

TOWN OF BATAVIA PLANNING BOARD MEETING
OCTOBER 18, 2016

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

ALSO ATTENDING: Steve Mountain, Dan Lang, Greg Post, Secretary Brittany Witkop, Jim Krencik of The Daily News, Mike Pettinella for The Batavian, Matt Ingalls of Ingalls Planning and Design, Barb Johnston, Jerry Goldman Esq., Paul Marfione, and Cheryl Stulpin for Conifer, Joe Jacobs (site engineer) of Passero Associates for Conifer, Gordon Pringle and Richard Girahlo for Mega Properties, and Chuck Hoover of CY Properties.

ABSENT: Paul Marchese and Lou Paganello

Jon Long, alternate will vote.

Prior to the meeting board members were invited to meet Conifer at Big Tree Glen at 6 p.m. Unfortunately, only Kathy Jasinski and Paul McCullough were able to attend.

Also prior to the regular meeting the board met with Matt Ingalls and Barb Johnston to have a discussion about the Comprehensive Plan Open House on election day at our polling sites and to review the use of form-based codes in relation to the design of developing the land behind Batavia Town Hall.

For the open house:

1. Sheila Hess, Barb Johnston and Matt Ingalls will prepare the displays and comment boards. A handout will also be available.
2. Kathy Jasinski and Barb Johnston will work out the logistics. Kathy will be looking for board volunteers to help during the open house on election day in case the public has any questions.
3. Kathy will also discuss emailing a notice about the event with Teresa Morasco.
4. A public meeting must be set for the Comprehensive Plan and the date we are working toward with the Town Board is December 7, 2016. This could be followed by a public hearing on that date for Green Genesee.
5. A tentative date of December 21, 2016, for the public hearing on the Comprehensive Plan with Town Board was also discussed.

Matt Ingalls presented a sketch of the possible development behind Batavia Town Hall using form-based codes. The board liked the sketch, which included commercial, retail, office, townhouses, and single lots for homes. Parking was tucked in behind most of the buildings and there was plenty of green space. There will be a connection to Lewiston Road and the sketch also included a second exit onto Route 5, either with a round-about or without. The town is working with the city to compliment each other.

MINUTES OF THE SEPTEMBER 20, 2016, PLANNING BOARD MEETING

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

BIG TREE GLEN - CONIFER, DISCUSSION ON PHASE II

Per Jerry Goldman Esq. and Joe Jacobs, Engineer with Passero Associates, they are looking for site plan approval tonight for Big Tree Glen Phase II, an additional 40 units. This is

consistent with the preliminary site plan approval. The two end buildings have changed slightly and there will not be any 3-bedroom units, just one and two bedroom. The total number of units will remain at 40 as state previously. There will be an extension of sewer and water and they will conform with storm water management. Per Mr. Goldman, SEQR has been completed.

Per Paul Marfione for Big Tree Glen Phase II, this is a family-based project and no seniors are excluded. However, for the unit mix there are a few changes. Originally for Phase II, they said they would have 50% of the apartments at 90% of the AMI, 30% at 60% of the AMI, and 20% at 50% of the AMI. Eligibility will vary based on if the renter(s) is 1 person, couple, or family. However, market studies have changes this to be 15 units (37.5%) at 90% of AMI, 15 units (37.5%) at 60% AMI and 10 units (25%) at 50% AMI. There will be eight one bedroom and thirty-two two bedroom apartments. Paul asked the board to be aware that a person with a Section 8, or tenant voucher can apply and they can not be excluded as renters if they qualify.

At our previous meeting the board asked how many children lived on site currently and Paul told us tonight that there are currently 16 children between 6-12 years of age and 12 children between 13-17 years of age.

Also, please note that these two parcels for Phase I and II will not be merged.

Per Steve Mountain there are a few questions that will still need to be addressed and worked through such as sewer capacity and sidewalks. He asks that if the board is to approve the site plan tonight to approve it contingent on Town of Batavia Engineer approval and any amended or ancillary agreements required by the Town Board consistent with Phase I. Don Partridge made a motion for approval based on these recommendations. Seconded by Jeremy Liles. Vote unanimous for approval.

MEGA PROPERTIES - BUILDING ADDITION FOR KOOLATRON

Genesee County Planning approved the site plan and variances. Gordon Pringle and Richard Girahlo came to talk to the board about the proposed 25,000 sq. ft. addition, including a loading dock and a driveway that will wrap around the building and continue onto Commerce Drive. Per Dan Lang all requirements have been met. Don Partridge led the board on SEQR, Part II. Don Partridge declared a negative declaration on SEQR Part II and made a motion. Motion seconded by Gordon Offhaus. Vote unanimous for approval. Motion by Jeremy Liles to approve the site plan contingent on Town of Batavia Engineering review. Seconded by Gordon Offhaus. Vote unanimous for approval.

CY PROPERTIES, BATAVIA TURF FARM - SITE PLAN FOR SECOND DRIVEWAY AND PARKING LOT

Genesee County Planning approved with modifications requiring the applicant to complete a Stormwater Pollution Prevention Plan and obtain documentation from the State Historic Preservation Office (SHPO) as to the impact on archaeological resources. Tom Lichtenhal is working on the paperwork for SHPO. Town of Batavia engineers are working closely with the applicant on the second driveway and parking lot design for the site. The extra driveway would allow traffic to enter through one driveway and exit through another which will improve safety and flow of traffic. More parking will make it easier to host larger events. Don Partridge led the board on SEQR, Part II. Don Partridge declared a negative declaration on SEQR Part II and made a motion. Motion seconded by Jon Long. Vote unanimous for approval. Motion by Paul McCullough to approve the site plan contingent on Town of Batavia Engineering design and approval. Seconded by Jon Long. Vote unanimous for approval.

LAND SEPARATION FOR STEPHEN OGNIBENE

Mr. Stephen Ognibene requests a land separation of 9420 Alexander Road, Batavia, New York. He would like to separate 1.74 acres from 34 acres. Per Dan Lang everything meets code. Jon Long made a motion to approve the land separation. Seconded by Gordon Offhaus. Vote unanimous for approval.

ZONING ENFORCEMENT OFFICER REPORT - Dan Lang

There is nothing new in the works right now. The Hotel at Batavia Downs has been given a Conditional Certificate of Occupancy and is open for business.

CHAIRMAN REPORT

Kathy reports that many board members have signed up for the Fall 2016 Regional Planning Workshop, which is on November 16, 2016, at the Quality Inn, Batavia. She will be asking members to help staff the Comprehensive Plan Open House on November 8, 2016, Election Day. We may not have a meeting at the beginning of November, but she will let us know in case something does arise.

Gordon Offhaus made a motion to adjourn the meeting at 8:25 p.m. Seconded by Jon Long. Vote unanimous for adjournment.

Respectfully submitted,

Brittany Witkop
Secretary

Kathleen Jasinski
Chairman