

Planning Board Meeting Minutes – Meeting of 11 Aug 2015

Planning Board Attendance : Larry Dagan (Chair)- Present, Sue Kinney (Member)- Present, Don Brooks (Member)- Present, Kevin Conklin (Member)- Present, Craig Prucha (Member)- Present, Gary Kingsley (Member)- Present, Terry Bartholomew (Member)- Present, Liz Conway (Alternate)- Present, Dan Lang (ZEO-CEO)- Present

Meeting was called into session at 7:03 PM by L. Dagan.

Guest(s): Dan Stowell of Superior Energy; Rob LaPoint, liaison with Town Board

The first order of business was the pledge to the flag. In the absence of an official recorder, Sue Kinney will be the recorder of record.

Liz Conway, as alternate, will not be voting on issues tonight as the full board is in attendance.

Minutes from July 14, 2015 meeting were reviewed and accepted into the record as amended. The motion to approve was made by Craig Prucha and seconded by Terry Bartholomew.

The vote taken:

Kevin Conklin: Yes Larry Dagan: Yes Craig Prucha: Yes
Gary Kingsley: Yes Terry Bartholomew: Yes Don Brooks: Yes
Sue Kinney: Yes

Review of Pending Business:

1. Land Separation, B. Harris, 10253 Asbury Road; SBL11-1-1.2
15.86 acres separated with home from surrounding tillable land. All code requirements met. Motion to approve made by Craig Prucha, seconded by Don Brooks.

The vote taken:

Kevin Conklin: Yes Larry Dagan: Yes Craig Prucha: Yes
Gary Kingsley: Yes Terry Bartholomew: Yes Don Brooks: Yes
Sue Kinney: Yes

2. Land Separation, Roanoke Acres, LLC, 9901 Roanoke Road; SBL1-1-17
1,062 acres with home separated from surrounding tillable land. All code requirements met.
Motion to approve made by Terry Bartholomew, seconded by Gary Kingsley.

The vote taken:

Kevin Conklin: Yes Larry Dagan: Yes Craig Prucha: Yes
Gary Kingsley: Yes Terry Bartholomew: Yes Don Brooks: Yes
Sue Kinney: Yes

3. Land Separation; Noblehurst Farms, [REDACTED] South Street Road; SBL 17-1-22
1.889 acres, home separated from tillable land. All code requirements met
Motion to approve made by Craig Prucha, seconded by Don Brooks.

The vote taken:

Kevin Conklin: Yes Larry Dagan: Yes Craig Prucha: Yes
Gary Kingsley: Yes Terry Bartholomew: Yes Don Brooks: Yes
Sue Kinney: Yes

4. Superior Energy

Planning Board will be declared lead agency; SEQR cannot be completed until September meeting, when designation process is complete.

Planning Board viewed plans as they are currently available. Some questions/comments:

- Is Lake Road entrance long enough to pull entire length of truck off road until gates can be opened?
- Could proposed site be moved further south and east to allow for landscaping to screen property from roadways and perhaps make it more visually appealing and allow neighbors some privacy?
- Will proposed layout allow for truck movements to center on the Lake Road entrance, leaving the Junction Road driveway for parking of personal vehicles (employees and customers)?
- Requested Lake Road entrance be located as far south as possible to remove complications from Junction Road intersection traffic, and to improve traffic sight lines.
- Well-head location should be shown on final site plan.

Mr. Stowell said company has taken wetland measurements and sent them to NY State DEC and the Army Corps of Engineers for approval, and the company is looking towards finalizing a site plan. Also, approval will be required from DOT for driveways. It appears that the site could be relocated slightly, allowing more buffer space on the road frontages.

- Truck parking on site will be limited to smaller 8- and 10-wheel "tank wagons"; all 18-wheeler parking will be off-site, probably in Rochester.
- There will be virtually no on-site truck repair; a small storage area for HVAC, other small parts for furnace and piping repair, etc. required by drivers for off-site work.
- There is no current plan to lease the unused acreage for agricultural use, but to allow it to revert to natural landscape. However, that possibility could be considered in the future.

Some neighbors have expressed concerns regarding the project; the concerns seem to center on noise/traffic volume and water usage. Pollution containment and safety against terrorist-type attacks seems to be well considered and designed into the project already; all Homeland Security regulations will be followed. The Pavilion Fire Department has been the lead agency in terms of fire/emergency containment and control for the Pearl Creek facility, and would continue on the proposed site.

We would hope to address and mitigate resident concerns as thoroughly as possible. It appears that water usage would be minimal, less than a single-family dwelling would require. Similar sites in Pearl Creek and LeRoy demonstrate a low volume of traffic, though this will be studied by Department of Transportation in regards to highway access. Pluses seem to be some tax advantages to the school district and town residents, though those have not yet been calculated. There will be no further action by the Town Board until the SEQR process is completed.

CEO/ZEO Report / Dan Lang

- Dollar General project is underway; they have run into some site problems due to the large volume of rainfall, and have added extra drainage to the site. Back wall has been poured. They will be approaching the Town Board for variances for signage.
- Several land separations coming up
- Permits have been issued for various things

Miscellaneous

- This is Kevin Conklin's last meeting; he was recognized by Chairperson Larry Dagan for his exemplary service to the town. His letter of resignation will be submitted to the Town Board; we will all miss his thoughtful input.
- Craig Prucha nominated Sue Kinney as Co-Chair of the Planning Board; second by Terry Bartholomew. The vote taken:
Kevin Conklin: Yes Larry Dagan: Yes Craig Prucha: Yes
Gary Kingsley: Yes Terry Bartholomew: Yes Don Brooks: Yes
Sue Kinney: Abstain

- The position of clerk for the Planning Board is still open. This is a paid position.

Notes Submitted for Review by Sue Kinney