

TOWN OF BATAVIA PLANNING BOARD
REGULAR MEETING MARCH 1, 2016

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

ALSO ATTENDING: Bruce Gerould, Secretary Brittany Witkop, and Town Board Liaison Sharon White, Russell Cofta, Gerald and Darla Jaszko, Steve and Melody Leaton, Christopher Suozzi, Joseph Marchese, Sean Hopkins of Hopkins Sorgi & Romanowski (Esq. for Fairfield Inn Proposal)

ABSENT: Members Lou Paganello

Alternate member will be voting tonight due to the absence of (1) member.

MINUTES OF JANUARY 19, 2016 MEETING

The board will hold off on approval of the minutes from January 19, 2016, until our next meeting. Our regular meeting on February 2, 2016, was changed to a training session and our February 16, 2016, meeting was cancelled due to inclement weather.

LAND SEPARATION AND PARCEL MERGE FOR THREE PARCELS OWNED BY MATTHEW LANDFRIED, SHEPARD ROAD

Bruce Gerould states that Dr. Matthew Landfried owns 100+ acres on Shepard Road and would like to separate some of his land with three neighbors (Jaszko, Leaton, and Coffta) to straighten boundary lines. This involves two quarter acres and one half acre that the neighbors are agreeable to and would like to merge with their parcels. Bruce states that everything is in compliance and he will guide Mr. Coffta, Mr. & Mrs. Leaton, and Mr. & Mrs. Jaszko through the process of merging their current lots as required. A motion by Donald Partridge was made to approve the land separation and parcel merge. Seconded by Paul Marchese. Vote unanimous to approve.

DISCUSSION ON AMENDING THE TEXT IN THE TOWN ZONING LAW TO ALLOW A HOTEL IN A COMMERCIAL ZONE

Mr. Patel owns the Holiday Inn Express and would like to build a 71-room Fairfield Inn on Federal Drive on the last remaining parcel. The issue is Section 235-29B of the Zoning Code limits the land uses allowed on property zoned Industrial Park via the issuance of a special use permit to those parcels that front on and are directly accessed from a state highway, including a hotel or motel. There is no frontage directly on a state highway where the Fairfield Inn would be constructed. However, this is the last remaining parcel and is compatible with other business on Federal Drive and in the immediate area. Per Chris Suozzi, GCEDA, he thinks this project is complimentary to other existing businesses. Mr. Sean Hopkins Esq. is asking for the text in the zoning law be revised. He notes that the project would still require a special use permit, area variance, and site plan approval. There will be no abatement on this project and it is privately financed. A motion by Donald Partridge, recommending amending the text in the zoning law to the Batavia Town Board was made and seconded by Jeremy Liles. Vote unanimous to approve.

REQUEST BY TOWN BOARD TO BE LEAD AGENCY FOR SEQR REGARDING THE CLOSING OF PARK ROAD

Kathy Jasinski presented the request by Town Board to be lead agency for SEQR to close Park Road. Gordon Offhaus made a motion to approve the Town Board as lead agency for

SEQR. Seconded by Jon Long. Vote unanimous to approve. Kathy will submit the required form as requested.

ZONING ENFORCEMENT OFFICER REPORT – BRUCE GEROULD

PARK ROAD CLOSING

More information will be forthcoming surrounding the proposed closure of Park Road after Kmart's driveway and near Alex's Place restaurant. As the process continues we will be further advised.

MEGA PROPERTIES

They may request an addition to their building.

DEVELOPMENT NEAR CLINTON CROSSINGS - CLINTON STREET ROAD

Mr. Biscaro obtained site plan approval last year for two more buildings to be built across from Clinton Crossings on land near the church he recently converted to apartments, but will have to be done again to change the structures to patio homes and avoid sprinkler system installation.

CHAMBER OF COMMERCE

The Chamber of Commerce will relocate to the former Sports Plus PT facility on Park Road and have submitted drawings of changes to the structure.

TEN-CENT MILLIONAIRE

This business on Park Road will be looking to convert to a barbeque restaurant.

O-AT-KA

The new warehouse project is progressing with no issues.

VERIZON CELL PHONE ANTENNA PROJECT

Bruce notes that parts/components for this project have started arriving and it will be underway soon.

BATAVIA DOWNS HOTEL - PARK ROAD

Framing has begun.

CHAIRMAN REPORT

Kathy Jasinski and members of the board discussed the Solar Energy training they attended last night, February 29, 2016. She mentioned other possible training opportunities. Our next meeting on March 15, 2016, will be focusing on the Comprehensive Plan and will begin at 6 p.m.

Gordon Offhaus made a motion to adjourn the meeting at 7:47 p.m. Seconded by Jon Long. Vote unanimous for adjournment.

Respectfully submitted,

Brittany Witkop
Secretary

Kathleen Jasinski
Chairman