

**Planning Board Minutes  
April 4, 2019**

**Planning Board Members Present:** Fred Fink, Julie Pellett, Daniel Compton, Matt Rogers, Fran Overmoyer, Michael Donohoe, Steve Lester. **Absent:** Michael Woodruff.

**Others Present:** Kimberly Rayburn (Secretary), James Kier (Building & Zoning), Matt Bragg (Chrisantha Construction), Andy Molodetz (President of Cy Plastics Works, LLC), Alex Amering Agent, Costich Engineering), Peter Koppmann (East Bloomfield Fire Chief)

**Fink opened the meeting at 7:30 pm.**

**I. TV3-19 Carol Stratton approval for an addition onto a pre-existing non-conforming structure**

7251 St Rts 5&20 tax # 80.00-1-26.000. Structure does not meet the setback requirements of today's regulations.

The Board reviewed the proposal and had the following comments to forward to the Zoning Board of Appeals. they felt that since the addition would be setting back at least six (6) foot back from the front line of the existing structure it was not a significant request. They also felt that due to the topography of the property and the proposed use of the addition it was the best location and it would help with the water issues by installing the French drain around the new addition. Also, it would enhance the property. They did state that the proposed is a self-created hardship.

Rogers made a motion and Donohoe seconded the motion to send along the comments as written above to the Zoning Board of Appeals for their review.

**Record of Vote:**

**Fink Aye Pellett Aye Compton Aye Overmoyer Aye Rogers Aye Lester Aye Donahoe Aye**  
**All Board members present voted Aye, Vote was carried unanimously.**

**II. SPL3-19 Preliminary Site Plan for CY Plastics Works, Inc. (agent) Costich Engineering (injection molding business) to be located on Westpark Drive Industrial Park**

**Discuss application/ review new maps**

CY supplied the Board with updated maps that addressed Glenn Thornton's previous comments, a written response to the Ontario County comments, and the Fire Chief's comments. Alex Amering addressed the Board and gave an overview on the changes to the plan. They have identified the fire lane and no parking zone, and updated the size of the parking spaces to meet town code requirements along with other items requested. They gave a description of the buffering and the existing natural buffer that will remain. The nearest residence has their own buffering of mature evergreens, and CY will have evergreens by the loading doc. Amering stated that there will not be any disturbance to the natural buffer that is already existing between them and the agricultural land behind them. Compton stated it might be nice to know the approximate size and density of that natural buffer. Fink stated there is 170 +/- feet from where the parking lot is to the property line and he is not sure there needs to be anything further for buffering in that area. Matt Bragg (Chrisantha Construction) stated that there is a ten (10) foot elevation from the finished floor, so the lights from the vehicles would be higher than any new buffer.

The comments from the Fire Chief (Peter Koppmann) were reviewed and addressed. Koppmann stated that what stands out the most to him and other Fire Chiefs he has shown the plan to is access to the property. There is a single entrance and exit to the property. There were changes made in the curbing radius and aisle ways around the property to help with fire equipment. He was also concerned about the location of the fire connection on the building. The current location is not ideal as once a truck is in position and they hook it to the building it is now an immovable object that could create a traffic concern. The location in proximity to the hydrant is also not ideal as they have to run hose from the hydrant to the truck without any other vehicles running over the hose and in its current location, they would only be able to cover half the building.

The second concern is he has not seen any fire sprinkler vs fire load data, that is a dead end main and not a loop system. From the test he has from 2013 you will get 19,000 gallons per minute and he is unsure if that amount will support the sprinkler system as he has not seen the data.

The discussion continued regarding the placement of the fire connection on the building and it was decided that the connection would be moved to the west wall by the front entrance. This would benefit both parties and move the connection closer to the fire system inside the building as well.

Thornton Engineering commented on the lighting, Fink asked if there was a way to limit the lighting, Amering stated that the operation is twenty-four hours a day and for the safety of the employees they need to be left on. Overmoyer stated that the lighting is downward facing and dark sky compliant.

The Board stated that a public hearing could be set for April 18<sup>th</sup> with a new utility plan showing the new placement of the fire connection.

### **III. TSP2-19 Special Use Permit Owner David Spencer (agent) Marks Engineering property located at 7203 St Rts 5&20. Tax map # 80.00-1-31.000**

#### **Discuss application/ review new maps**

The new maps show the underground water storage system to slow down the water run-off, the NYS DOT has received a copy of the drainage report as well. The Board would like clarification from Glenn Thornton if hard packed crusher could be used other than paving. Also, the Board wants the first thirty feet paved if crusher run is allowed. Overmoyer has a concern regarding silt clogging up the system with crusher run. They had the following comments/request as well.

- Clarify hard packed surface, code states paved surface, however hard packed crusher run may be better per Thornton Engineering, the 1st 30 feet into the property needs to be paved.
- C 500 detail should be changed to reflect what will be used as its labeled as asphalt paving
- A suggestion from Thornton Engineering would be to install weeps in the catch Basins
- Is the telephone pole (closest to the highway) with guy wires accurately placed on the map, they would like dimensions of the pole from one of the property corners, it looks like that is where the driveway is proposed.
- Have the Fire Chief look at the new plans with updated information, fire chief would like 25 to 30 ft radius, The Board would like both the interior and exterior radius documented on the map. The driveway needs to allow for fire access
- The details state that the riprap detail is on page C 3.1 but there is not a page labeled as C 3.1

The Board is not comfortable with giving approval until the NYS DOT has approved the drainage. A Public hearing for the Special Use permit will not be scheduled until then, and a corrected site plan has been received

### **IV. TSP3-19 Special Use Permit Owner Ontario County ARC (Agent) Stantec Consulting Services, Inc tax map # 67.03-1-11.100 located on Rabbit Run to erect a 6-bedroom ARC home**

#### **Table review of this application by the request of the applicant**

Compton made a motion and Pellett seconded the motion table the review for a period of one (1) year, after that the applicant would need to come back and start the process over.

#### **Record of Vote:**

**Fink Aye Pellett Aye Compton Aye Overmoyer Aye Rogers Aye Lester Aye Donahoe Aye**  
**All Board members present voted Aye, Vote was carried unanimously.**

## **V. Minutes:**

### **Minutes of February 21, 2019**

**Overmoyer made a motion and Pellett seconded the motion to approve the minutes of 2/21/2019  
All board members present voted Aye with the exception of Donohoe who was absent from the 2.21.19 meeting,  
Vote was carried.**

### **Minutes of March 21, 2019**

**Donohoe made a motion and Overmoyer seconded the motion to approve the minutes of 3/21/2019  
All board members present voted Aye, Vote was carried unanimously.**

## **IV. Meeting Adjourned**

**Lester made a motion and Pellett seconded the motion to close the meeting @ 9:20 pm.  
All Board members present voted Aye, Vote was carried unanimously.**

Respectfully submitted,

Kimberly Rayburn  
Planning & Zoning Board Secretary