQR as presented as a negative declaration. Seconded by Paul Marchese. Vote unanimous for approval.

FIVE BELOW – VETERANS MEMORIAL DRIVE – SIGN PACKAGE

An application was presented to obtain approval for three (3) signs. ZEO Lang advised that it does not exceed the 200 sq ft or 10% for the wall. Everything meets the code requirements. Genesee County Planning Dept recommended approval. Jeremy Liles made a motion to approve the application. Seconded by Paul McCullough. Vote unanimous for approval.

GENESEE BIOGAS – AG PARK

Town Engineer Steve Mountain stated that this proposed project would not need a coordinated review on the SEQR at this time unless there is a threshold that gets exceeded in the original environmental assessment statement.

Sarah Gillard from Ty-Lyn International (Project Engineers), Paul Toretto, CEO Ch4 Biogas, John Trazinski, Plant Manager Ch4 Biogas and Loren Toretto, President Ch4 Biogas appeared before the Board to present their conceptual plan for a digester, storage tank and associated equipment proposed for the Genesee Valley Ag Park. This digester will convert food waste into heat and electric. It will create eight (8) new jobs for now. This project fits well into the park. There will be no odors. It will have a double filtration system. \$15 million project. They hope to break ground by the end of the year. Don Partridge made a motion that the Board is in favor of this concept. Seconded by Paul Marchese. Vote unanimous for approval. The Chairman will send a letter to Senator Ranzenhofer to show that the Planning Board supports the biogas facility concept as presented.

VERIZON WIRELESS – GENESEE VALLEY AG PARK – CELL TOWER

Robert Burgdorf from the law firm of Nixon Peabody Co on behalf of Verizon Wireless and Teresa Reed, Site Acquisition Consultant with Verizon, appeared before the Board to present a site plan for a new cellular tower to be built on Oatka Milk property near the Ag Park. The tower will be located south of the County Highway Building in an area 100' x 100' and will be 250' high. Special Use Permit and site plan approval is needed. It was suggested that maybe the tower could be moved 150' north closer to the wetlands. Mr. Burgdorf said they would have to check with the landlord (Oatka) to see if it would meet their approval.

Lou Paganello made a motion to set Tuesday, June 3, 2014 at 7:30pm as the date and time for a public hearing. Seconded by Gordon Offhaus. Vote unanimous for approval.

POLARWAVE – 3269 HARLOFF RD – AMEND SPECIAL USE PERMIT

John Mager and Gail Conal appeared before the Board to discuss their plans for a "Horror Scream Campout" event at the Polarwave location. This event would be for those 18 years and older. It's a walk thru with a guide to direct you to each of the attractions. It would be held for seven (7) weekends on Fri and Sat during July and August. Hours of operation would be 8pm until 8am costing \$80.00 per person. There will be no re-entry once a patron leaves the grounds. Mr. Mager stated he does have an emergency plan in place and will have a designated smoking area. An item of discussion was the 250 tents that are being planned for those people who may need to have a safe haven. These 7' x 7' tents would be assigned to the patrons once they pay their entrance fee. No overnight camping will be allowed. Barretta Audio of Rochester conducted a noise level. Based on his observations it is very unlikely that any noise from the Horror Scream Campout would be audible to the residents in the area. Mr. Mager and Ms. Canal will be back in two weeks (May 20) for further discussion with the Board.

ZEO REPORT

DAWN LAESSER – HOPKINS RD – LAND SEPARATION

An application was presented to obtain approval to separate a parcel into three (3) conforming lots. Don Partridge made a motion to approve the land separation. Seconded by Jeremy Liles. Vote unanimous for approval.

CHAIRMAN REPORT

Chairman Jasinski advised the Board that she had received a letter from Mr. & Mrs. Harding of 8422 Stringham Dr indicating they are opposed to the senior housing facility proposed for the end of Violet Lane.

Gordon Offhaus made a motion to adjourn the meeting at 10:07pm. Seconded by Lou Paganello. Vote unanimous for adjournment.

Respectfully submitted,

Kathleen Jasinski
Chairman

Sharon White
Secretary