

# WILLIAMSON PLANNING BOARD

## Meeting Minutes October 3, 2017

**APPROVED**

### **Present:**

J. Ferrante  
J. Fox  
D. Hoffman

### **Absent:**

R. Stevens  
J. Willis, Chair

Also in attendance: N. Gowan, T. Alexander, B. Wilbert, T. Hughes, J. Chandler, E. Wilbert, R. Wilbert, T. DeMarree, P. & S. Saracen, E. Wilson, J. Marean, B. Ludden, J. Weinschreider, J. Weinschreider

The **Work Session** was opened at 7:17 p.m. by J. Ferrante, Acting Chair for the October Planning Board Meeting. Materials for the agenda were distributed and reviewed. Training information was distributed.

The **Planning Board Meeting** was called to order at 7:30 p.m. by J. Ferrante and the Pledge of Allegiance was recited.

### **AGENDA ITEM #1**

Application for Site Plan Review per Town of Williamson, Town Code, Chapter 178, Article III, Sections 178-45 and 178-55 for 4936 Route 104 LLC, 4936 Route 104, Williamson, NY. Property is 29.12 acres located at 4936 Route 104, owned by applicant, and zoned C-2 (Transitional Commercial).

The Public Hearing was opened.

The applicant wishes to extend their auto recycling yard by 200' x 840'. This additional space will be used for storing vehicles with usable parts for retail sales.

The property is not expanding; they are just utilizing the existing property. Since their ownership, new drainage has been put in and the property has been cleaned up. Cost has been a factor in this expansion.

Discussion included:

- √ Environmental and DEC inspections take place yearly.
- √ Cars are depolluted, utilizing very modern and up-to-date methods.
- √ General municipal law is followed regarding visual area and sound barrier.
- √ A 12' earth berm will exist at the south end of the property – east to west – 100' from the chain link fence. This will include spacing to proving for drainage.

Concerns raised:

- close proximity to neighbors
- fire safety
- hours of operation
- noise
- security
- storage of vehicles in the front of the property

Additional discussion:

- √ The front parking/drive area will be paved and will be used for customer and employee parking. The applicant is interested in maintaining curb appeal from the highway.
- √ The business does not operate prior to 7:00 a.m. Vehicles are processed from 7:00 a.m. – 4:00 p.m. weekdays; retail sales Saturday and Sunday from 9:00 a.m. – 3:00 p.m. Tow trucks drop off vehicles between 8:00 a.m. – 4:30 p.m.
- √ The loud speakers will be moved to face north – away from the neighbors to the south.
- √ A surveillance company has been contacted and cameras will be added to monitor the perimeter of the property.
- √ Fire precautions are taken. A previous fire was due to welding inside of a building – that has been corrected and no longer takes place in a building.
- √ Work area has been an issue due to volume – cars will now be off the road and into a holding area.
- √ Business maintains a clean operation and has taken measures to reduce the objectionable beeping sounds from their equipment.
- √ A solid 10' high fence will be maintained on the west side of the property. An 8' high fence will be maintained on the south side no less than 200' from these residential properties. A solid fence will be maintained on the east side of the property.

J. Ferrante asked if there were additional comments, questions, and/or concerns. There were none.

The Public Hearing was closed.

**The Motion was made to accept the application for Site Plan Review per Town of Williamson, Town Code, Chapter 178, Article III, Sections 178-45 and 178-55 for 4936 Route 104 LLC, 4936 Route 104, Williamson as stated. Motion carried.**

**The Motion was made to accept the unlisted SEQR action. Motion carried.**

**AGENDA ITEM #2**

Application for Subdivision of Land Review per Town of Williamson, Town Code, Chapter 152, Article III, Section 152-8 for William & Judith Marean, 4778 Brassier Rd, Williamson, NY. Property is 5.70 acres located on 4778 Brassier Rd, owned by applicant, and zoned A-1 (Agricultural).

The Public Hearing was opened.

The total parcel is 5.7 acres. The applicant wishes to subdivide into 2 lots. Lot sizes will be 3.28 (with existing house) and 2.70 (intent to build on in the future). The subdivided property is to the west of the existing house.

J. Ferrante asked if there were additional comments, questions, and/or concerns. There were none.

The Public Hearing was closed.

**The Motion was made to approve the application for Subdivision of Land Review per Town of Williamson, Town Code, Chapter 152, Article III, Section 152-8 for William & Judith Marean, 4778 Brassier Road, Williamson as requested. Motion carried.**

**AGENDA ITEM #3**

Application for Site Plan Review per Town of Williamson, Town Code, Chapter 178, Article III, Sections 178-82 for Baldwin Richards Foods Co, 3268 Blue Heron Vw, Macedon, NY. Property is 16.86 acres located at 4949 Route 104, owned by applicant, and zoned C-2 (Transitional Commercial).

The Public Hearing was opened.

This expansion to the east will include a new main entrance off of Route 104 (west end), 192 car parking spaces, 21 trailer parking spaces, 11 docking spaces, a rail spur and unloading shed, and construction of a security fence. The 100,000 square foot expansion will be used for processing. A traffic study has been completed and no additional recommendations were made. The intent is to increase utilization the rail in the back. The silos in the back will be enclosed.

There was discussion regarding safety involving Route 104 and truck traffic. The question was raised as to whether or not there is any way to mitigate truck traffic from blocking Townline Road. Also raised was the fact that there is no turn lane and no de-acceleration lane.

Discussion included:

- √ It is anticipated that the increased rail use will cut down on truck traffic.
- √ The trees lining Route 104 cut down on visibility from Townline Road. The applicant intends to have the trees trimmed and will look into different types of trees so this is not an issue.
- √ Improved landscaping will be present and increased.
- √ Economic development is present with 30-50 new jobs.
- √ The majority of the truck traffic will enter from the Route 104 entrance.
- √ The applicant will look into options and is hopeful is that the expansion will lessen the road blockage on Townline Road.

There was additional discussion regarding increasing the size of the intersection, the possibility of a turn lane, and a traffic signal. At this time it was reported that the NYS DOT will not allow a traffic signal at this location. The applicant will continue to look into this.

J. Ferrante asked if there were additional comments, questions, and/or concerns. There were none.

The Public Hearing was closed.

**The Motion was made to accept the application for Site Plan Review per Town of Williamson, Town Code, Chapter 178, Article III, Sections 178-82 for Baldwin Richards Foods Co, 3268 Blue Heron Vw, Macedon as proposed less SEQR. Motion carried.**

**The Motion was made to determine the SEQR as Type 1 Action. Motion carried.**

**The Motion was made to approve the September 5, 2017 Planning Board Minutes as written. Motion carried.**

**The Motion was made to adjourn the Planning Board Meeting at 8:31 p.m. Motion carried.**

Respectfully submitted,

Joanne Greaney