

TOWN OF BATAVIA PLANNING BOARD  
REGULAR MEETING DECEMBER 15, 2015

PRESENT: Chairman Kathleen Jasinski, Members Gordon Offhaus, Jonathan Long,  
Lou Paganello, Paul Marchese and Paul McCullough

ALSO ATTENDING: ZEO'S Dan Lang and Bruce Gerould, Secretary Sharon White,  
Town Engineer Steve Mountain, Greg Scholand from Harter  
Secret, Bill Lawrence from E Pembroke Fire Dept and Paul  
Congdon from Hunt Architectural & Engineering

ABSENT: Members Don Partridge and Jeremy Liles

Alternate member will be voting tonight due to the absence of two (2) members.

MINUTES OF NOVEMBER 17, 2015 MEETING

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

SOLAR FARMS PROPOSED

Greg Scholand from Harter Secret appeared before the Board to discuss the solar farms that are  
proposed for 8169 Bank St Rd., 7755 and 8053 Oak Orchard Rd. A general discussion ensued  
on whether three (3) SEQR should be done or one (1) to cover all three (3) farms. It was the  
consensus of the Board to do three (3) separate SEQR's because the properties are not contigu-  
ous. A decommissioning bond will be required to be posted for the life of the project. Also it  
was suggested that possibly the company could look at the landfill for unusable land rather than  
using prime farm land for these solar farms. An application is expected to be submitted to the  
County Planning Board next month. The Town Planning Board will seek lead agency.

EAST PEMBROKE FIRE DEPT –BARRETT DR - SITE PLAN REVIEW

Bill Lawrence from the East Pembroke Fire Dept and Paul Congdon from Hunt Architectural  
Engineers appeared before the Board to seek site plan approval for a new fire hall on Barrett Dr.  
The hall will be 9,000 s/f with five (5) bays with a potential for a sixth bay.

There will be forty (40) parking spaces each being 10' x 20' with 24' access aisle; minimal land-  
scaping; on site sanitary sewer and municipal water. The cost for the water line extension will be  
at the expense of the Fire Dept and not the Town. The SEQR is completed but engineering com-  
ments still need to be satisfied. Town residents in the fire district still need to vote on the pro-  
ject. It could possibly take place as early as February 2016. Genesee County Planning recom-  
mended approval with modifications – the required modification is that Barrett Dr be officially  
dedicated by the Town as a road in order for it to be included into the E911 dispatch system. As  
this building would be the first address on this road, it is recommended that the Town work  
closely with the County Emergency Communications Director to ensure that the address of the  
proposed Fire Station meets Enhanced 911 standards.

Paul Marchese made a motion to recommend that the land separation approval that took place on October 6, 2015 for parcel one (1) is a stand-alone parcel. Seconded by Jon Long. Vote unanimous for approval.

Paul McCullough made a motion to approve the site plan contingent on engineering approval. Seconded by Lou Paganello. Vote unanimous for approval.

#### ZEO REPORT

BIG TREE GLEN – 3727 W MAIN ST RD

Brief discussion on their rental application which each board member was given a copy of.

DAVID FICARELLA – PEARL ST RD – LAND SEPARATION

Lou Paganello made a motion to approve a land separation. Seconded by Paul Marchese. Vote unanimous for approval.

OATKA MILK PRODUCTS – ELLICOTT ST RD

Foundation for their new addition is done. They are laying block walls now.

BATAVIA DOWNS HOTEL – PARK RD

Foundation is in for their new hotel.

GCEDC – GATEWAY 1

Possible interest in a hotel going in there. ZEO has heard nothing further.

SPORTS PLUS BUILDING – PARK RD

The Chamber of Commerce has purchased this building. No application has been submitted yet.

QUAKER MUELLER – AG PARK

This business has been sold to Dairy Farmers of America.

AG PARK – area being cleared for the new communications tower.

#### CHAIRMAN REPORT

The next meeting will be on Tuesday January 5, 2016. At 6pm is a Comprehensive Plan meeting with a regular Planning Board meeting to begin at 7pm.

Gordon Offhaus made a motion to adjourn the meeting at 8:31pm. Seconded by Jonathan Long. Vote unanimous for adjournment.

Respectfully submitted,

Sharon White  
Secretary

Kathleen Jasinski  
Chairman