

TOWN OF BATAVIA PLANNING BOARD
REGULAR MEETING JULY 21, 2015

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

ALSO ATTENDING: Town Fire Inspector Matt Mahaney, Hwy Supt. Tom Lichenthal,
Secretary Sharon White, Tom Mancuso from Mancuso
Management, Rodney Ives, Project Manager from Napierala
Consulting, Mike Patterson from Oatka Milk Products and Tom
Malinowski from VIP Structures

ABSENT: Members Don Partridge and Paul McCullough

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

MINUTES OF JUNE 16, 2015 MEETING

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

OATKA MLK PRODUCTS – 4815 ELLICOTT ST RD – SEQR & SITE PLAN REVIEW

Rodney Ives, Project Manager from Napierala Consulting, Mike Patterson from Oatka Milk Products and Tom Malinowski from VIP Structures appeared before the Board to discuss the upcoming warehouse expansion. This new warehouse facility will eliminate the current storage at the Chapin Building. Three (3) lots will need to be merged. Hwy Supt Tom Lichenthal stated that the SEQR is based on the whole project and not by parcel. A grading plan was presented. National Grid has been contacted in regards to the high-tension wires that run thru this property. Gordon Offhaus made a motion to declare the Town Planning Board to be lead agency for this project. Seconded by Jonathan Long. Vote unanimous for approval. The SEQR was presented and reviewed. Paul Marchese made a motion to declare the SEQR as a negative declaration. Seconded by Jonathan Long. Vote unanimous for approval. Genesee County Planning Dept recommended approval with modifications – the required modification is that the applicant completes the Storm water Pollution Prevention Plan prior to final approval from the Town. The site plan was presented and reviewed. Jeremy Liles made a motion to approve the site plan subject to the parcel merge of tax map #13-1-96; 13-1-87.21 and 20.1-1.21; town engineer approval and National Grid approval. Seconded by Lou Paganello. Vote unanimous for approval.

ZEO REPORT

DAVID ALVORD – DONAHUE & ROSE RD – LAND SEPARATION

Separate three (3) parcels – two (2) on Donahue and one (1) on Rose Rd. Each lot will be 200 ft frontage and 180 ft deep. Jonathan Long made a motion to approve the land separation. Seconded by Lou Paganello. Vote unanimous for approval.

UPCOMING PROJECTS

BARB TOAL – SO MAIN ST RD – land separation

RICK VONKRAMER – W MAIN ST RD – addition of more storage units

CONIFER PROJECT – W MAIN ST RD – is coming along good.

BIOGAS – AG PARK – they received their variance from the Zoning Board of Appeals for tank height.

CHAIRMAN REPORT

Information on training opportunities was distributed. The 2015 Planning and Zoning School will be held at The Lodge at Holiday Valley in Ellicottville on Friday, August 7, 2015. If any members are interested, they are to fill out the registration form and forward to the Town Clerk for Town Board approval.

HIGHWAY SUPT REPORT

Tom Lichenthal advised the Board that Batavia Downs wants to close Park Rd to Rt #63. They are willing to pay one (1) million for the property. He showed the Board a conceptual Park Rd closure plan and how to go about closing it. Neither the Town Board nor the Highway Supt can close an active road. Approval must come from Albany.

Gary McWethy – Meadowbrook Estates – possible extension of Edgewood Dr.

Oakwood Estates – road for phase one (1) is done. Phase three (3) is being worked on.

Gordon Offhaus made a motion to adjourn the meeting at 8:51 pm. Seconded by Lou Paganello. Vote unanimous for adjournment.

Respectfully submitted,

Kathleen Jasinski
Chairman

Sharon White
Secretary