

PLANNING BOARD MEETING

TUESDAY, NOVEMBER 6, 2018

MEMBERS PRESENT: CLARA MULLIGAN, KATHY MANNIX, KATHY COLE,
TOM MCGOVERN, RANDY KOZLOWSKI, DAVE SHARMEN

MEMBERS ABSENT: MICHAEL MILES

VISITORS: BRIAN GLISE, SHAUN LOGUE, GENE PESKOR, AL
LARUE

CLERK: KIM MCDOWELL

MOTION TO OPEN THE MEETING WAS MADE BY CLARA, SECONDED BY TOM

KATHLEEN COLE -AYE
TOM MCGOVERN- AYE
DAVE SHARMAN - AYE
RANDY KOZLOWSKI - AYE
KATHLEEN MANNIX - AYE
CLARA MULLIGAN - AYE
MICHAEL MILES - ABSENT

CARRIED 6-0.

MOTION TO APPROVE THE MINUTES FROM THE OCTOBER 2, 2018 MEETING
AS PRESENTED WAS MADE BY CLARA, SECONDED BY TOM.

KATHLEEN COLE -AYE
TOM MCGOVERN- AYE
DAVE SHARMAN - ABSTAIN
RANDY KOZLOWSKI - AYE
KATHLEEN MANNIX - AYE
CLARA MULLIGAN - AYE
MICHAEL MILES - ABSENT

CARRIED 5-0

NORTHWEST CORNER LLC, PESKOR, EUGENE/1620-1640 WEST HENRIETTA
RD./TAX PARCEL#35.09-1-23 & 35.9-1-26.1-MODIFICATION OF
PREVIOUSLY APPROVED SITE PLANS

Mr. LaRue gave a brief description of the site plan and stated that they are no longer doing an easement. They will be purchasing approximately .868 acres on the north east corner of the property from Ms. Hundley. She decided that she didn't want an easement, she would prefer to sell the property to Mr. Peskor.

Mr. LaRue has the letter from MRB Group with comments for the Planning Board considerations and he will just go item by item and give the answers as agreed by the Board members.

SEQR:

1. The proposed project site is located with an identified archaeological sensitive area as per the NYSDEC online Environmental Assessment Form (EAF) Mapper and the State Historic Preservation Office (SHPO) Cultural Resource Information System (CRIS). A no impact letter from SHPO should be provided.

- Mr. LaRue stated that they knew about this and it was done previously during the 2015 application process. He handed out letter dated August 20, 2015 that addressed this item. Need to supply the Board with a SHPO letter for no impact.
2. The NYSDEC EAF Mapper identifies that the project site or an adjacent site has been the subject of remediation for hazardous waste. Further information regarding this is to be added to the Short EAF Part 1.

- Mr. LaRue said that this was taken care of in 1981 - not sure if the Planning Board needs this information. The Board said they would like to have this report to look over.

3. The Short EAF Part 1 should be updated to identify the proposed parking expansion.

- There is no parking expansion - the parking was approved in 2015 as gravel. They were using the plan from 2015 and what they paved for this proposed site plan. Mr. LaRue stated that they will update this to identify the expansion and stormwater facility disturbance. Mr. Peskor stated that he was under the assumption that the Planning Board encouraged him to pave the parking lot. The Planning Board members strongly disagreed with that statement.

SITE PLAN AND SWPPP:

4. The site data table should reference proposed and existing conditions.

- will update this on site plan

5. The plans should be revised to clearly differentiate between existing and proposed features. Consider modifying line weights and utilizing light shading to assist in differentiation.

- will update this on site plan

6. The plans should be updated to delineate all existing and proposed parking spaces, along with the use of said spaces. Table should be provided summarizing existing, proposed and required parking. Also, typical pavement sections are to be provided for the proposed parking areas.

- will update this on site plan

7. The owner signature line should be removed.

- will update this on site plan

8. The mapping, description, and language of the proposed access easement is to be provided for review and approval as part of the site plan review.

- There will not be any easement now. Mr. Peskor is purchasing part of the property and combining with this parcel. A subdivision application still needs to be submitted to Town. Mr. LaRue thought that they needed to have 3 acres subdivided - he was under the impression that they needed to get a variance to be under 3 acres. If they are on Town water it only needs to be 30,000 square feet minimum for a subdivision.

9. As residential uses are on the other side of West Henrietta Road, the planning board may wish to consider requiring additional landscaping and other buffering.

- Mr. LaRue stated they are 10 feet down from West Henrietta Rd. He doesn't feel any landscaping will be needed due to what is already there. They will make a note on the plans not to remove any hedgerow materials

10. Additional catch basins and storm piping may be necessary in order to ensure proper conveyance of stormwater to the proposed SWWF.

- Mr. LaRue stated the only thing that could improve this is the catch basin in middle of parking lot be utilized. That should be attached and hooked up to stormwater facility. They will provide pipe sizes and calculations to bring to the pond.

11. Whole Parcel Planning requires us to review all previous improvements associated with the last application and those that are being proposed as part of this application. As such, the disturbed area will exceed 1 acre of land, thus requiring the preparation of a full SWPP with post construction stormwater management practices in compliance with GP-0-15-002.

- Mr. LaRue states that MRB in 2016 had done a review of the plan that got submitted. They took that plan and what was paved and took that into consideration with the size of the pond. MRB will look at sizing of the facility

12.The following items are to be added to the SWPPP:

- A. WQv/RRv requirement calculations
- B. WQv/RRv provided by proposed SMP and GI practices
- C. Pond OCS orifice sizing calculations
- D. Draft NOI
- E. copy of GP-0-15-002
- F. Draft SWMF agreement
- G. Discussion of green infrastructure practices.
- H. SHPO coordination (once completed)

- will update this on site plan

13.A stormwater facility maintenance agreement with the Town of Avon will need to be provided for review and approval.

- Mr. LaRue will provide an agreement with the Town for approval

14.Will any maintenance and/or washing of vehicles occur on site? If so, the use would be considered a stormwater hotspot, and all stormwater management practices would need to be designed to meet the NYSDEC requirements.

- No vehicle washing on site.

15.The drainage mapping and area in the SWPPP should be expanded to include the easement area associated with the proposed pond, and any offsite areas which drain into the site.

- will update this on site plan

16.The plans are to demonstrate how maintenance access will be provided to the forebay, deep pool, and outlet control structure.

- will update this on site plan

17.Stabilized channel is to be provided between the forebay and deep pool. Also the forebay and deep pool areas are to be labeled.

- This will be completed and updated on site plan

Dave questioned whether or not they do any washing when they prep the cars for sale. Mr. Peskor stated that is done in the old metal building and it is run up to the old fire hall that has a separator. There is an oil/water separator in that building.

Brian asked to make sure there is fire truck/emergency vehicle accessibility on the site plan working with Appendix D.

Brian also discussed the open violation for this parcel - does the Board feel Mr. Peskor is following through with the modifications on the site plan or does Brian need to proceed further with the violation. The Board discussed this and stated they feel he is following the right direction and that Mr. Peskor in the future needs to make sure he comes to the Planning Board before doing anything to this parcel.

All site plans and applications need to be turned in no later than November 20, 2018.

MOTION TO CLOSE THE MEETING WAS MADE BY CLARA; SECONDED BY TOM.

KATHLEEN COLE -AYE
TOM MCGOVERN- AYE
DAVE SHARMAN - AYE
RANDY KOZLOWSKI - AYE
KATHLEEN MANNIX - AYE
CLARA MULLIGAN - AYE
MICHAEL MILES - ABSENT

CARRIED 6-0.

MEETING CLOSED.