

TOWN OF BATAVIA PLANNING BOARD  
REGULAR MEETING MARCH 15, 2016

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

ALSO ATTENDING: Dan Lang, Steve Mountain, Bruce Gerould, Secretary Brittany Witkop, and Town Board Liaison Sharon White, Sheila Hess and Barb Johnston for Comprehensive Plan Review, Randy Bebout of Tylin, Bill Meland, Owner of Arby's Restaurant in Batavia, and Tony Mancuso

ABSENT: Members Don Partridge and Jeremy Liles

6 p.m. to 7:30 p.m.

Prior to the regular Planning Board Meeting, Sheila Hess and Barb Johnston came to work with the board on the Comprehensive Plan. Barb mentioned that in order to stay on track and remain timely in completing the plan we need to consider smaller groups and/or meeting more often. It was decided that we would start meeting as a group each Tuesday starting March 22, 2016, from 5:30-7:00 p.m.

Key points discussed were:

- The old Comprehensive Plan versus the new
- Land use and flooding
- Notation in the new Comprehensive Plan of other plans the Town of Batavia has worked on and references as to where detailed information on those plans can be found
- Steven Mountain would like a reference to priorities within the new comprehensive plan
- Possible Zoning Law updates may be necessary to fit the new plan
- A few members said more specific language in the new plan would help lead to consistency when making decisions

7:30 p.m.

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

MINUTES OF JANUARY 19, 2016 MEETING

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

MINUTES OF MARCH 1, 2016 MEETING

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

INTRODUCTION OF A PROPOSED ARBY'S RESTAURANT WAS PRESENTED BY  
RANDY BEBOUT OF TYLIN INTERNATIONAL

A new Arby's Restaurant is being proposed on 8364 Lewiston Road, Batavia, to replace the current location on Main Street. The land to be redeveloped is .681 acres. The new restaurant will be 2000 square foot with seating for 48-52 people. There will be an external freezer and outdoor enclosed dumpster area. The driveway will circle the restaurant and

drive thru window with 28 parking spaces. NYS DOT has been in contact with Mr. Bebout and they are working closely on the project to meet all requirements. Steve Mountain mentioned working with the Town of Batavia Fire Department regarding the driveway and possible shared access. A few variances may be needed and the Town of Batavia Zoning Board will be contacted to set up meeting dates. The project will also have to go to Genesee County Planning.

#### ZONING ENFORCEMENT OFFICER REPORT – BRUCE GEROULD

##### AMENDING ZONING LAW TEXT

Per the request of Sean Hopkins Esq. for the Fairfield Inn project we are waiting to see what the Town Board decides on amending the text in the zoning regulations.

##### MERCY FLIGHT

Mercy Flight is looking at a lot in Gateway Park to build on, but may ask for some assistance to pave the park entrance. An urgent care facility is also a possibility.

##### DAIRY FARMERS OF AMERICA (DFA)

DFA has purchased the Muller Quaker Dairy Plant.

##### CHAIRMAN REPORT

Kathy Jasinski reiterated that we will be meeting each Tuesday starting March 22, 2016, from 5:30 to 7:00 p.m. to work with Barb Johnston on the Comprehensive Plan. On actual Planning Board nights we will meet prior to our regular meeting. Our next regular meeting will be on April 5, 2016.

Gordon Offhaus made a motion to adjourn the meeting at 8:10 p.m. Seconded by Jon Long. Vote unanimous for adjournment.

Respectfully submitted,

Brittany Witkop  
Secretary

Kathleen Jasinski  
Chairman