

**TOWN OF BATAVIA PLANNING BOARD
REGULAR MEETING, October 2, 2018, 7:00 P.M.**

PRESENT: Chairman Kathy Jasinski, Paul Marchese, Paul McCullough, Lou Paganello, Don Partridge, Jeremy Liles and Steve Tanner.

ALSO ATTENDING: Scott Partridge, Bruce Gerould, Steve Mountain, Sharon White and Secretary Kim McCullough.

ABSENT: Gordon Offhaus and Jonathan Long.

Alternate member (Steve Tanner) will vote.

August 7, 2018 REGULAR PLANNING BOARD MEETING MINUTES

Don Partridge made a motion to approve the minutes.

Seconded by Paul McCullough.

Vote unanimous for approval.

September 18, 2018 REGULAR PLANNING BOARD MEETING MINUTES

Paul McCullough made a motion to approve the minutes.

Seconded by Steve Tanner.

Vote unanimous for approval.

September 18, 2018 PUBLIC HEARING MEETING MINUTES

Jeremy Liles made a motion to approve the minutes.

Seconded by Paul Marchese.

Vote unanimous for approval.

CH4 Biogas – Update and review of the proposed project.

This company requested a meeting with Steve Mountain, which also included Dan and Bruce as being at the meeting. In the process of getting ready to submit paperwork in for their project. They are looking to build at the former 84 Lumber site on Route 63. Per Steve Mountain the site is an existing commercial use site, they wanted the site in the Ag Park but the GCEDC would not sell the property and does not support the project either. Kathy questioned Steve Mountain as to why the GCEDC would not support the site, CH4 from what Steve Mountain stated they never submitted an application. There are many concerns with the site in Livingston County as well. A biodigester for the AG Park is a good fit. The waste would be trucked from the Ag Park across Route 63 to the former 84 Lumber site, although the preferred method would be to have the waste piped over. The waste would be 50% manure and the rest would be food waste. There are concerns with the traffic crossing the road. Resident Scott Partridge is very concerned with this business going in. His property is 500' from the 84 Lumber site. He did go on the Synergy tour that was offered to the Planning Board members. He has relationships with individuals at Synergy and he works in the agriculture field. Mr. Partridge made it clear that the Planning Board members need to go to Synergy to see what it is all about. He does not want this built near him due to the smell that comes from the biodigester. He presented the Planning Board members with a letter on his concerns. He feels there are other places where this can be built. It was also brought up about it

being explosive and hazardous. Kathy stated this is a lot to think about, until they apply for application we do not know what they are planning and she would like to know what GCEDC has to say about the project. Steve Mountain also state he would forward the question and answers that were done last year. He also stated the Planning Board needs to make sure they have in place the deed restrictions and whatever else necessary so enforcement can happen. Steve Mountain also stated that the Planning Board has the authority to put the needed restrictions on a project. Kathy stated a decommissioning bond would be needed.

Decommissioning Bonds – Comments/Ideals.

Legalities with fees and decommissioning bonds.

How would it work, how would the funds have to separated out for each business?

What would need to be the minimum and maximum amounts.

Would a percentage or flat dollar amount of the project need to be put into a decommissioning bond or fee charged and is it non-refundable.

What would the length of time be for the bond?

Also brought up was how low the fee structure is in the town compared to other towns.

Should the fee structure be increased was brought up?

Training on bonds with County Planning.

Could penalties be assessed.

Kathy would like to see if a panel could come in (County Planning, GCEDC and Attorney).

Would like the next meeting to be setup with the Town Board to discuss the next steps that need to be taken.

Vacant Building Registry – Comments.

Condense it down too long.

Too restrictive on the Town.

Zoning Enforcement Officer Report.

Bruce had nothing to report on.

Chairman Report.

Kathy talked to Steve Grice from Dan's Tire and he was able to answer the questions that the homeowners asked. Mr. Grice will be making a presentation at the next meeting.

GFLRPC Regional Work Shop to be held on Wednesday November 14, 2018.

Next meeting in October 16, 2018 at 7:00 pm.

Don Partridge made a motion to adjourn the meeting at 8:09 pm.

Seconded by Steve Tanner.

Vote unanimous for approval.

Respectfully submitted,

Kim McCullough
Secretary

Kathleen Jasinski
Chairman