

TOWN OF BATAVIA PLANNING BOARD
REGULA MEETING JUNE 3, 2014

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

ALSO ATTENDING: Town Fire Inspector Matt Mahaney, Secretary Sharon White,
Tony Mancuso from Mancuso Realty, John Gerace from
Bob Harris Realty, Jocelyn Bos from Calamar, Ben Gustefson
And Paul Congeon from Hunt Engineers, Robert Bergdorf from
Nixon Peabody and ZEO Dan Lang

MINUTES OF MAY 20, 2014 MEETING

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

NY RSA3 CELLULAR TOWER – 700 ELLICOTT ST RD – SEQR REVIEW

Paul Marchese made a motion to recommend the Town Planning Board seek lead agency for this project. Seconded by Gordon Offhaus. Vote unanimous for approval.

A SEQR agreement prepared by Town Attorney Kevin Earl and Verizon was presented to the Board for their review. It was also reviewed by Town Engineer Steve Mountain. The document entitled State Environmental Quality Review Act Compliance with the 2008 Genesee Valley Agri-Business Park GEIS and Individual Determination of Environmental Significance was determined to have a negative declaration with the reasons supporting this. Don Partridge made a motion to accept the proposed resolution as presented for a negative declaration. Seconded by Jeremy Liles. Vote unanimous for approval.

Paul Marchese made a motion to approve the Special Use Permit for a cellular tower on property being leased from Oatka Milk. Seconded by Paul McCullough. Vote unanimous for approval.

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

Mr. Gustafson advised the Board that their lease agreement with Oatka Milk states if the tower ever becomes unusable it must come down and the property will need to be restored back to its original state.

CALAMAR – W MAIN ST RD – NEW PROPOSAL FOR SENIOR HOUSING
COMPLEX

Jocelyn Bos from Calamar, Paul Congeon and Ben Gustefson from Hunt Engineers appeared before the Board to present a new proposal for a senior housing project at 3989 W Main St Rd. Two (2) conceptual site plans on 33.4 acres were submitted. One (1) parcel for the senior housing complex at 3989 W Main St Rd and the second site between

3959 and 3927 W Main St Rd to be reserved for future use of single-family homes. The project is for 116 units – three (3) -story frames building with porches and balconies. Approx. 30% of the units will have garage spaces. Security will be 24/7. It is privately funded – not subsidized. There are wetlands close to the site. It will need to be delineated. A height variance will be needed – 38 ft 6 in is proposed – ordinance states 35 ft maximum. The second parcel is less desirable for the complex due to a large hill but this site would also be less likely to disturb the wetlands. After further discussion the consensus of the Board was in favor of parcel one (1). The developer was advised that the Town Master Plan shows a future roadway in the back of this property. The application needs to go to County Planning for their review and to the Town Zoning Board of Appeals for the variance. They are also looking for a waiver on the parking spaces. Would like 1-½ spaces instead of 2 with a total of 180 spaces.

ZEO Report

Upcoming projects:

Stan's Harley Davidson - W Saile Dr – addition

Michael Tomaszewski – W Main St Rd – purchased Dr Ross Fanara property. Looking to turn it into a banquet hall.

Wal Mart – will be doing some interior remodeling

Bed Bath & Beyond – no status report

FIRE INSPECTOR REPORT

Working on the following issues:

Clor's – outdoor cooking and lack of parking due to picnic tent erected.

Hunters Landing – Lewiston Rd – outdoor displays are encroaching on private property.

Car Wash – W Main St Rd – maintenance of property.

CHAIRMAN REPORT

May have only one (1) meeting for July and August.

Gordon Offhaus made a motion to adjourn the meeting at 8:47pm. Seconded by Jeremy Liles. Vote unanimous for adjournment.

Respectfully submitted,

Kathleen Jasinski
Chairman

Sharon White
Secretary

TOWN OF BATAVIA PLANNING BOARD
PUBLIC HEARING JUNE 3, 2014

RE: NY RSA 3 – 700 ELLICOTT ST – SPECIAL USE PERMIT – CELLULAR
TOWER

Chairman Kathleen Jasinski called the public hearing to order at 7:30 pm. The notice was published in the Batavia Daily News and read by the Secretary.

The purpose of the public hearing is to obtain approval to erect a cellular tower on approx .48 acres. The property will be leased from Oatka Milk Products. It is zoned Industrial Park.

No comments or opinions were expressed. The public hearing was closed at 7:33pm.

Respectfully submitted,

Kathleen Jasinski
Chairman

Sharon White
Secretary