

**TOWN OF BATAVIA PLANNING BOARD
REGULAR MEETING, January 16, 2018, 7:00 P.M.**

PRESENT: Chairman Kathy Jasinski, Paul Marchese, Don Partridge, Paul McCullough, Jeremy Liles and Jonathan Long

ALSO ATTENDING: Bruce Gerould, Steve Mountain, Dan Lang, Secretary Kim McCullough, Town Board Member Sharon White, ZBA Chairman John Della Penna, Howard Owens for The Batavian, Jim Krencik for the Batavia Daily News, Todd Hamula for the Zaremba Group, Inc. and John Shields of Hunt Engineers

ABSENT: Gordon Offhaus and Lou Paganello

Alternate member will vote.

OAKWOOD ESTATES PUBLIC HEARING 7:00 p.m.

Don Partridge made a motion to approve the public hearing.
Seconded by Jonathan Long.
Vote unanimous for approval.

DECEMBER 19, 2017 REGULAR PLANNING BOARD MEETING

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

QDOBA SIGNAGE

Dan Lang and Bruce Gerould from the Town of Batavia presented as there was no representation from Qdoba. Meets zoning requirements and no variance is required. County Planning Board had no concerns. The signs will face Veteran's Drive, as well as one facing Home Depot. There will be no sign facing the thruway.

Paul Marchese made a motion to approve.
Seconded by Jeremy Liles.
Vote unanimous for approval.

DOLLAR GENERAL

Short Form of SEQR was filled out on the Dollar General.

Determined there was a negative declaration.

Don Partridge made a motion to approve.
Seconded by Paul Marchese.
Vote unanimous for approval.

Recommendation to the Town of Batavia ZBA the project be modified for Dollar General.

Presentation done by Todd Hamula from Zaremba Group, Inc. who is the developer for Dollar General. Paul McCullough brought up the sidewalk idea for the betterment of the community

and the Developer is willing to work with this. In doing this, the project will need to be modified by reducing the number of parking spaces to not go below 30 spaces and for the placement of sidewalk. Joint meeting with Town Board to talk about the sidewalk issue. Façade of the building will be similar to the new East Pembroke Fire Department Building.

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

Motion to Table Action on the Site Plan of Dollar General for the next Town Planning Board Meeting.

Developer needs to go back to Town of Batavia ZBA and County Planning Board for suggested modifications by the Town of Batavia Planning Board.

Don Partridge made a motion to approve.
Seconded by Paul Marchese.
Vote unanimous for approval.

Zoning Enforcement Officer Report.

Batavia Downs add on for the barns and stables. Will be dealing with both the City and Town of Batavia.

Station 2 Fire Department modifications to the site. Changing the layout and will require a full SEQR.

HP Hood – Doing inspections and underground plumbing going on.

Koolitron working on the roof.

Mercy EMS moving along.

Solar Projects all up but have no certificate of compliance due to the decommissioning bonds not being acquired as of yet.

Chairman Report.

Town Board stated the lack of communication between the boards.

Joint meeting with the Town Board is scheduled for Wednesday February 7th, 2018 at 6:00 pm.

Advised that all board members come with questions.

Don Partridge made a motion to adjourn the meeting at 7:53 pm.
Seconded by Jonathan Long.
Vote unanimous for approval.

Respectfully submitted,

Kim McCullough
Secretary

Kathleen Jasinski
Chairman