

TOWN OF BATAVIA PLANNING BOARD
REGULAR MEETING SEPTEMBER 1, 2015

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

ALSO ATTENDING: ZEO Dan Lang and Bruce Gerould, Secretary Sharon White,
Town Engineer Steve Mountain, Rick Mancuso and James Fanara

ABSENT: Members Don Partridge, Paul McCullough and Lou Paganello

Alternate Member will be voting tonight due to the absence of three (3) members.

MINUTES OF AUGUST 18, 2015 MEETING

Jonathan Long made a motion to approve the minutes as submitted. Seconded by Gordon Offhaus. Vote unanimous for approval.

JAMES FANARA – E. SAILE DR & BANK ST RD – LAND SEPARATION

Rick Mancuso from Mancuso Management and James Fanara appeared before the Board to obtain approval to separate thirty (30) acres out of sixty (60) acres at the above location. The owner has a buyer for these thirty (30) acres. Paul Marchese made a motion to approve the land separation. Seconded by Jeremy Liles. Vote unanimous for approval.

Also approximately six (6) acres of the remaining thirty (30) acres is zoned ag/res. Mr. Fanara will be requesting a rezone of these six (6) acres to Industrial. That will make all sixty (60) acres zoned Industrial. Jeremy Liles made a motion to recommend the Town Board rezone the property as requested by the property owner. Seconded by Gordon Offhaus. Vote unanimous for approval.

DAVID FICARELLA – PEARL ST RD – LAND SEPARATION

An application was presented to obtain approval to separate 7.82 acres out of approx. thirty (30) acres for the purpose of building a single-family dwelling. Jonathan Long made a motion to approve the land separation. Seconded by Paul Marchese. Vote unanimous for approval.

DISCUSSION OF SOLAR ENERGY AND SOLAR FARMS

Several items that were discussed were:

If SunEdison comes to us with an application and there is nothing in the zoning to address solar farms can they still do it? ZEO Dan Lang said.No.if its not addressed in the zoning it is not an allowed use.

Decommissioning bond will be required prior to issuance of the special use permit for non-residential solar energy system.

Security fencing shall surround the solar farm.

All signage will be prohibited on a solar farm or its fencing except as authorized in a special use permit.

It will be the responsibility of the property owner to remove all obsolete or unused Solar Energy systems within 12 months of the operation ceasing.

Any further comments or questions the Board Members have should be sent to ZEO Dan Lang by September 8th.

CHAIRMAN REPORT

The Chairman met with the Town Board on the 2016 Budget. If everyone else is getting an increase in pay she asked that the Planning Board be included.

NYS Planning Federation in Saratoga Springs in April 2016. Chairman Jasinski would like to see a couple Board Members to attend each year. The Town will pay the expenses.

ZEO REPORT

Upcoming:

Pellegrino's Auto – Pearl St Rd – addition to add another bay.

Oatka Milk – Ellicott St Rd – no construction drawing yet.

Park Rd closure – Batavia Downs has met with DOT, Batavia Fire Dept and adjoining Property owners. Will be setting up meeting with the City of Batavia.

Gordon Offhaus made a motion to adjourn the meeting at 8:38pm. Seconded by Jonathan Long. Vote unanimous for approval.

Respectfully submitted,

Kathleen Jasinski
Chairman

Sharon White
Secretary