

TOWN OF BATAVIA PLANNING BOARD MEETING
NOVEMBER 15, 2016

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

ALSO ATTENDING: Secretary Brittany Witkop, Sharon White, Bruce Gerould, David and Katie Ficarella, Mike Manusia (Attica ZBA - here to observe), Brian Kemp.

ABSENT: Lou Paganello

Jon Long, alternate will vote as Paul Marchese in after motions were made.

MINUTES OF THE OCTOBER 18, 2016, PLANNING BOARD MEETING

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

DAVID FICARELLA/CALAMAR - REQUEST LETTER OF SUPPORT FOR PROPOSED SENIOR HOUSING DEVELOPMENT

Per Bruce Gerould up to this point this project has been in the discussion phase. The proposal by David Ficarella is a 110-unit senior housing project off Route 33 near Donahue Road on a 64 acre parcel. The apartments would be for 55 years of age and up with rent ranging from \$800 to \$1100 per month with utilities included. Per Dave, this is senior housing not low-income housing. He also stated that financing is in place and he approached the Batavia Town Board about a month ago regarding tax revenue. There is not an official site plan, but it is being worked on and ideas are welcomed. Two issues that must be resolved is the completion of the road leading out to Route 33 by Gary McWethy and sewer would have to be installed from River Street down Route 33 to the housing complex. Kathy Jasinski has offered to send the Batavia Town Board a project recommendation letter from the Planning Board. Gordon Offhaus made a motion to recommend the project to the Town Board. Seconded by Don Partridge. Vote unanimous for approval.

COMPREHENSIVE PLAN UPDATE - DISCUSSION ON ELECTION DAY EXHIBIT AND RECOMMENDATION OF THE PLAN TO THE TOWN BOARD FOR ADOPTION

The board had a short discussion about the election day exhibit and Kathy Jasinski reminded the board that we should be in attendance on December 7, 2016, for the Comprehensive Plan Public Hearing. Jeremy Liles made a motion for a recommendation letter to the Batavia Town Board to approve/adopt the Comprehensive Plan as written. Seconded by Paul McCullough. Vote unanimous for approval.

However, Bruce Gerould noted after the above motion was made that the adoption of this plan will require the Planning Board to look carefully at all projects going forward, including the new maps, and possibly to see if other outside agencies have to be included/contacted before approval is given on proposed projects. Paul McCullough and Don Partridge raised the question of 'how will people know their property has restrictions that it didn't have before?' They mentioned the possibility of doing a mass mailing to residents so that they can make inquiries about how they might be affected. Paul Marchese brought up the fact that we are having a public hearing on December 7, 2016, so that people can voice concerns. Kathy told the Board that she is going to contact Sheila Hess (CC Environment & Planning) and see if she can arrange training with her on November 29, 2016, so that we can voice these concerns and get some clear answers. If Dan Lang and Steven Mountain could be present at that training to answer questions as well it would be beneficial. Due to these questions and concerns the board decided to negate the previous motion to do a recommendation letter to

the Batavia Town Board to approve/adopt the Comprehensive Plan as written. This motion was made by Jeremy Liles and seconded by Paul McCullough. Vote unanimous to negate the previous motion pending training and further information/review before making a final decision.

IN-HOUSE TRAINING - PROJECT REVIEW USING NEW ZONING AND GREEN GENESEE

This will be rescheduled as Dan Lang and Steven Mountain were not able to be at this meeting.

ZONING ENFORCEMENT OFFICER REPORT - BRUCE GEROULD

Nothing new to report at this time.

CHAIRMAN REPORT

Kathy reminded board members of the Fall 2016 Regional Planning Workshop tomorrow at the Quality Inn, Batavia. She will also email the board to let them know about a possible training session on November 29, 2016, to give us more insight on how the Comprehensive Plan could impact current land/property owners. The Public Hearing for the Comprehensive Plan is still scheduled for December 7, 2016.

Gordon Offhaus made a motion to adjourn the meeting at 7:50 p.m. Seconded by Jon Long. Vote unanimous for adjournment.

Respectfully submitted,

Brittany Witkop
Secretary

Kathleen Jasinski
Chairman