

**TOWN OF BATAVIA PLANNING BOARD
REGULAR MEETING, April 17, 2018, 7:00 P.M.**

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

ALSO ATTENDING: Bruce Gerould, Dan Lang, Steve Mountain, Secretary Kim McCullough, Town Board Member Sharon White, Dan Plinski Vice President of Manufacturing at O-At-Ka, Randy Peacock O-At-Ka Architect, Chris Petrillo Wal-Mart Architect and Jim Krencik for the Batavia Daily News

ABSENT: Gordon Offhaus

Alternate member will vote.

April 17, 2018 REGULAR PLANNING BOARD MEETING MINUTES

Jeremy Liles made a motion to approve the minutes.

Seconded by Lou Paganello.

Vote unanimous for approval.

O-At-Ka Milk Products – Site Plan Review and SEQR for 50,000 storage tank and gallery.

Dan Plinski is seeking approval of a 50,000-gallon silo for already to drink beverages. Aside from butter, powder milk, evaporated milk in steel cans. They also make protein body building beverages. Randy Peacock, Architect, stated the addition is off of batch mix 4 building. This is one of the smallest projects O-At-Ka has done. Silo is needed in order to make the protein body building beverages. Building an 8-foot 8-inch 38 feet gallery off of an existing exit door, then putting up the silo. Drainage relocation needed to be done as well. Per the Genesee County Planning Board this poses no impact. Per Dan Lang no questions or concerns, still working with Engineering on some issues. There were no questions or concerns from the Planning Board Members. Don Partridge led the board through the SEQR, Short Form, Part 2 and made the motion for a negative declaration. Seconded by Jeremy Liles. Vote unanimous for SEQR.

Lou Paganello made a motion for site plan approval. Seconded by Paul McCullough.

Vote unanimous for approval.

Wal-Mart 4133 Veterans Memorial Drive – Site Plan Review for installation of a pick-up canopy, parking stripping, directional signage and wall sign.

Chris Petrillo, Architect for Wal-Mart presented on the installation of 6 parking stalls that are 12-foot-wide on the north side of the building. Customers will be able to do their shopping online then go to the store and use the pick-up. There would be an open aired canopy that would protect from the elements, not connected to the building. Security cameras, more lighting to added, curb stops, pavement graphics. Questions were asked about the hours of operation, the hours of operation would be 8:00 am to 8:00 pm, would cars be backing up, they would be after they are in receipt of their items, the customer is assigned a bay number beforehand, this will be opened during the winter. Per Dan Lang no questions or concerns, did look at the signage, all is directional and within code. Dan stated all like what is being done, will be beneficial to Batavia, engineering had traffic questions, worried about the looping around the building. Per the Genesee County Planning

Board pose no impact. Type 2 Action no SEQR is required. Don Partridge made the motion for Type 2 Action no SEQR. Seconded by Paul Marchese. Vote unanimous for approval.
Don Partridge made a motion for site plan approval. Seconded by Paul Marchese.
Vote unanimous for approval.

Best Western Hotel – 8120 Park Road – Site Plan Review – replace a sign for existing hotel.

Atish Patel was not present at the meeting. Passed both Town Zoning Board of Appeals and Genesee County Planning Board. Per the Genesee County Planning Board this poses no impact. Dan Lang gave the presentation on this. Post is already there, once did have a sign. The Best Western is being split and the other half will be a Relax Inn. Needed a variance for the second sign due to the code allows for only one ground sign. Discussion took place about the cost of the sign being put in, there were no other questions or concerns. Type 2 Action no SEQR is required. Don Partridge made the motion for Type 2 Action no SEQR. Seconded by Jeremy Liles. Vote unanimous for approval.

Lou Paganello made a motion for site plan approval. Seconded by Jeremy Liles.

Vote unanimous for approval.

Xylem Dewatering Solutions, Inc – 8039 Oak Orchard Rd – Site Plan Review – construct a 4,500 square foot building.

Herb Schroeder, Regional Manager gave presentation, closing the facility in Rochester, moving it to Batavia. Adding 4 to 5 people. Needs to split the shop for the electrical division on one side and diesel division on the other side. Enclose an existing lean-to, to put in a new paint booth. The old paint booth will be a new fabrication shop. Per the Genesee County Planning Board this poses no impact. Per Dan Lang no comments meets all codes. Don Partridge led the board through the SEQR, Short Form, Part 2 and made the motion for a negative declaration. Seconded by Paul McCullough. Vote unanimous for SEQR.

Paul McCullough made a motion for site plan approval. Seconded by Paul Marchese.

Vote unanimous for approval

Zoning Enforcement Officer Report.

Nothing for the first meeting in May.

Gary McWethy – still doing reading and researching of all paperwork. Signed an agreement with June Vukman stating he shall not build or do anything with the whole area, must remain green. This agreement has been filed with the County Clerk. Needs to be mowed and maintained. He needs to come to the Town Planning Board to revisit this with them.

Batavia Downs – They are exempt from Zoning.

Qdoba – Pulled out of the Five Star Urgent Care building.

Hood – Moving along. Talk about the drainage of the floor ensued.

Freight Liner – Submit building package.

Discussion between John Shields and Steve Mountain regarding Dollar General. Sidewalk design done, submitted in the plan and they are looking for site plan approval. Did show sidewalk on site plan. Should the sidewalk be on the site plan or not on the site plan is in question. Kathy stated the sidewalk should be on the site plan and the planning board wants the sidewalk. Can this be revisited and is it legal to make it clearer to the developer. The planning board can require the developer to do something. Clarification was made by Steve Mountain, if the planning board feels

it should be a requirement then you can put it on the developer not onto the Town Board. If the developer has an issue with this they can bring it to the Town Board at that time or make a change if need be.

Board members want to be brought fully up to date with Gary McWethy and the findings at the meeting in May.

Chairman Report.

No meeting for May 8, 2018.

Next meeting will be May 22, 2018.

Possible vacant home registry discussion.

Discussion Solar.

Tim Hortons contacted Kathy about the General Dollar area in East Pembroke. Kathy directed them to call Steve.

Don Partridge made a motion to adjourn the meeting at 7:53 pm.

Seconded by Jonathan Long.

Vote unanimous for approval.

Respectfully submitted,

Kim McCullough
Secretary

Kathleen Jasinski
Chairman