



THE TOWN OF PEMBROKE PLANNING BOARD

1145 Main Rd., Pembroke, NY 14036

Minutes for the regular meeting held on August 28, 2013

ATTENDANCE:

- Chairman-Thomas Schneider
 - Vice Chairman-Michael Herec
 - Michael Bakos
 - Mr. Kutter
 - Linda Rindell
 - John Cima
 - David Knupfer
- Diane Denton-Acting Recording Secretary

PUBLIC PRESENT: Yes

MEETING called to order at 7:28 pm.

Chairman Schneider led the “Pledge of Allegiance”.

A MOTION TO APPROVE the Minutes from the July 31, 2013 Planning Board Meeting was made by Richard Kutter, second to motion was made by John Cima.

ALL AYES—MOTION CARRIED.

PUBLIC DISCUSSION: Chairman Schneider invited neighbors of RC Pulsers to the meeting. He has heard one of the gas planes and some of the electric jets and does agree that they are noisy. He talked to Mark Boylan who said that the town could go after RC Pulsers for noise and timing. Chairman Schneider is working with Shellye Dale-Hall to figure out how the Planning Board could site them and perhaps add some new stipulations. Chairman Schneider is pushing for a public hearing in October, and has spoken to the Pulsers to let them know. He will attend the RC Pulsers club on September 10th to present issues to its members.

Site Plan Review

Jenny Worthington

827 Genesee St., Town of Pembroke

(Tax Map# 22.-1-22.22; Zoning District AG/R)

Application #13-08-03

- Ms. Worthington would like to move her home occupation for *Heaven's Gate Floral & Gifts* to 500 sq. ft. of her barn using the south entrance, with a walkway from driveway of approximately 100 ft.
- Detailed site plan was submitted.
- She has found she is busier than expected and is finding it difficult to work out of her house.
- She would like to put up some interior insulated walls in barn.

On **MOTION** made by Mr. Cima, and seconded by Mr. Knupfer, the Public Hearing **CLOSED** at 7:55pm.
ALL AYES—MOTION CARRIED.

On **MOTION** made by Mr. Bakos, and seconded by Mr. Kutter to make a **negative declaration on the SEQR short form**.

ROLL CALL VOTE Chairman Schneider-Aye; Ms. Rindell-Aye; Mr. Bakos-Aye, Mr. Kutter-Aye; Mr. Cima-Aye; Mr. Herec-Aye; Mr. Knupfer-Aye.
ALL AYES-MOTION CARRIED

On **MOTION** made by Mr. Bakos, and seconded by Ms. Rindell to **APPROVE the Amended Site Plan** for her Special Use Permit for a Home Occupation.

RESTRICTIONS: Same stipulations as when Special Use Permit was originally issued.

ROLL CALL VOTE: Chairman Schneider-Aye; Ms. Rindell-Aye; Mr. Bakos-Aye, Mr. Kutter-Aye; Mr. Cima-Aye; Mr. Knupfer-Aye.
ALL AYES-MOTION CARRIED
PLANNING BOARD DECISION: APPROVAL

Informational

Genesee Gateway Local Development Corporation (GGLDC), non-profit real estate affiliate of the Genesee County Industrial Development Agency d/b/a the Genesee County Economic Development Corporation (GCEDC)

Southwest corner of the intersection of Routes 5 and 77, Town of Pembroke
TM#s 19.-1-76.1, 19.-1-73.1, 19.-1-74, 19.-1-75, 19.-1-13.
Zoning District Interchange & AG/RES

- Adam Walters, attorney from Phillips Lytle, Chris Suozzi, from the GCEDC, and Andrew Kosa, an engineering consultant on the project, were present to introduce concept and project. Can't do any approvals at this point as there are various approvals that the project would need.
- Originally the town did approve a development at the site. The GCEDC owned a forty acre parcel. A concept map of what is currently proposed was shown. First parcel was rezoned in 2006 to interchange and development for about 250,000 sq. ft. was approved. A public road, drainage, and storm water retention was put in. There are utilities running into the road. That is where the project has been for the last seven years.
- Over that time the GGLDC also acquired a 20 acre parcel to the south, which is mostly wetlands and a difficult piece to develop.
- What they are looking to do now is create a single industrial park that would include both parcels, which takes it from 250,000 sq. ft. to about 500,000 sq. ft.
- They have tried to get as much development on the site as possible.
- They contacted the DOT about adding a second entrance. DOT didn't like it because of its proximity to the intersection. So, they came up with the access through the back lot, which is not the shortest distance but would have the least impact.
- There are existing waterlines, gas, and electric. Sewer is on its way and will be on Rt. 5 and Rt. 77, mostly likely to connect on Rt. 77.
- After meeting with the DEC, they reduced the buffer and wetlands impact as much as possible.
- Also have some green infrastructure by permit through the DEC.
- Plans also show some of the landscaping.
- The addition of the sewer is what changes the opportunity for the density of the site.

- At this point, they are presenting concept plans.
- Will ask the Town Board to rezone the 20 acre parcel that is next to the Interchange District to Interchange, so that the whole 60 acres is Interchange. That would give the Planning Board the authority to issue a Special Use Permit for an Industrial Park.
- They have laid out all the usages they have envisioned for the Park, and would encourage the board to list them as conditions to any Special Use Permit granted.
- As companies show interest, they would individually submit site plan reviews to the Planning Board.
- Overall, are looking at about 500 parking spaces.
- Yancy's Fancy is interested in coming into the park, looking for 11—12 acres, approximately 112,000 sq. Ft. for processing, storage and distribution of their American Artisan cheeses. They are proposing a smaller building than is shown on the concept plan, but that would leave them room for expansion. The site they are looking at is surrounded by wetlands on all sides, and they are working on minimizing the impact: about 1/10 of an acre, which the DEC liked.
- Yancy's Fancy is working on finalizing their site plan proposal, which they hope to submit to meet County's deadline for September.
- They may need a land separation or easement for additional road Yancy's Fancy is proposing, and will also need some Zoning Board of Appeals set-back variances.
- Mr. Kutter made a suggestion regarding the concept plan: to put the parking lot on the west side of the building so that the view from Rt. 77 across from the school would be the landscaping at the back of the building.
- The rain garden on the plans is the DEC's way of getting water back in the ground.
- More site plans will be presented in the fall or early winter, to begin construction next spring.
- GCEDC thanks the Town for their partnership.

OLD BUSINESS:

- Recommendations on proposed Zoning text changes will be made at next month's meeting.
- Chairman Schneider asked members to try to go by RC Pulsers' site. Town attorney will be present at the Public Hearing in October.
- Shellye Dale-Hall issued a citation to Lou Visone regarding 797 Main Rd., which Mr. Visone passed on to the company he is renting to, American Paving & Excavating. They have applied for a Special Use Permit for a Contractor's yard, which has to be referred to County and also requires a Public Hearing in front of the Planning Board in September.

NEW BUSINESS: None.

A **MOTION** to adjourn the meeting was made by Mr. Bakos, and seconded by Mr. Kutter.

ALL AYES—MOTION CARRIED

Meeting Closed at 8:29 pm.

Respectfully Submitted,
 Diane M. Denton
 Acting Recording Secretary
 Thomas Schneider Chairman

These minutes were approved by the Town of Pembroke Planning Board 9/25/13.