

**NOTICE OF A SPECIAL PREBLE TOWN BOARD MEETING
LEGAL NOTICE**

A special meeting of the Town Board of the Town of Preble will be held at the Preble Town Hall on Preble Road, Preble, New York, on the 22nd day of March, 2012 at 7:00 p.m. For the purpose of discussing the Aquifer Protection Permit Application of Suit-Kote with regard to premises at 2188, 2192 Thomas Albert Drive in the Town and for such other matters as may come before the Board.

**Special meeting to discuss the Aquifer Protection Permit application of Suit-Kote and such other matters that may come before the Board.
March 22, 2012**

The meeting was opened at 7:00 P.M..

Board members present: Supervisor Doring, Debra Brock, Peter Knapp, Dave Morse and Linda Riehlman

Lawyer: Pat Snyder and assistant, Maria Pitts

Others attending: Paul Suits and Dan Quinlan from Suit-Kote and their lawyer, Kevin Bernstein from Bond, Schoeneck and King. Preble Planning Board Chair, Jim Harris, Al Socha, James Seamon, Ken Brock, and Steve Hughes from the Cortland Standard

Purpose of Meeting: The purpose of this meeting is to discuss the Aquifer Protection Permit application of Suit-Kote with regard to the premises at 2188, 2191 Thomas Albert Drive in the Town of Preble and for such other matters that may come before the Board.

Accept Linda Riehlman's resignation from the ZBA

**Motion made by Peter Knapp, seconded by Debra Brock
RESOLUTION #30: To accept Linda Riehlman's resignation from the ZBA
All in favor - motion carried.**

Appoint Al Socha to the ZBA

**Motion made by Debra Brock, seconded by Peter Knapp.
RESOLUTION #31: To appoint Al Socha to the ZBA Board to replace Linda Riehlman,
whose term expires December 31, 2014
All in favor - motion carried**

Suit-Kote Site Plan - Supervisor Jim Doring introduced Pat Snyder as the legal council that will represent the Town of Preble regarding the Suit-Kote Site Plan and asked that Pat provide a summary of the Environmental Review process.

-Full Environmental Assessment Form - Pat Snyder explained the three categories projects could fall under. TYPE I, TYPE II, OR UNLISTED. He recommended that the Suit-Kote Site Plan falls under the UNLISTED category and he said he recommended that Tim Buhl fill out the Long Environmental Review Form.

Aquifer Protection Permit - Supervisor, Jim Doring, explained that the Preble Town Board was not able to issue an Aquifer Protection Permit at this time. The site plan must first go to the Town and County Planning boards for their review; than a public hearing must be held. Only then would the Preble Town Board be in a position to issue an Aquifer Protection Permit for the Suit-Kote Site Plan.

Dave Morse questioned the timing of these events. It was discussed and verified that the next Preble Town Planning Board meeting will be held on March 28, 2012, the next Preble Town Board meeting will be on April 9, 2012 and the next County Planning Board meeting will be held on April 18, 2012.

A special Preble Town Board meeting was requested by Suit-Kote for the 3rd week in April to pursue the Aquifer Protection Permit so they would not have to wait until the next Preble Town Board meeting held on May 14, 2012. While no decision was made regarding a special meeting, Town Board member, Deb Brock, did inform Suit-Kote that the Town Board would follow all necessary processes and would not

show preferential treatment.

Peter Knapp restated the need for a public hearing to review the SEQR and Aquifer Protection Permit. At which time, everything would be open for public inspection according to Pat Snyder.

Lead Agency - Pat Snyder advised the Town Board members that the establishment of Lead Agency was not a requirement for projects falling under the Unlisted category. However, they still could choose to establish Lead Agency if they wished to. After discussing the ramifications of establishing or not establishing Lead Agency, Pat Snyder did not recommend the Preble Town Board to establish Lead Agency.

Deb Brock expressed concern that another agency at the state or county level might want Lead Agency and felt it was important for the Preble Town Board to have Lead Agency. Pat Snyder informed the Board that the County Health Department did not want Lead Agency.

Deb Brock asked if the ZBA would need to be involved. It was determined that ZBA would not need to be involved unless there was a request for variances. Suit-Kote said they would be changing the signage and would be extending/expanding one building but neither action would require a variance. However, if their site plan changed in any way leading to the need for a variance, then the ZBA would need to be involved.

Suit-Kote stated they would need to go through the Planning Board to get approval for their site plan.

Jim Doring, Peter Knapp, and Dave Morse all agreed, with the council of Pat Snyder, that Lead Agency would not be needed for this project.

Motion made by Peter Knapp, seconded by Linda Riehlman

RESOLUTION #32: To designate Suit-Kote's Site Plan as an Unlisted project that does not require the establishment of a Lead Agency and for the Town Board not to exercise the choice to request Lead Agency outside of the Unlisted requirement.

All in favor - Motion carried

Aquifer Protection - Suit-Kote indicated they have responded to every item on the Environmental Assessment Form and feel that the Barden Home site is perfect for their needs and will be an excellent use of the property.

Deb Brock expressed that as representatives of the Town of Preble, every effort must be taken by the Preble Town Board to make sure the aquifer is protected; not only the sake of Preble residents, but since the aquifer originates in the Town of Preble, due diligence must be made and encouraged questions and requests for further details of their plan.

Pat Snyder asked Suit-Kote to explain where on the site plan map the fuels would be stored. Suit-Kote noted on the map where the fuel would be stores and mentioned that with the exception of diesel and gas, all fuel tanks would be above ground, double lines, sitting on concrete, in a covered building, and with the additional safeguard of a tertiary curb.

Jim Doring asked why the diesel and gas tanks were not going to be double lined. Suit-Kote said they could use double lined tanks for diesel and gas, but it is not required by the State DEC

Deb Brock initiated a discussion reviewing Suit-Kote's Site Plan as it relates to the Light Industrial Provisions. Concerns raised were regarding storage and parking of trucks, the aesthetics of trucks lined up in view of I81 and Thomas Albert Drive, as well as the emission of odors and noise which can be exaggerated in a valley.

In response to these concerns, Suit-Kote said they could plant trees but didn't feel it would be necessary because Best Deck would be the only ones who would be able to see the trucks. They also said they would do their best to line up their trucks neatly and that each truck would have assigned parking. With regard to odors, Suit-Kote assured the Preble Town Board that they adhere to the State DOT Safety regulations and that all trucks are equipped with electronic shut-offs that prevent trucks from idling for more that five minutes.

The discussion concluded with Deb Brock requesting that Suit-Kote be sensitive to these issues and that they provide a policy statement. Suit-Kote replied they would include a policy statement.

With no further questions, Jim Doring restated the upcoming Town Planning Board, Town Board, and

County Board meetings. He left the possibility of a special Town Board meeting open.

Pat Snyder's final comment was to suggest that the Town Planning Board may also want to have a public hearing and it would be efficient to hold them together. He also mentioned the Town Planning Board has the right to hire an engineer if need be.

Deb Brock then asked when would the aquifer protection be discussed and Jim Doring said it would be discussed at the next Town Board meeting being held April 9, 2012

Meeting adjourned - Dave Morse moved to adjourn, seconded by Linda Riehlman; all in favor. Motion carried; meeting adjourned.

Minutes taken by Laura Doring

Unofficial 3/22/2012

Official 4/09/2012