

# **TOWN OF BATAVIA PLANNING BOARD**

REGULAR MEETING, JULY 18, 2017, 7:30 P.M.

PRESENT: Chairman Kathy Jasinski, Gordon Offhaus, Lou Paganello, Paul McCullough, Paul Marchese, Jeremy Liles, Jon Long and Donald Partridge [acting secretary]

ALSO ATTENDING: Steve Mountain, Bruce Gerould, Dan Lang, Sharon White, Matt Sortel for The Daily News, Donald Young and Dan Compitello of Cypress Creek Renewables for Muckdog Solar, Chuck Utschrig for Muckdog Solar and Engineer with Langan, Jake Moore and Paul Thompson.

Because Donald Partridge is acting secretary, alternate member will vote.

MINUTES June 20, 2017 REGULAR PLANNING BOARD MEETING

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

## **MUCKDOG SOLAR I and II Project, 2901 PEARL STREET ROAD, BATAVIA – Request for Special Use Permit, Site Plan Review and SEQR Review.**

Dan Compitello and Donald Young of Cypress Creek Renewables for Muckdog Solar and Chuck Utschrig Engineer with Langan are here tonight to present to the board. SEQR will encompass both phases however Site Plans and special Use Permits will be done for each Phase. Kathy presented SEQR and it was reviewed.

Paul McCullough moved approval of SEQR and a Negative Declaration. Paul Marchese seconded the motion. Vote unanimous for approval.

Dan Compitello requested no Demolition bond, discussion centered on all previous projects were required to have a Bond.

Paul Marchese moved that a Demolition Bond be required. Seconded by Paul McCullough. Vote unanimous for approval.

Discussion continued on site plans and ground cover to be used under the solar panels shall be a grass such as fescue and bee friendly flowering plants such as the clovers, hairy vetch, asters, Canadian violet, and /or mist flowers.

Muckdog Solar I site plan was moved for approval with Modifications:

1. Final Engineering Approval
2. Decommissioning Bond approval by Town Attorney
3. SHPO approval

by Gordon Offhaus. Seconded by Jeremy Liles. Vote unanimous for approval.

Muckdog Solar II site plan was moved for approval with Modifications:

1. Final Engineering Approval
2. Decommissioning Bond approval by Town Attorney
3. SHPO approval

by Lou Paganello. Seconded by Paul Marchese. Vote unanimous for approval.

Muckdog Solar I special use permit was moved for approval with Modifications:

1. Final Engineering Approval
2. Decommissioning Bond approval by Town Attorney
3. SHPO approval

by Paul McCullough. Seconded by Jonathon Long. Vote unanimous for approval.

Muckdog Solar II special use permit was moved for approval with Modifications:

1. Final Engineering Approval
2. Decommissioning Bond approval by Town Attorney
3. SHPO approval

by Jonathon Long. Seconded by Paul Marchese. Vote unanimous for approval.

**Peter Zeliff/ Thompson Builds, Inc.—Site Plan review to erect an airplane hangar on his property at 4633 East Saile Drive.**

Jake Moore and Paul Thompson presented to the Board the site plan. Discussion centered on removal of existing building and replacement. County Highway superintendent reviewed plan and it is in conformance with the Airport Master Plan. Kathy presented SEQR. Jeremy Liles moved for approval of SEQR and a Negative Declaration. Seconded by Gordon Offhaus. Vote unanimous for approval.

Paul Marchese moved for approval of Site Plan. Seconded by Jeremy Liles. Vote unanimous for approval.

**Tracey Diehl—Site Plan Review for signs—3 wall signs on building located on Veterans Memorial Dr.—Home Depot Development.**

Needs variance from ZBA. Gordon Offhaus moved to Table. Seconded by Lou Paganello. Vote unanimous to Table.

**SJQ Properties / Jeremy Liles, 8857 Alexander Rd.—Site Plan Review for 2700 sq. ft. addition.**

SEQR, moved by Lou Paganello that Type II Action. Seconded by Jon Long. Vote for approval, Jeremy Liles abstained.

Paul Marchese moved for Site Plan approval. Seconded by Paul McCullough. Vote for approval, Jeremy Liles abstained.

**CHASSIX, 4320 Federal Dr.—Site Plan Review for new sign.**

SEQR, moved by Gordon Offhaus that Type II Action. Seconded by Jeremy Liles. Vote unanimous for approval.

Gordon Offhaus moved for approval of Site Plan for new sign. Seconded by Lou Paganello. Vote unanimous for approval.

**ZONING ENFORCEMENT OFFICER REPORT**

Dan would like to see a recommendation from the planning board that rezoning be completed to meet Comp Plan Maps.

Motion to recommend made by Paul McCullough. Seconded by Paul Marchese. Vote unanimous for approval.

**CHAIRMAN REPORT**

Kathy Jasinski gave report about Big Tree Glen [see attached]

Gordon Offhaus made a motion to adjourn the meeting at 8:55 p.m. Seconded by Jon Long. Vote unanimous for adjournment.

Respectfully submitted,  
Donald L. Partridge  
Acting Secretary

**Information provided to the Town of Batavia Planning**

**Board at the meeting of July 18, 2017**

**Regarding the Big Tree Glen Housing Development**

Hi Kathy,

Sorry for the delay on this.

For Phase I, 34 apartments were to be rented to families earning up to 50% of the Area Median Income, while 22 apartments were to be rented to families earning up to 60% of the Area Median Income.

The 2017 Area Median Income for a family of 4 in Genesee County is \$66,600. 50% of that figure is \$33,300, and 60% of the figure is \$39,960. 2017 income limits are as follows:

- 1 Person Family: 50% Income Limit is \$23,350 (10 apartments)
- 1 Person Family: 60% Income Limit is \$28,020 (4 apartments)
- 2 Person Family: 50% Income Limit is \$26,650 (8 apartments)
- 2 Person Family: 60% Income Limit is \$31,980 (7 apartments)
- 3 Person Family: 50% Income Limit is \$30,000 (9 apartments)
- 3 Person Family: 60% Income Limit is \$36,000 (3 apartments)
- 4 Person Family: 50% Income Limit is \$33,300 (7 apartments)
- 4 Person Family: 60% Income Limit is \$39,960 (1 apartment)
- 5 Person Family: 50% Income Limit is \$36,000 (2 apartments)
- 5 Person Family: 60% Income Limit is \$43,200 (0 apartments)
- 6 Person Family: 50% Income Limit is \$38,560 (1 apartment)
- 6 Person Family: 60% Income Limit is \$46,380 (0 apartments)

I have not heard of any issues in the community regarding police/emergency vehicles either. We have a great team at Big Tree Glen, and I'd imagine they're handling any issues head on.

As always, please let me know if you have any questions.

Best,

 Reply all |  Delete |  Junk |  ...

x

**PAUL MARFIONE**  
Project Director

**conifero** 

Since October 1, 2015:

## Sheriff Calls

### 161 Total Incidents

- 2 Property Damage Accidents (parking lot or on W Main St Rd in front of property)
- 1 Injury Accident
- 6 Annoyance Calls
- 7 Assist Citizen Calls
- 1 Burglary
- 5 Welfare Checks
- 11 Civil Matters
- 1 Criminal Mischief
- 3 Disturbance Calls
- 5 Domestic Calls
- 2 Calls pertaining to drug activity
- 7 911 hang up calls (either landline calls or cell calls that plotted to the area)
- 14 EMS Calls
- 1 Endangering Welfare call
- 1 Escort for property retrieval request
- 1 Fire call
- 13 Harassment Calls
- 6 Larceny Calls
- 1 Vehicle Lockout
- 4 Other
- 45 Probation visits or searches
- 2 Property dispute calls
- 2 Sex Offender House Checks
- 8 Suspicious Conditions
- 1 Traffic Offense
- 7 Traffic Stops conducted on W Main St Rd in front of property or in parking lot
- 1 Unauthorized use of vehicle complaint
- 2 Violation of Court Order calls
- 1 Warrant Arrest

Hi Kathy, Pembroke School

The families and children that have enrolled in Pembroke from the new apartments are wonderful, and in my opinion, they are great additions to our school district. So in that regard, we welcome the increased enrollment!

On the other hand, increased enrollment results in larger class sizes and providing increased services, which results in the need to hire new teachers. With the tax breaks the apartment complex receives, I believe it's possible that the school tax generated that comes to our District from the apartments may fall below our cost to hire just one new teacher. If we need to hire two new teachers, our expenses start rising dramatically as compared to the property tax money generated from the apartments. If I knew the exact amount of property taxes our District receives from the apartment complex, then I could better answer if there is a negative financial impact.

Thanks for asking!

Sincerely,  
Matt

\$ 25,375.41  
Paid 2016

Matthew E. Calderón