

**DECEMBER 21, 2016
PUBLIC HEARING**

COMPREHENSIVE MASTER PLAN

7:05 P.M.

Present: Supervisor Post
Deputy Supervisor Underhill
Councilwoman White
Councilwoman Michalak
Councilman Zambito

Others Present: Town Clerk Morasco
Planning Board Chair Jasinski
Brittany Witkop, Zoning Board of Appeals Member
Sheila Hess, Conservation Connects
Barbara Johnson, Labella Associates
Paul Barrett, Town of Batavia Fire Chief
Dan Coffey, Town of Batavia Deputy Fire Chief
Mike Pettinella, Batavian Reporter
Jim Krencik, Daily News Reporter
8 Constituents

Supervisor called the Public Hearing to order at 7:14 P.M. and the Town Clerk read the notice that was published in the Daily News.

Joe Jaszko- Questioned moving forward with Townville in the Comprehensive Master Plan (CMP) update. The Supervisor explained it a concept and a guide to build our community.

Paul Kulczyk Town resident thanked the Board for considering the ecologic impact but is concerned with potential development near areas of natural resources depicted on the Green Action Plan map and how they could sustain themselves within such close proximity of each other.

Barbara Johnson, Consultant with LaBella Associates gave an overview of the mapping and the overlay district. There are going to be areas that appear in conflict and will require additional review by the Town Boards.

Mr. Kulczyk thanked Town Board for their efforts and for keeping the Town moving forward.

Bruce Newton owns property on Tonawanda creek and finds the regulations are very restrictive, with part of his property being in the proposed overlay district. He expressed that he would like to build a house and/or develop the land and this makes it impossible.

Barbara Johnson stated it doesn't change the zoning, it's just an overlay to review where to place and build or not to build. It's not a deal breaker for potential

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development, unless the land is part of a wetland or in a flood zone where the Department of Environmental Conservation or Federal Emergency Management Agency would be involved.

The Supervisor explained that this plan is a guide to development and sustaining the community. With the overlay districts, it's an opportunity to meet with the Building Inspector and staff and ask questions before you go further in your development.

Mr. Newton asked if this updated plan is based on another plan in NYS. Sheila Hess, Consultant for Conservation Connect Environment and Planning said the plan strategy is based on Ulster County pilot program and the Green Infrastructure Network, with a goal to marrying natural resources with development to sustain the overall quality of the Town.

Mr. Newton thanked the Town Board.

George Newton spoke and suggested that the Town consider the Tonawanda Creek as an asset worth developing around.

Mr. Newton asked if the CMP is going to be adopted by Spring. The Town would like to have it adopted by Spring. The Town will continue to work on the plan and take open comments and suggestions to make it better. Town staff is available daily. There will be another public hearing on the plan.

Bruce Newton questioned why the Town is not working with City of Batavia. The Supervisor informed that the Town and City have both conferred. Also, it's a shared endeavor with two other entities.

Supervisor Post declared the Public Hearing closed at 7:59 P.M. as no one else spoke for or against the Comprehensive Master Plan Update.

Respectfully submitted,

Teressa M. Morasco
Town Clerk