

TOWN OF BATAVIA PLANNING BOARD
PUBLIC HEARING JUNE 2, 2015

RE: JEFFREY PRICE JR. 5056 E MAIN ST RD – SPECIAL USE PERMIT

The public hearing was called to order at 7:30pm by Chairman Kathleen Jasinski. The notice, as published in the Batavia Daily News, was read by the Secretary.

The purpose of the public hearing is to obtain approval to excavate the current landscape to create a rough terrain for an off-road truck obstacle course at the above location.

Mr. Price described what his plans are for this course and gave a power point presentation. It will be a low speed obstacle course for 4x4 trucks. It will not be a circular race track. The vehicles will be street legal. There will be no dust as the speed is only 5mph.

Cheryl Netter of 5000 E Main St Rd, neighbor in front of the proposed track, inquired about the noise. She said the current race track, Raceway 5, that operates at the fairgrounds is very loud in the summer. She wondered if this would create more noise.

Mr. Price stated that the trucks will be quieter than the railroad tracks that run behind her house. Hours will be from 9am until dusk and will operate approx 2 times per month.

Norm Pimm, President of the Agricultural Society, stated that this is a positive thing for the Fairgrounds and the Town and the City.

Chairman Jasinski spoke with two (2) Ag Society Member, Peter Yasses and Bob Berkemeier, and they both support this project.

When no further comments or opinions were expressed, the public hearing was closed at 7:48pm.

Respectfully submitted,

Kathleen Jasinski
Chairman

Sharon White
Secretary

TOWN OF BATAVIA PLANNING BOARD
REGULAR MEETING JUNE 2, 2015

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

ALSO ATTENDING: ZEO Dan Lang, Secretary Sharon White
Jeffrey Price Jr., Jeffrey Price Sr., Scott Adams, Norm Pimm, Linda Tomporowski, Nancy & Joe Jaszko, Cathy Jaszko, Chris Mosier and Kim McAllister from Area 51, Tom Mancuso From Mancuso Management, Mike Patterson, Chief Financial Officer from Oatka Milk Products, David Nutting and Tom Malowski from VIP Structures and Rod Ives, Site Manager for Oatka Milk Products project

Alternate Member will not be voting tonight due to a full board in attendance.

MINUTES OF MAY 19, 2015 MEETING

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

JEFFREY PRICE – 5056 E MAIN ST RD – SPECIAL USE PERMIT

An application was presented to obtain approval to operate a rough terrain off-road truck obstacle course. The proposed course is on Genesee County Agricultural Society property. It will be one (1) square acre located behind the old Country Max building.

DEC has approved and flagged the property. The Ag Society has also given their approval.

The SEQR was presented and reviewed. Don Partridge made a motion to declare the SEQR as a negative declaration. Seconded by Paul Marchese. Vote unanimous for approval.

Genesee County Planning Dept recommended disapproval of the project due to the site plan as submitted not being adequate to perform a thorough review of the project.

Mr. Price stated that most all vehicles will be street legal and will compete in different classes. Operation will be from summer to fall – every other weekend – with no practice time. He will have parking officials on site. Paul Marchese made a motion to approve the Special Use Permit renewable in one (1) year for every other weekend with two (2) floater days to run from 5/1/15 until 10/31/15 with the hours being 9am until dusk. Seconded by Don Partridge. Vote unanimous for approval.

AREA 51 MOTOCROSS – HARLOFF RD – DISCUSSION

Mr. Chris Mosier and Ms. Kim McAllister appeared before the Board to discuss the complaints the Town has received from the neighbors. The neighbors claim that the noise from the track is continuous seven (7) days a week. Mr. Mosier stated he has re-adjusted the loud speakers so they are pointing downward and now face west instead of east. He will also put a disconnect on

the speakers to cut the power on the tower. Only speakers will be in the pit area. Practice is Monday, Thursday and Friday 10am until dusk; Tuesday and Wednesday is 5pm until dusk. Nothing goes on during the day except prepping the track. Races are sometimes run one (1) or two (2) times per month. The district picks the dates. Mother's Day and the last two (2) weekends nothing has been going on. At one point, there were three (3) different tracks running at the same time. Now there is only Area 51 operating. Mr. Mosier stated that he will try to accommodate the neighbors if they have something special going on at their home and he is made aware of it ahead of time.

OATKA MILK PRODUCTS – ELLICOTT ST RD – EXPANSION

Mike Patterson from Oatka Milk Products and David Nutting from VIP Structures appeared before the Board to discuss their proposed expansion. Plans are for approx. 200,000 s/f warehouse with office space to be built on the south side of the existing plant. The warehouse will be partly in the town and partly in the city. Several variances are needed – lot coverage; zero lot line and parcel merge. In order for Oatka to grow more warehouse space is needed. Twenty one (21) new jobs will be created the first three (3) years. A new driveway will be constructed out to the new Ag Park road to help eliminate some truck congestion at Ellicott and Cedar St. Plans are to start the project as soon as possible with the hope of the shell of the building being up by winter.

ZEO REPORT

DAWN DOLL – HARTSHORN RD – LAND SEPARATION

An application was presented to obtain approval to separate one (1) acre building lot from eleven (11) acres. Lou Paganello made a motion to approve the land separation. Seconded by Jeremy Liles. Vote unanimous for approval.

UPCOMING PROJECTS

MANNING SQUIRES & HENNING – SEVEN SPRINGS RD

Proposed addition of 5,000 s/f warehouse plus 3,000 s/f office space.

BATAVIA DOWNS HOTEL – PARK RD

Buildings have been demolished making room for construction of new hotel.

CHAIRMAN REPORT

On Tuesday, June 16th there will be a Green Genesee presentation at 7pm at Town Hall prior to the Planning Board meeting.

Gordon Offhaus made a motion to adjourn the meeting at 9:06pm. Seconded by Jeremy Liles. Vote unanimous for adjournment.

Respectfully submitted,

Kathleen Jasinski
Chairman

Sharon White
Secretary