

Town shopping plaza design takes shape

Site plan for proposed 330,000-square-foot facility nearly done

By Paul Mrozek
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The architect for the proposed 330,000-square-foot shopping plaza in Batavia told town officials Tuesday the design of the facility is nearly complete.

"The site plan is pretty advanced," said Peter V. Giovenco of Bergmann Associates of Rochester.

Bergmann Associates has been hired by COR Development of Fayetteville to plan Town Centre, a proposed shopping plaza to be built on 47 acres between Park Road and Veterans Memorial Drive. It will include two large retailers, three smaller stores and possibly several restaurants or fast food outlets.

The plaza will be anchored

by a pair of national chain stores, the names of which have not yet been announced.

The Planning Board took no action Tuesday on Town Centre. Giovenco provided town planners with an update as a courtesy.

He said a site plan will most likely be presented to the Planning Board in August.

On Monday, the town Zoning Board of Appeals granted two zoning variances to the Town Centre project. One variance was to allow a stormwater detention pond to be built within 25 feet of a property line, the second one for parking.

Town zoning law requires a 100-foot setback for a retention pond — unless a variance is issued.

Bergmann Associates origi-

nally wanted to construct a pond within 15 feet of an abutting parcel. It modified its design to create a 25-foot setback and also agreed to line the bottom of the pond either with clay or some other substance to prevent the water from migrating off site.

The stormwater management plan for the 47-acre site is designed to handle water from a 100-year flood and complies with state Department of Environmental Conservation regulations, Giovenco said.

"I think the fact that they (Bergmann) are going to line the pond is a major thing," town Building Inspector Clint Worthington said.

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COR Development has also proposed its parking plan for the plaza. The company has an option to purchase part of the parking lot of the Batavia Holiday Inn so it can be used by customers of the shopping center.

In return COR will build new parking areas closer to the entrance of the Holiday Inn for use by the hotel's guests.

When the construction is done, the plaza will have 1,781 parking spaces, the Holiday Inn 458, Giovenco said.

The entrance to the shopping center

will be on the east side of Veterans Memorial Drive, across the road from Home Depot and Wal-Mart, Giovenco said.

Giovenco said Bergmann Associates is still discussing traffic patterns for the site with the state Department of Transportation.

Worthington said "because of the complexity of the site," the developers have not given a timetable for the start of construction or the opening of the plaza. COR has purchase options with several property owners, including the owner of Wood Hill Trailer Park.

Wood Hill is in the process of evict-

ing its tenants. The trailer park occupants have been given a year to vacate the mobile home park.

In another matter addressed Tuesday, the Planning Board received an update on the complaints it received on the three racetracks on Harloff Road. The primary issues for neighbors of the race facilities has been noise, operating outside the hours allowed by the town, traffic and overnight camping.

Town planners received a letter Tuesday from Linda Tomporowski of Kelsey Road. She provided documentation for her claims of violations of the special use permits.

Worthington said Town Attorney Kevin Earl is researching the best legal avenue to take, either to revoke the special use permits that allow the tracks to operate or cite the owners for code violations.

Planning Board Chairman Kathleen Jasinski said she asked Earl to make his recommendation "as fast as possible."

Worthington said he received phone calls from the owners of two tracks, Chris Mosier of Area 51 and John Mager of Polar Wave.

"We put them on notice," Worthington said.