

TOWN OF BATAVIA PLANNING BOARD
REGULAR MEETING, SEPTEMBER 5, 2017, 7:00 P.M.

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

ALSO ATTENDING: Steve Mountain, Dan Lang, Bruce Gerould, Secretary Brittany Witkop, Sharon White, Mike Petinella for The Batavian, Tracey Diehl and Maritza Davis for Five Star Urgent Care, David Ciurzynski for Gateway II, Chris Suozzi of GCEDC

ABSENT: Member Jon Long

MINUTES AUGUST 15, 2017 REGULAR PLANNING BOARD MEETING

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

FIVE STAR URGENT CARE, TRACEY DIEHL, REVIEW AND SITE PLAN APPROVAL FOR SIGNS ON VETERANS MEMORIAL DRIVE

First motion made by Jeremy Liles to take this off the table for consideration, seconded by Paul Marchese. Vote unanimous for approval.

At this point, the land is being cleared between Veterans Memorial Drive and the NYS Thruway, next to Home Depot. Tracey Diehl states that Five Star Urgent Care is requesting three signs, equal in size, two to face the NYS Thruway and one to face Veterans Memorial Drive. They are 133 sq. ft. with illumination, face-lit channel letters in red, white and blue. She brought samples of the sign materials and colors with her. Five Star is a national chain. There will be local doctors at this facility. The Town of Batavia Zoning Board and Genesee County Planning both recommended approval. Dan Lang agrees with both. Paul Marchese made a motion to approve, 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 is 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. David, Steve Tanner and Steve Mountain sat down last week to discuss the project further and review the site plan. They reviewed multiple items which included sanitary, utilities, grading, buildings and landscaping. Kathy Jasinski asked about the type of landscaping which David states will include trees such as maples, chestnuts, birch, flowering crab apples, white oak and the front entrance will have shrubs as well. There will be enclosed dumpsters by the loading docks of each building which will be concrete blocked in. Per Steve Mountain in regard to SEQR, it was done for the original park and they compared thresholds and nothing was exceeded with this new development. A motion was made by Don Partridge that the original SEQR meets the thresholds of this new development/site plan, seconded by Gordon Offhaus. Vote unanimous for approval. The State Historic Preservation Society paperwork has not been located, but GCEDC is looking for it and Steve Tanner is looking into it as well. The traffic study will have to be reviewed because as the buildings are completed, more road work will be necessary as things have changed in that area since the parks inception. Left and right hand turning lanes on Route 98 north will need to be considered and there will be a cost associated with that. Steve Mountain said the Town will look into grants to help fund this. A list of conditions to approve this project were presented to David Ciurzynski by the Town of

Batavia and the Planning Board tonight that must be met. Those conditions will be made part of these minutes. Paul Marchese made a motion to approve the site plan based on all conditions being met as set forth tonight, seconded by Don Partridge. Vote unanimous for approval.

LAND SEPARATION REQUEST BY DENNIS SHINE, 8653 WORTENDYKE ROAD, BATAVIA, NY

Per Dan Lang, Mr. Dennis Shine of 8653 Wortendyke Road is requesting a land separation on his property, tax map no. 11.-1-66.11, to separate 7.82 acres, a corner lot. This meets all requirements. Lou Paganello made a motion to approve, seconded by Paul McCullough. Vote unanimous for approval.

ZONING ENFORCEMENT OFFICER REPORT

Per Dan Lang the following are in the works:

1. A Special Use Permit will be requested for a pond on South Main Street. It will go the Town of Batavia Zoning Board first.
2. Pete Zeliff will be requesting to convert 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 met with the Town Board and did not ask for raises at this time, but would instead let the board make that determination. Our training budget is okay, so if anyone would like to attend a workshop please let her know and submit the proper paperwork. Teressa Morasco is also going to attend one of our meetings to discuss this with our board at some point.

Gordon Offhaus made a motion to adjourn the meeting at 7:42 p.m. Seconded by Lou Paganello. Vote unanimous for adjournment.

Respectfully submitted,

Brittany Witkop
Secretary

Respectfully submitted

Kathleen Jasinski
Chairman