

TOWN OF BATAVIA PLANNING BOARD
REGULAR MEETING MAY 17, 2016

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

ALSO ATTENDING: Bruce Gerould, Steven Mountain, Secretary Brittany Witkop, Sharon White, Howard Owens of The Batavian, Chris Moiser for Area 51, Jeff Price and Mandy Morrow for Off-Road Ultra Four Racing, Dale Banfield for the Waggin Wheel Restaurant

ABSENT: Members Paul Marchese and Lou Paganello

Alternate member will vote.

MINUTES MAY 3, 2016 MEETING

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

CHRIS MOSIER - AREA 51 UPDATE AND PLANS FOR 2016

The race schedule has been set for 2016. A 'Dirty Girl Mud Run' has been put on the schedule as well. Mr. Mosier would like to work on resolving some parking issues by using signs and directing traffic. The board has asked Mr. Mosier to contact Tom Lichtenthal prior to putting up signs.

JEFFREY PRICE - GENESEE COUNTY FAIRGROUNDS OFF-ROAD TRUCK COURSE AND PLANS FOR 2016

Mr. Price said 2015 went well. He advertises the Off-Road Ultra Four Racing on his website www.flexrock4x4.com and via Face book. The 2016 schedule is not set yet, but he plans on two or three events and will email the schedule to Kathy Jasinski. He has requested that our board send a letter to Mr. Scott Adams, President of the Fair Board, stating that it is okay to go ahead with the course this year. Motion made by Jon Long to have Kathy Jasinski send a letter. Seconded by Don Partridge. Vote unanimous for approval.

DALE BANFIELD - WAGGIN WHEEL RESTAURANT - REQUEST FOR SPECIAL USE PERMIT FOR OUTDOOR SUMMER CONCERTS ON PARK ROAD SITE - SET PUBLIC HEARING

Genesee County Planning Board did approve the application with modifications on 5/12/16. Per Mr. Banfield he proposes to hold small outdoor concerts on the northern side of the Park Road site this summer. He mentioned giving a portion of the proceeds to local fire departments such as Stafford and Alexander. The area will be fenced and he has portable lighting. At this time, he plans for two concerts this summer from 5-10:30 p.m. at the latest and they will be country western or 80s classic rock bands. Alcohol will be served within the fenced area and there will be an admission fee. He states that he has been in contact with Batavia Downs and Core Management regarding attendees parking on their sites and walking to his restaurant/concert site. He said both will allow it. Safety will be provided on-site by either off-duty sheriff deputies or CSE, an event security company out of Rochester, New York. Mercy EMS has also been contacted about providing services. Motion made by Jeremy Liles to set a public hearing on June 21, 2016, to consider a special use permit for this proposal. Seconded by Paul McCullough. Vote unanimous for approval. The board recommends Mr. Banfield work closely with Bruce Gerould on specific details for the hearing.

ALPINA FOODS - 3,360 SQ. FT. ADDITION ON 5011 W. AG PARK DRIVE - SITE PLAN REVIEW

Alpina Foods proposes a 3,360 sq. ft. addition on the north side of their existing building on Ag Park Drive. It will be 20' x 169'. This is a Type II SEQR and does not require further review as the addition is less than 5,000 sq. ft. Genesee County Planning Board has approved the proposal, as it will have no significant county or inter-community impact. Motion made by Don Partridge and seconded by Gordon Offhaus to approve the site plan. Vote unanimous for approval.

GCEDC - RE-SUBDIVISION OF LAND ON AG PARK DRIVE - SET PUBLIC HEARING

Re-subdivision of land on Ag Park Drive must go to the Genesee County Planning Board first. Motion made by Jon Long and seconded by Don Partridge to set a public hearing for June 21, 2016, for our board to consider the re-subdivision. Vote unanimous for approval.

CLINT WORTHINGTON - LAND SEPARATION OF 4826 ELLICOTT ST. RD.

Mr. Worthington requests land separation of 4826 Ellicott St. Rd., which has 210 ft. of frontage. He would like to split his parcel in half, into two conforming lots, selling his current residence to his daughter with intention to build a new house for himself on the other parcel. Per Bruce Gerould parcels will be in conformance and as plans for the new house come in they will be reviewed. Motion made by Don Partridge and seconded by Paul McCullough to approve the land separation. Vote unanimous for approval.

DAVID SMITH - LAND SEPARATION OF 3530 PEARL ST. RD.

Mr. Smith requests land separation of 3530 Pearl St. Rd., Tax Map #15-1-11. This will separate his home with approximately 5 acres and the rest of the land into two conforming parcels per Bruce Gerould. Motion made by Jeremy Liles and seconded by Gordon Offhaus to approve the land separation. Vote unanimous for approval.

TOWN LOCAL LAW NO. 2 - ZONING AMENDMENT DISCUSSION

Sharon White states that tomorrow, May 18, 2016, the Batavia Town Board will review a proposal by Mr. Bill Kistner of Kistner Concrete to build an office on his property. He is asking for zoning to be changed. The proposed industrial zone shown on his diagram is further north than the Comprehensive Plan Committee has discussed. Our board has asked Sharon White to discuss this issue with Dan Lang and also with the Batavia Town Board prior to the public hearing tomorrow evening.

ZONING ENFORCEMENT OFFICER REPORT

Per Bruce Gerould, Rita Towner has approached him about possibly having a small farmer's market on WNY Fireplace business property located on W. Main Street. More details will be needed.

CHAIRMAN REPORT

Kathy Jasinski has set the next Comprehensive Plan Meeting for June 6, 2016 at 2 p.m. Our next Planning Board meeting will be on June 7, 2016. She is going to contact Felipe Oltramari concerning further training on form-based codes.

Gordon Offhaus made a motion to adjourn the meeting at 8:35 p.m. Seconded by Jon Long.
Vote unanimous for adjournment.

Respectfully submitted,

Brittany Witkop
Secretary

Kathleen Jasinski
Chairman

Unapproved Minutes