

TOWN OF BATAVIA PLANNING BOARD
REGULAR MEETING, MAY 2, 2017, 7:00 P.M.

PRESENT: Chairman Kathy Jasinski, Members Gordon Offhaus, Jeremy Liles, Paul McCullough, Paul Marchese, Lou Paganello, and Don Partridge.

ALSO ATTENDING: Steve Mountain, Bruce Gerould, Dan Lang, Secretary Brittany Witkop, Sharon & Paul White, Teressa Morasco, Andrew Meier Esq., Chris Suozzi of GCEDC, Jim Krencik of The Daily News, Troy Weiler of EWT, Deborah Gawron (President of Freightliner), John Battaglia of EnSol Inc. representing Freightliner, John Clark (for Freightliner), Steve Tanner & Bill Schutt for Mercy EMS, David Ciurzynski of Manning, Squires & Henning Inc. for Mercy EMS, and John Riley.

Alternate member, Jon Long is absent.

MINUTES APRIL 18, 2017 REGULAR MEETING

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

Andrew Meier Esq. was on hand to introduce himself as the new Town of Batavia attorney. He started in January 2017 and said all staff are welcome to call him with any questions or needs that arise. He also represents Yates, Kendall and Gaines townships. His offices are located in Lockport and Medina.

STEVE TANNER - ENGINEER FOR MERCY EMS ON CALL PARKWAY,
CONSTRUCTION OF AMBULANCE FACILITY - PRELIMINARY SITE PLAN
REVIEW

Present tonight for this project are Steve Tanner, Bill Schutt, and David Ciurzynski. The builder is Manning, Squires & Henning, Inc. This will be a metal building with sloping roofs. There will be storage for 7 ambulances and plenty of parking, with 10' x 20' spaces. Representatives for Mercy EMS met last week with Dan Lang and Tom Lichtenthal to review the project. No helicopters will be on premises. The driveway will have right and left hand turning, so they are working with the Town and Genesee County to make sure it is designed properly. A land separation will be done for 3 parcels and an easement will be needed in the rear of the property to address sewer treatment. State Historic Preservation Office (SHPO) and Department of Transportation paperwork are both done. Per Dan Lang, the zoning looks fine. Agreements, land separations, and easements will have to be completed.

JOHN BATTAGLIA, ENGINEER FOR FLEET MAINTENANCE - PRELIMINARY SITE
PLAN REVIEW AND SET PUBLIC HEARING FOR SPECIAL USE PERMIT

Present tonight for this project are John Battaglia, Engineer with EnSol, Deborah Gawron, President of Freightliner, and John Clark. The new facility will be on State Street Road on a 5-6 acre parcel. This expansion of the current business in West Seneca will create 35-40 new jobs. State Historic Preservation Office paperwork is being completed. The wetlands survey was done by Sheila Hess of CC Environment & Planning and none of the wetlands will be disturbed. The Storm Water Pollution Prevention Plan is being worked on. The new building will be hidden by vegetation and trees along State Street Road with more trees being planted as needed. The only exception will be the entrance. John Battaglia and Deborah Gawron went door to door last week to about 10-12 close residents and explained the project. They will try to make sure trucks are not coming through the city, but instead coming in via Route 98, to Saile, and then onto State Street Road. They will ask for that to be programmed into trucking route directions. There will be about 174 trips each day, 12 hours a day. Paul Marchese asked how State Street Road will hold up to that amount of new truck traffic.

Steve Mountain said the road base should be fine. The majority of the trucks coming in will not have trailers and if they do, will most likely be empty. Freightliner does not offer a towing service, but if the NYS Thruway has a tow they can bring it in to them.

Paul Marchese made motion to set a public hearing on 5/16/17. Seconded by Paul McCullough. Vote unanimous for approval.

TROY WEILER - REPRESENTING EWT DIRECT DRIVE WIND TURBINES, DISCUSSION ON WIND TURBINES AND CHANGE IN ZONING TO ALLOW THEM. Per Troy Weiler, most sites have less than 6 turbines. The post is 235 feet high with blades that are 95 feet long, equaling a total height of about 325 feet. Turbines are kept approximately 600 feet away from each other. They generate one mega-watt of power, enough for 200 plus households. The energy goes into the grid and then gets sold back to customers at a discount. Troy just wants to know if it is something the Town of Batavia might be interested in. Per Dan Lang, we need to look at the zoning code as a whole and not a specific project. Do we want wind turbines or not?

Don Partridge thinks we should consider wind turbines because they are smaller projects and are energy efficient. Paul Marchese was okay with them as well. Jeremy Liles and Paul McCullough both like them better than solar farms. A few members wondered, what is the benefit to the town? But as others mentioned, what have solar farms done for us? Kathy Jasinski thought perhaps the wind turbine company could set aside funding for a town park.

Dan Lang said we would have to review the zoning code with other municipalities (towns) and it would be a lengthy process. People in our community have called him and they do not want wind turbines. Solar farms are less invasive and most of the time people don't see the panels. Turbines are visual and can impact many residents. We can certainly review it.

Lou Paganello would like us to ask other municipalities that have solar panel farms and wind turbines how it affected their community and if it has impacted property values. Troy Weiler said we need to consider that our area (Town of Batavia) would be much smaller in comparison to others that have turbines. There are only a few places where wind turbines could be placed in the Town of Batavia.

The board agreed that we need more information before we make a decision. We will start by surveying other communities.

BOARD DISCUSSION

Lou Paganello and Paul Marchese think the board should take a more proactive approach on future projects. At this time, Big Tree Glen Apartments and their possible new development and expansion are one example. They would like current information on the following in respect to discussion we have had previously with the management of Big Tree Glen:

- *Calls to the Genesee County Sheriff's Department - How many in the past few months and what were they regarding?
- *How have the apartments affected the Pembroke School District?
- *Have there been any water or flooding issues?
- *What is the current income of tenants living in the apartments? Are they following what the board was told in regard to income eligibility and are apartments allocated as such?

Per Dan Lang, we haven't had any complaints in the past several months and per Steve Mountain there haven't been any flooding issues. The site has been kept clean. Kathy Jasinski will try to gather information to answer some of these questions. The board wants to

be sure prior to approving another project that what they are told will be what is actually done, especially with regard to income eligibility and who is allowed to rent.

ZONING ENFORCEMENT OFFICER REPORT

Per Dan Lang, now that the Comprehensive Plan has been adopted he would like us to have a meeting to discuss the future land-use map to look at what properties are zoned correctly and which need changes. He is also reviewing zoning code and possible changes/updates that may need to be made.

There are no large commercial projects to report at this time.

CHAIRMAN REPORT

Per Kathy Jasinski, Felipe Oltramari would like to know if any board members are interested in a field trip style training to Niagara-on-the-Lake to see the 'Townville Concept'. There would be a cost and it would be done on a Saturday. No date has been set at this point. Several board members did express an interest.

Our next meeting will be on May 16, 2017 at 7 p.m.

Gordon Offhaus made a motion to adjourn the meeting at 8:35 p.m. Seconded by Paul Marchese. Vote unanimous for adjournment.

Respectfully submitted,

Brittany Witkop
Secretary

Respectfully submitted,

Kathleen Jasinski
Chairman