

TOWN OF BATAVIA PLANNING BOARD
PUBLIC HEARING, MAY 16, 2017, 7:00 P.M.

PRESENT: Chairman Kathy Jasinski, Gordon Offhaus, Don Partridge, Paul McCullough, Lou Paganello, and Jon Long

ALSO ATTENDING: Steve Mountain, Bruce Gerould, Dan Lang, Secretary Brittany Witkop, Sharon & Paul White, Tim Ahrens of Forefront Power and Jodi Hunt of Tetra Tech, Jim Krencik for The Daily News, John Battaglia of Ensol, Project Engineer for Fleet, Debbie Gawron, President of Fleet, Sydney Clark, Employee of Fleet, Dan Compitello of Cypress Creek Renewables for Muckdog Solar, Don Young Esq. for Muckdog Solar, Mike Stanton, Muckdog Solar Project Manager, David Ciurzynski of Manning, Squires and Hennig for Mercy EMS, Steve Tanner and Bill Schutt for Mercy EMS. Also several member of public attended and a sign-in sheet was passed around. Some of the public signed and others would not.

ABSENT: Members Paul Marchese and Jeremy Liles

Alternate member will vote.

FLEET MAINTENANCE INC. - SPECIAL USE PERMIT TO CONSTRUCT AND OPERATE A 44,280 SQ. FT. BUILDING FOR TRUCK SALES AND SERVICE OFF STATE STREET ROAD, BATAVIA

To present tonight are John Battaglia of Ensol, the Environmental and Civil Project Engineer and Debbie Gawron, President of Fleet Maintenance in West Seneca (est. 1979). This project will be on a 10 acre parcel on State Street Road near the NYS Thruway. Within a few years they will be partnering with Genesee Valley Educational Partnership (BOCES). The new facility will have 35-40 employees. Much of the information from this presentation tonight is the same as in previous minutes of May 2, 2017.

Primary traffic will enter the facility via State Street Road from the north. There will be little or no visual impact from State Street Road of the facility. Per John Battaglia, they moved one of the ponds back to keep trees in front of it to hide it as well. The second pond is already set back on the property. The property is zoned commercial and will need a special use permit. A sign variance will be needed as well. There will be no impact on wetland from construction. There will be approximately 174 trips per day/round trip including employee traffic. Routing will avoid the city. State Street Road will have 9% increase in traffic. State Street Road via the city will have a 1% increase in traffic. Most of the trucks coming in and out will have significantly lower emissions than in previous years based on the changes in NOx (nitrogen oxide) since 2007. The Storm Water Pollution Prevention Plan has been thoroughly reviewed and will be in place with 2 basins/ponds on site to treat water.

Public questions:

1. Joseph Burke, 8193 State St. Rd., Batavia

He is questioning water control because his property is directly across from the project. He is worried about when water is released, having it flood his back yard. What about the noise in and out of the entrance/exit? Is State Street Road designed do handle heavy traffic and truck weight and possibly towing semi's in and out.

2. Keith O'Brien, 8179 State St. Rd.

This is about risk versus reward. More water will be on property that is already wet. Is this the only spot to put this when we have an industrial park around the corner?

3. Dan Volture, Bennett Heights

He welcomes Fleet, but safety is a concern because there will be too much traffic on State Street Road. There are already blind spots and he is worried that the semi's will have trouble getting up to speed. With the Saile Drive investment, why can't this be on Saile or in another industrial park? Per Kathy Jasinski, Mr. Pontillo would like to sell this property. Mr. Voltura states that the town should protect the town.

4. Drew Morris, 8212 State St. Rd.

He has lived there since 1950 and is against this development. It is a safety concern because it is too close to the schools. Too much noise and traffic. Batavia High School track runners use State Street to run. He is worried about water run-off and destruction of the forest that blocks the NYS Thruway. He has a petition signed by those who oppose the project. Kathy Jasinski asked for a copy of it.

5. Kelly Boyle, 8199 State St. Rd.

This is not wise. He questions the numbers about traffic since this is a sales and maintenance facility. Trucks that are being fixed and repaired will be in and out. There will be six days of noise. He says he felt like a project was coming and he is worried about another vacant building if it doesn't make it. This is a very dangerous road with "suicide corner" as it is referred to. The cross country teams run there and there aren't any side walks. What about hazards in the trucks? What about when a major accident happens? There are two schools right there. He's concerned about the road behind Genesee Valley Educational Partnership/BOCES being opened and even more traffic coming over to State Street. Fleet is saying the truck emissions are safe and he does not feel that way.

6. Mike Locknecht, Bennett Heights

The jake brakes are going to be noisy. Is the current West Seneca location in an industrial area? Per Debbie Gawron, yes it is. What about spill containment? Has that been addressed? Yes, per John Battaglia. The West Seneca sight has not had any spills. Mr. Locknecht would like to visit the West Seneca location. Can he come see it? Per John Battaglia, he will take his information and be in contact with him. How much will these jobs pay? On average the salaries will be around \$40,000 for skilled labor, less for lower level jobs and higher for managers. The primary labor source will be local, but managers may have to come from other areas to have the experience needed.

7. Mike Hamilton, 8187 State St. Rd.

He has lived there over 35 years. His sump pump runs 24/7 and with more development comes more water. He is worried about traffic because of children in the area. He also thinks that with jake break noise this area is not a good choice.

8. Jill Halpin, 4403 Bennett Heights

She does not want this to be built on State Street because it will push traffic (tractor trailers) toward the schools. There is already lots of traffic from cars and this is a residential area. Why can't we put this somewhere else? Is it the cost of the land? It doesn't make sense.

9. April Connors, Bennett Heights

Will the height of the power lines be an issue? Who decides on this project? The Planning Board, Town Engineers and Zoning Board of Appeals will decide on the project. She states that this project does not fit. It is just a wrong choice as far as the area. More people would

be here tonight if they knew and many people don't know about this. She is worried about noise, water, wells, and septic systems. When is this going to be decided? Per Kathy Jasinski, it will probably be decided at our June meeting. April is asking the town to think about the people in this area.

10. Richard Bird, State Street Road

There is already too much traffic and the area is rarely patrolled by law enforcement. People also run the stop signs at the three corners.

11. Debbie Osborne, 4419 South Bennett Heights

She has concerns about traffic and safety. She says this is not the right place for this project.

12. Kelly Boyle, 8199 State St. Rd.

We (the board) should not feel bad about this. It is a garage applying for this approval. Think about the residents that live there. There is already too much water and home values are going down. This is not a good spot and it is not safe. The board could say no.

13. Keith O'Brien, 8179 State St. Rd.

There is an industrial park right by the thruway on Route 98 north. The partnership with Genesee Valley Educational Partnership/BOCES is a few years out and students could be bused over. This is a 'no brainer'. The town should show them other sites. The residents need your help.

14. Julie Boyle, 8199 State St. Rd.

She asked to view the wetlands again and did so with John Battaglia. Then she asked, "how are the BOCES students getting over to Fleet?" They can't walk through the wetlands.

15. Kelly Boyle, 8179 State St. Rd.

There is already construction going on. What is it? Per John Battaglia, GEO technical investigation is going on now and there is no excavation.

Public Hearing closed at approximately 8:30 p.m.

Respectfully submitted,

Kathleen Jasinski
Chairman

Brittany Witkop
Secretary