

TOWN OF BATAVIA PLANNING BOARD
REGULAR MEETING JUNE 21, 2016

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

ALSO ATTENDING: Bruce Gerould, Dan Lang, Steve Mountain, Secretary Brittany Witkop, Sharon White, Jim Krencik of The Daily News and Mr. Adam Gaus

ABSENT: Members Jeremy Liles and Don Partridge

Alternate member will vote.

Public Hearing announcement made regarding the application of Genesee Agri-Business LLC, to allow for a re-subdivision of land on Ag Park Drive to complete a land swap with neighboring property (Genesee County Agricultural Society). No public comments, GCEDC not present either. Hearing closed at 7:33 p.m.

MINUTES MAY 17, 2016 MEETING

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

GCEDC, GENESEE AGRI-BUSINESS LLC - APPROVAL FOR RE-SUBDIVISION OF LAND ON AG PARK DRIVE

Per Dan Lang this will be a swap of land between Genesee Agri-Business LLC and Genesee County Agricultural Society involving tax map 13-1-170 and 13-01-41.11. Both will merge with their existing land. Motion made by Lou Paganello and seconded by Paul Marchese to approve land swap. Vote unanimous for approval.

DOUG GAUS - LAND SEPARATION REQUEST

Mr. Doug Gaus has requested a land separation of 3701 Pearl Street Road, Batavia, New York, so that his father Mr. Adam Gaus can build a summer home. The lot must be divided as shown on the map leaving a strip of land open on the west side due to gas lines. Motion made by Paul Marchese and seconded by Gordon Offhaus to approve the land separation. Vote unanimous for approval.

GENESEE COMMUNITY COLLEGE - SITE PLAN APPROVAL

Genesee Community College requests site plan approval for their new Wellness & Event Center and Student Success Center. The college has been working with the town on site work and zoning. They prepared and submitted SEQRA. Town engineers have looked at the site plan and it looks good. Motion made by Paul Marchese and seconded by Paul McCullough to approve the site plan. Vote unanimous for approval. On a side-note, Steve Mountain and Kathy Jasinski will reach out to GCC to ask them to come in and speak about future plans and how that might tie into our comprehensive plan.

DAN LANG UPDATES PLANNING BOARD ON NEW BUSINESS REPLACING REBEL LINERS ON 4050 WEST MAIN ST. RD.

The new owner is interested in opening a bottle/can redemption center. There will be no separation of solid waste and there is no need for a special use permit. It meets the requirements of code 235-27. It has gone to Genesee County Planning and they approved it, but requested a driveway permit.

COMPREHENSIVE PLAN UPDATE

Barbara Johnston has the following questions:

1. Comments on form-based codes? Per Dan Lang they are okay for certain areas. Examples such as Violet Lane off of Stringham Drive and behind Town Hall.
2. Is it too soon for feedback on the projected future land use and build-out projections that were looked at on June 20, 2016? Yes, more information will be needed to determine the need for housing and future commercial growth.
3. We may need more time to complete all of the chapters in this plan. Mid-July may be too early to cover all material.

ZONING ENFORCEMENT OFFICER REPORT

Per Bruce Gerould and Dan Lang, O-AT-KA Milk and Big Tree Glen both received conditional Certificate of Occupancy and the Genesee County Chamber of Commerce received Certificate of Occupancy for their buildings/additions. Bruce is working closely with Batavia Downs new hotel build. Sharon White said that the Batavia Town Board will meet tomorrow, June 22, 2016, regarding Kistner Concrete re-zoning.

CHAIRMAN REPORT

Kathy Jasinski is cancelling the next Planning Board Meeting on July 5, 2016, and has set the next Comprehensive Plan Meeting for July 11, 2016, from 1:30 to 3:30 at Batavia Town Hall. Therefore, the next Planning Board Meeting will be on July 19, 2016 at 7:30 p.m.

Gordon Offhaus made a motion to adjourn the meeting at 8:28 p.m. Seconded by Jon Long. Vote unanimous for adjournment.

Respectfully submitted,

Brittany Witkop
Secretary

Kathleen Jasinski
Chairman