

TOWN OF BATAVIA PLANNING BOARD MEETING
FEBRUARY 7, 2017

PRESENT: Acting Chairman Gordon Offhaus, Members Paul McCullough, Don Partridge, Jeremy Liles, Paul Marchese, Lou Paganello and Jon Long.

ABSENT: Kathy Jasinski

ALSO ATTENDING: Secretary Brittany Witkop, Sharon White, Bruce Gerould, Dan Lang, Steve Mountain, Felipe Oltramari, Mike Pettinella for The Batavian, Todd Jantzi of Bontrager Auctions and Jean Lichtenthal.

Jon Long, alternate will vote.

MINUTES OF THE JANUARY 17, 2017, PLANNING BOARD MEETING

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

BONTRAGER AUCTIONS, 8975 WORTENDYKE ROAD - SITE PLAN REVIEW AND SEQR FOR ATTACHED PAVILION

Todd Jantzi is in attendance representing Bontrager Auctions. The proposal is for a 64' x 150' foot attached pavilion to replace the tent. This project was previously disapproved by Genesee County Planning due to a disturbance to wetlands in the area and tabled by Town of Batavia Planning Board. The proposal has been brought back to the Town. Dan Lang, Tom Lichtenthal, and Steve Mountain reviewed the area that will be affected and found that this will not impose a significant impact on the wetlands. It will be an outdoor pavilion (not enclosed) and will be attached to the back of the building. The structure will meet building code compliance. Don Partridge made a motion to reverse the previous Planning Board motion to table it so that we can review SEQR and site plan. Paul Marchese seconded the motion. Vote unanimous for approval. Don Partridge led the board through SEQR, Short Form, Part II and made a motion for a negative declaration. Seconded by Jon Long. Vote unanimous for approval. Lou Paganello made a motion to approve the site plan, which was seconded by Paul Marchese. Vote unanimous for approval.

SOLAR FARM PROPOSAL BY FOREFRONT POWER AT 8169 BANK STREET ROAD - SET PUBLIC HEARING AND SEEK LEAD AGENCY STATUS FOR SEQR

Dan will handle sending out public notices. Special use permit and decommissioning bond will be required. Project costs and tests must be turned in to the Town for Andrew Meier Esq. to review. Site is approximately 11 acres. Jeremy Liles made a motion to set a public hearing and seek lead agency. Seconded by Paul McCullough. Vote unanimous for approval.

SOLAR FARM PROPOSAL BY FOREFRONT POWER AT 7755 OLD ORCHARD ROAD (ROUTE 98 NORTH) - SET PUBLIC HEARING AND SEEK LEAD AGENCY STATUS FOR SEQR

Dan will handle sending out public notices. Special use permit and decommissioning bond will be required. Project costs and tests must be turned in to the Town for Andrew Meier Esq. to review. Site is approximately 11.4 acres. Don Partridge made a motion to set a public hearing and seek lead agency. Seconded by Paul McCullough. Vote unanimous for approval.

GUY PELLEGRINO, 4060 PEARL ST. RD. - PROPOSAL FOR ADDITIONAL WORK BAY

Per Dan Lang, the proposal is for a 3-bay addition. It will require a variance and is set to go to Genesee County Planning and the Town of Batavia Zoning Board of Appeals. At some point the two parcels may need to be merged.

DAN MOMOK - LAND SEPARATION ON CORNER OF STEGMAN AND POWERS ROAD (Tax Map No. 6.-1-57)

Per Bruce Gerould, Mr. Momok is requesting to separate off one acre on the corner of Stegman and Powers Road, which is currently pasture land. It would be a conforming lot, which he may sell. Don Partridge made a motion to approve the land separation. Seconded by Paul Marchese. Vote unanimous for approval.

JOHN & SHEILA QUINCEY - LAND SEPARATION 24 WOODLAND DRIVE (Tax Map No. 12.-1-110)

Per Bruce Gerould, Mr. and Mrs. Quincey are requesting to separate off approximately 3/4 acre of land to sell to Mr. Jerry Reinhart. Frontage & lot are both conforming. Paul Marchese made a motion to approve the land separation. Seconded by Jon Long. Vote unanimous for approval.

DISCUSSION WITH COUNTY PLANNING DIRECTOR FELIPE OLTRAMARI REGARDING SOLAR FARMS

Discussion included the following:

- Best use of land
- Long-term projections of how many solar farm proposals the town may receive
- Solar farm size has been limited to 20 acres and requires a special use permit
- Consider clean energy
- Decommissioning bonds will be a requirement and Andrew Meier Esq. (Town Attorney) will review each project.
- Necessary proximity to a grid

ZONING ENFORCEMENT OFFICER REPORT - STEVE MOUNTAIN, DAN LANG AND BRUCE GEROULD

Nothing new to report on.

CHAIRMAN REPORT

Gordon Offhaus, acting chairman has nothing new to report. Kathy is absent tonight, so we will follow-up with her at our next meeting on February 21, 2017 at 7 p.m.

Paul Marchese made a motion to adjourn the meeting at 7:46 p.m. Seconded by Jon Long. Vote unanimous for adjournment.

Respectfully submitted,

Brittany Witkop
Secretary

Kathleen Jasinski
Chairman