

TOWN OF BATAVIA PLANNING BOARD MEETING  
JANUARY 17, 2017

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

ALSO ATTENDING: Secretary Brittany Witkop, Sharon White, Bruce Gerould, Dan Lang, Jim Krencik for The Daily News, Ray Trotta of the HollandTrotta Project, and Matthew Gray to observe.

Jon Long, alternate will not vote as we have a full board present.

MINUTES OF THE NOVEMBER 15, 2016, PLANNING BOARD MEETING

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

MINUTES OF THE NOVEMBER 29, 2016, PLANNING BOARD TRAINING

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

MINUTES OF THE DECEMBER 21, 2016, TOWN OF BATAVIA BOARD  
COMPREHENSIVE PLAN MEETING

Teressa Morasco took the official minutes from this meeting. Notes were taken for the Planning Board by Secretary Brittany Witkop as well.

RAY TROTTA - THE HOLLANDTROTTA PROJECT INTRODUCTION

The proposed project will be on the east side of Home Depot on Veterans Memorial Drive. The parcel is owned by Home Depot and was previously subdivided. Home Depot has final approval before the project moves forward. The proposal is for retail, restaurant, and medical facilities to be on site, which may change. As of 12/29/16, Concept #9, the proposal is for two separate buildings with room for 3 tenants each. Total building space is between 8-10K square feet. The structure of 3 tenants in each building could change depending on tenant requests for space. There will be one entrance/exit across from Home Depot's at this point. Signs may be posted on the buildings, but that is still in the discussion phase. The buffer between the buildings/parcel and the NYS Thruway is approximately 150 to 200 feet wide. If possible, site work could begin in April with building construction starting in May 2017. For this to happen, the proposal has to be heard by Genesee County Planning Board in February and then it would come back to our board. Short-form SEQR will need to be completed.

Jeremy Liles asked if this site might be appropriate for mixed-use (residential and commercial), but Ray Trotta said although this is a great idea, the overall area does not fit that use. Dan agreed that this is a commercial area that is being built upon and would not appeal to many as a residential site.

ZONING ENFORCEMENT OFFICER REPORT - DAN LANG

In comparison to previous years, the Planning Board had 23 new projects to review versus an average of 16-18 projects. That is in addition to other agenda items, land separations and informational meetings. He said that we could have 5 to 7 solar projects during 2017. The Town still has to give Oatka Milk Products their Certificate of Occupancy, but that will be done soon. Bruce did not have anything further to add at this point.

Lou Paganello is interested in training on solar panel farms so that the board can be prepared when a project is presented. Dan might have a contact that can help and Kathy said she will look into having training at our next meeting on February 7, 2017. It was also mentioned that we should invite the Town's attorney, Andrew Meyer.

Lou also posed the question, 'Are solar farms considered green or not? They create energy, but because of how they are built, the land's vegetation is removed.'

At this point, as projects are proposed, although not adopted yet, we will use and consider the Comprehensive Plan for insight.

#### CHAIRMAN REPORT

Kathy will let the board know about a Solar Panel/Farm training at our next meeting on February 7, 2017 at 7 p.m.

Gordon Offhaus made a motion to adjourn the meeting at 7:55 p.m. Seconded by Lou Paganello. Vote unanimous for adjournment.

Respectfully submitted,

Brittany Witkop  
Secretary

Kathleen Jasinski  
Chairman