

TOWN OF BATAVIA PLANNING BOARD
REGULAR MEETING AUGUST 19, 2014

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

ALSO ATTENDING: ZEO Dan Lang and Bruce Gerould, Secretary Sharon White
Town Engineer Stave Mountain, Brian Kemp, Mike Barone,
Doug Smart, Mr. & Mrs. Kuslyk and Mike Tomaszewski

ABSENT: Members Don Partridge and Lou Paganello

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

MINUTES OF JULY 23, 2014 MEETING

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

CALAMAR DEVELOPMENT – SPECIAL USE PERMIT

Chairman Jasinski read an email from Jocelyn Bos of Calamar Development requesting that the application be tabled at this time. The request to table was due to the vote last week by the GCEDC on their proposed funding. Paul Marchese made a motion to table the application. Seconded by Gordon Offhaus. Vote unanimous to table.

PREMIER SIGN SYSTEMS (KOHL'S) – BATAVIA TOWNE CENTER

An application was presented to obtain approval for a sign package for the new Kohls store. A total of three (3) signs is requested – front and side of building plus a pylon sign. Genesee County Planning Dept recommended approval. Jonathan Long made a motion to approve the sign package. Seconded by Paul Marchese. Vote unanimous for approval.

GCEDC – AG PARK – TEMPORARY SIGN

An application was presented to obtain approval for a temporary special event sign to be added to the current sign. This temporary directory sign will be bolted to the top of the existing brick sign. Genesee County Planning Dept recommended approval. Paul McCullough made a motion to approve the temporary sign. Seconded by Jeremy Liles. Vote unanimous for approval.

MICHAEL TOMASZEWSKI – 4110 W MAIN ST RD – SITE PLAN REVIEW

An application was presented to obtain approval to convert a former doctors office into a event center at the above address. The short form SEQR was presented and reviewed. Paul Marchese made a motion to declare the SEQR as a negative declaration. Seconded by Gordon Offhaus. Vote unanimous for approval. Genesee County Planning Dept recommended approval with modifications – the applicant obtains a driveway permit from NYS DOT for the change in use and the applicant provides gutters and other improvements necessary to divert water runoff from the roof away from the neighboring property. The following variances were approved by the Zoning Board of Appeals – side

yard setback – minimum required 30 ft – existing 13.42 ft. and 13.58 ft. - approved 13.42 ft and 3.58 ft; rear yard setback minimum required 50 ft – existing 50.58 ft. – approved 34.58 ft; Parking spaces – minimum required 25 – approved 8; lot size minimum required 40,000 sq ft. – existing and approved 11,550 sq ft. Lot frontage – minimum required 200 ft – existing and approved 70 ft.

Mr. Tomaszewski told the Board Members that he plans to change the roof to gable from flat roof; remove west side row of shrubs and add a retaining wall. Also a privacy fence to the back of the property and behind the community center of the adjacent property. The current Dibble Family Center at 4124 W Main St Rd will be converted into a two (2) family home.

One of the concerns by the Board and the Town Engineer was about trespassing on the Batavia Meadows property by the people leaving the mortuary to go to the event center. The concern is due to liability. Mr. Tomaszewski agreed to construct some type of fencing, flower beds or shrubs along the east side of the property to help deter pedestrian traffic from walking across the lawn of Batavia Meadows. DOT requires a driveway permit when there is a change of use of a property. Paul Marchese made a motion to approve the application. Seconded by Jeremy Liles. Vote unanimous for approval.

ZEO REPORT

KOHL'S – Permit has been issued.

MARSHALL'S – Opens on August 21, 2014.

BED BATH & BEYOND – Has opened.

TIM HORTON'S – C of O held up for a few last minute details.

ALPINA – C of O issued for warehouse space in County Bldg #3 – back of building and is a refrigerated area.

GCC – Dorms are not ready yet for fall semester. Will need another month.

TOWN OF BATAVIA FIRE DEPT. – Closed on the property on Clinton St Rd.

CHAIRMAN REPORT

In the Members packet tonight is an opportunity for more training. Right now all members are current.

Jonathan Long made a motion to adjourn the meeting at 8:38 pm. Seconded by Gordon Offhaus. Vote unanimous for adjournment.

Respectfully submitted,

Kathleen Jasinski
Chairman

Sharon White
Secretary