

## MINUTES OF THE PLANNING BOARD 4-24-13

Members Present: Jim Harris, Barb Albro, Tim Coyne, Jim Seamon and Maureen Knapp. Also present: Town attorney Don Armstrong, Town Supervisor James Doring, Ken and Deb Brock, Tony George and Al Socha. The meeting opened at 7:05 PM with the Pledge of Allegiance. Chairman Harris stated the purpose of the meeting was to hear the Mirabito application for site plan review. Present from Mirabito was Wayne Davis.

Mr. Davis stated he had met with Rick Fritz, code enforcer, on site. He also reviewed driveway distances with Jeff Griswold, from the Town Highway Department. He further received an e-mail from Elizabeth Parmley, P.E. from NYSDOT, Syracuse office, who indicated the location is not in their right-of-way, is located about 100 ft. from the travel lane of I-81, which is desirable and she suggested the placement of the tank be at least 8 ft. from the guardrail Mirabito will install, so as to deflect a vehicle. Mr. Davis additionally brought in a survey map showing the proposed location of the tank and stated it complied with the NFPA requirements as to required distances. He additionally showed the Board his landscape design which will include mature trees for screening and provide a buffer between I 81 and the tank.

Don Armstrong said the Board had the option to condition approval on the applicant applying for a sign variance and further the Planning board would not need to wait for the ZBA approval, but could move forward at this juncture. Mr. Davis stated that NYS DOT and Jeff Griswold agree that it meets the required distances from the State right-of-way. The location of fire hydrants will be reviewed with Mike Compton for analysis. There is a nearby creek which could provide water and the shut-off is located on the outside of the tank. The electricity can also be shut off at the electric shed. Mr. Davis stated that the tank will be visually inspected every day. Further there is a gauge on the tank to monitor levels and in the event of a leak, a computer would send an alert. Don Armstrong spoke to John Pitman of Marathon who is very knowledgeable in the subject area. He came away with his opinion that the range of flammability/volatility is quite narrow and that conditions leading to a "blevy" would need to be extreme. Mr. Pitman has also taught classes and acted as a fire chief and he expressed no concerns. Mr. Davis was excused at 8:00 and the Board then began its site plan review under Section 1004 going through the site plan checklist of 15 questions, noting the boundaries, location of slopes, proposed grading and drainage, locations of any buildings, and reviewing each question with notations, finding the applicant to be in compliance. The Board proceeded to Section 1005 of the site plan approval, going through the checklist and finding the applicant to be in compliance. A. (4): as to location, size and design of buildings, lighting and signs, the applicant complies but will need ZBA review on the size of the sign. The board then proceeded to its impact assessment (short SEQR) reviewing the meeting notes from the Public Hearing prior to answering the questions. With regard to question E, "Is there, or is there likely to be, controversy related to potential adverse environmental impacts? The Board discussed and wants it formally noted on the impact assessment form, that the major concerns expressed related to safety issues if the tank exploded or leaks, and stated these concerns have been addressed by the applicant and in consultation with Mr. Pitman, State DOT, the Town Highway Department and Fire Department, as well as County Planning; the fact that mature trees will provide a buffer and that there will be a guard rail and fencing 10 ft. from the tank. The Board further discussed the concerns raised by

Tarki Heath and believes the risk assessment has been covered in consultation with the above noted individuals and departments.

Motion to make a negative declaration made by Tim Coyne, seconded by Barbara Albro , with the additional notation at question E of the impact assessment, all in favor, the motion carried.

Old Business: Song Lake View subdivision. Jim Harris stated that Mr. Shirley will not be attending tonight's meeting as the two test wells have not been drilled by Shute. Page 3 of the subdivision map will be completed once the test wells are drilled and the map updated. The applicant is hopeful the wells will be drilled in April.

Motion to approve the minutes of 3-27-13, made by Jim Seamon, seconded by Tim Coyne, all in favor, the motion carried.

Public Comment: Tony George asked about the cost of the Mirabito application and asked if it is taxed as an improvement. Don Armstrong indicated the cost is listed on the building permit and would be referred to the assessor.

The next meeting will be held on May 22<sup>nd</sup>. Motion to adjourn at 8:40 P.M. made by Barb Albro, seconded by Tim Coyne, all in favor, the motion carried and the meeting adjourned.

Respectfully submitted,

Mary Anne McCloskey, Secretary.