

TOWN OF BATAVIA PLANNING BOARD
REGULAR MEETING, AUGUST 15, 2017, 7:30 P.M.

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

ALSO ATTENDING: Steve Mountain, Dan Lang, Bruce Gerould, Secretary Brittany Witkop, Steve Tanner and David Ciurzynski for Gateway II.

ABSENT: Member Paul Marchese

Alternate member will vote.

MINUTES JULY 18, 2017 REGULAR PLANNING BOARD MEETING

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

GATEWAY GC LLC, DAVID CIURZYNSKI, PROJECT MANAGER, MANNING SQUIRES AND HENNIG - SITE PLAN REVIEW FOR PROPOSAL OF 5 COMMERCIAL BUILDINGS AND PARKING LOTS ON CALL PARKWAY

David Ciurzynski and Steve Tanner are here tonight to talk about this proposal in Gateway II Corporate Park. The project consists of 5 commercial mixed-use (manufacturing, office, warehouse) buildings with parking lots, each 27,000 square feet, single story, to be built on Call Parkway on approximately 17.5 acres. It is a multi-year plan (3-5 years), starting with one building and then the other four will be built as businesses move in. Per David, they would like to start to build this September. The primary investor is Gallina Development out of Rochester, New York. Manning, Squires, Hennig will build the structures. Genesee County Planning gave approval with modifications to have the Stormwater Pollution Prevention Plan in place, State Historic Preservation Office (SHPO) documents filed, and address lighting and landscape approved by the Town of Batavia Planning Board. Our board would like to see shrubs and trees, picnic tables and an overall appealing park-like landscape. Dan Lang will check on SHPO and SEQR from 2005 when Gateway II was established. He states this is a primary location for a site like this and feels it is a great concept for the Town of Batavia because we really don't have anything like this for start-up businesses to be ready to move in quickly. Steve Mountain and Mark Masse of Genesee County Economic Development Center (GCEDC) will work together on this project. Tom Lichtenthal is also involved and has just started reviewing this project as well. Per Dave, the architect will be MRB Group and site and civil engineer will be Clark Patterson.

One important note, for this to move forward the road must be completed and DOT will be involved. This project could potentially complete the road and water lines, but negotiations are still pending with GCEDC. There will still be more land in the park after this project is complete.

Don Partridge asked, 'Why do we need another traffic study?' Per Steve Mountain, this is necessary because this is a specific project, instead of a general concept when the park was established in 2005. We must consider traffic pattern changes over the past 12 years.

Site plan review and approval will be consider in September at our first meeting per Kathy Jasinski.

LAND SEPARATION REQUEST BY BILL STEININGER ON LEAR ROAD

Two properties on Lear Road, tax map nos. 16-1-19.11 and 16-1-21.1 will be swapped between Bill Steininger and Leon Perry per their request to square up each of their lots. Lou Paganello made a motion to approve the land separation. Seconded by Gordon Offhaus. Vote unanimous for approval.

LAND SEPARATION REQUEST BY TOWN OF BATAVIA ON RED OAK LANE

Per Dan, the Town of Batavia requests a land separation on Red Oak Lane for a pump house. He does not have a specific tax map number. Jeremy Liles made a motion to approve the land separation. Seconded by Jon Long. Vote unanimous for approval.

ZONING ENFORCEMENT OFFICER REPORT

Per Dan Lang the following are in the works:

1. Five Star Urgent Care sign review will take place in September.
2. Pete Zeliff approached the Town about bringing in Ryan Homes to build up to 50 homes in Oakwood Estates. The Town needs more information. Variances and a master subdivision will be necessary.
3. Pete Zeliff may turn the former Michelle's Bakery on Saile Drive into a home. This may require variances and a special use permit.

CHAIRMAN REPORT

Per Kathy Jasinski, she has reviewed everyone's training hours and they all look good. There will be local Fall workshop were we can get more hours and as soon as she has that information she will pass it on to the board.

Gordon Offhaus made a motion to adjourn the meeting at 8:16 p.m. Seconded by Jon Long. Vote unanimous for adjournment.

Respectfully submitted,

Brittany Witkop
Secretary

Respectfully submitted

Kathleen Jasinski
Chairman