

CHILI PLANNING BOARD
September 13, 2022

A meeting of the Chili Planning Board was held on September 13, 2022 at the Chili Town Hall, 3333 Chili Avenue, Rochester, New York 14624 at 7:00 p.m. The meeting was called to order by Vice Chairperson John Hellaby.

PRESENT: Paul Bloser, David Cross, Matt Emens, Glenn Hyde and Vice Chairperson John Hellaby.

ALSO PRESENT: Michael Hanscom, Town Engineering Representative; Matthew Piston, Assistant Counsel for the Town; Paul Wanzenried, Building Department Manger.

Vice Chairperson John Hellaby declared this to be a legally constituted meeting of the Chili Planning Board. He explained the meeting's procedures and introduced the Board and front table. He announced the fire safety exits.

JOHN HELLABY: We'll open all three and hear them concurrently and we'll act separately at the end, just so you're aware.

1. Application of Five Star Equipment, 1300 Dunham Dr., Dunmore, PA 18512, Rochester New York 14609, Rochester's Cornerstone Group, 460 White Spruce Blvd., Rochester, New York 14623, (owner); for a special use permit to allow uses of similar character (sales and repair of construction equipment) at 200 International Blvd., Rochester, New York 14624 in LI, FPO District.
2. Application of Five Star Equipment, 1300 Dunham Dr., Dunmore, PA 18512, Rochester's Cornerstone Group, 460 White Spruce Blvd., Rochester, New York 14623, (owner); for preliminary site plan approval to erect a 29,916 sq. ft. warehouse/maintenance/office space building at property located at 200 International Blvd., Rochester, New York 14624 in LI, FPO District.
3. Application of Five Star Equipment, 1300 Dunham Dr., Dunmore, PA 18512, Rochester's Cornerstone Group, 460 White Spruce Blvd., Rochester, New York 14623, (owner); for a re-subdivision of 4 lots into 3 lots to be known as, 104B, A-105A, and AR203BA-1 totaling 114.25 acres at property located at 200 International Blvd., Rochester, New York 14624 in LI, FPO District.

Thomas Arrington was present to represent the applications.

MR. ARRINGTON: Good evening. I'm Thomas Arrington with Costich Engineering representing Five Star Equipment's site plan application, subdivision and Special Use Permit for the Five Star Equipment for 200 International Boulevard.

We are proposing, first of all, a resubdivision of the property that is currently, I believe, three lots. And we are reconfiguring that set of lots. That will be Lot 203A, I believe, or 2 -- yeah. And reconfiguring that to include portions of previously known as 105 -- Lot 105 from Section 1 of RICC. We are subdividing out an approximately 11-to-12-acre parcel for Lot 105 for the Five Star Equipment and we are adjusting the lot line for Lot 104, making it approximately an acre or two -- acre or two larger.

JOHN HELLABY: So your proposed building, is that going on this parcel?

MR. ARRINGTON: Correct. That will be now known as Lot 105.

JOHN HELLABY: Not to steer you off track, but can you explain what the bottom -- that -- of that looking like it does? Is there a reason?

MR. ARRINGTON: That purpose there -- if you look at the grading plan, the purpose for that is for storm water management. And for us to take some of the -- I guess some of the spoils from that to help build the sides up, as needed.

JOHN HELLABY: So is there a pond going in there?

MR. ARRINGTON: Yes. And that pond is to address additional water quality requirements.

JOHN HELLABY: All right. Sorry about that. I didn't mean to throw you off.

MR. ARRINGTON: No. You're good. It looks kind of strange. It's also a fairly unusable chunk of land that the owner wanted to use and we saw an opportunity to use it for storm water.

JOHN HELLABY: So you want to move into one of the other applications -- or --

MR. ARRINGTON: So the proposing of a -- a facility that is going to include both maintenance bays, office space and for the sale and maintenance of construction equipment. Five Star Equipment predominantly sells John Deere equipment and so that is what we would be looking at.

Going into this facility, Five Star has built facilities similar to -- in the area. I was expecting to have some representation from the -- from the architect that could speak to where

their facilities are. We can get that to you at a later date from the architect.

This property would have minimal parking because the nature of the business does not require a large amount. We would have banked parking in the rear of the facility, which is going to be mostly a stone yard that would allow for banked parking as well as the storage of equipment. There -- it also would allow some loading and unloading and off-loading areas as well as a circulation around the building for -- for truck traffic for deliveries, for equipment demonstrations and stuff like that that would be associated with the sale of the equipment.

JOHN HELLABY: All right. Anything else?

MR. ARRINGTON: From a storm water perspective, we plan to send somewhere between 60 and 70 percent of all our impervious areas to grate infrastructure. We'll be looking through the comments with the Town Engineer and make sure we're all good with the way that we intend to treat it.

JOHN HELLABY: Anything else before I jump in here?

MR. ARRINGTON: One thing on the subdivision, as we reconfigure the lots, one of the things that is required is a 40-foot access to all parcels and we are maintaining that 40-foot access off of Trade Court. Originally that 40-foot access was, I guess, accessible off International Boulevard.

If you look at the subdivision plan, you can see there is a finger that extends down one of the property lines that is 40 foot access to the property.

JOHN HELLABY: All right. Well, some of these questions are probably geared more to the owner, but I'm sure you will be able to answer them. Hopefully.

MR. ARRINGTON: I'll do my best.

JOHN HELLABY: Just in sort of random order, hours of operation? You plan on operating this facility --

MR. ARRINGTON: They will follow normal business hours as retail. So it would be a -- 9 to 5 operation hours.

JOHN HELLABY: Monday through Friday?

MR. ARRINGTON: Yes, sir.

JOHN HELLABY: What becomes of the existing building on Paul Road, just out of curiosity?

MR. ARRINGTON: I do not know at this moment.

JOHN HELLABY: All right. My only concern is naturally it has been used over there for a great number of years. There is several piles of what I would consider debris and I understand that you're using it to -- to test the equipment that has been repaired or whatever. But there is a substantial amount of clean-up that needs to be done around the back of that place, once they --

MR. ARRINGTON: Around the existing building?

JOHN HELLABY: Yep. I mean -- there appears to be parts laying everywhere all over there. All right?

MR. ARRINGTON: Yep.

JOHN HELLABY: So keep that in the back of your mind.

MR. ARRINGTON: Right.

JOHN HELLABY: I have a note here that I talked to Mr. Wanzenried just a little while ago further.

Has a landscaping plan been -- well, I guess it has not been approved by the Conservation Board. Do you know where that stands? Have you met with the Conservation Board?

MR. ARRINGTON: I do believe that they met with the Conservation Board. I don't know where it stands. I think there is -- we do show some landscaping on our plan. We do recognize that there is the 1 percent requirement for landscaping. I think it's the intent of the owner to minimize that landscape, but obviously we'll work with the Conservation Board on getting that approved.

JOHN HELLABY: That is probably going to be one of the conditions because you're going to have work with them because they're more interested in buffering east and west lines.

MR. ARRINGTON: Correct. We do intend on having buffering on both sides from American Fleet and for that future Lot 104.

JOHN HELLABY: Again, you will have to come up with -- not a substantial, but a good cost estimate on what this project is actually going to cost so they can weigh -- is it -- is it close to what they figure they got on the thing?

MR. ARRINGTON: Yet.

JOHN HELLABY: So just keep that in the back of your mind.

Dark-sky lighting throughout, I trust?

MR. ARRINGTON: Yes, sir. There will be similar fixtures as what we just came through with the Victory Express projects. I believe same fixtures.

JOHN HELLABY: Is there a bulk fuel store rack onsite?

MR. ARRINGTON: To my knowledge, no.

JOHN HELLABY: So there shouldn't be any fuel tanks or anything?

MR. ARRINGTON: Correct.

JOHN HELLABY: No underground tanks.

Fuel spill/oil spills, how are they addressed, do you know?

MR. ARRINGTON: Previous spills like open spill reports or?

JOHN HELLABY: Basically. Because naturally even though you don't have fuel over there, you're working on equipment and next thing you know, somebody cuts the wrong line and they have 50 gallons of hydraulic fluid laying on the ground.

How do you address those problems?

MR. ARRINGTON: The maintenance bays will have floor drains and those floor drains will drain through an oil/water separator.

JOHN HELLABY: Is there is a separator there?

MR. ARRINGTON: Correct. We'll work with the Sewer District, the Gates-Chili Ogden Sewer District on getting that approved. To my knowledge, I spoke with the architect today and it will be somewhere in that 1000 to 1200 gallon range to address any spills.

JOHN HELLABY: Okay. And then out in the lot situation, I'm sure you got --

MR. ARRINGTON: Most everything sheet-flows to the grate infrastructure that is meant to filter out hydrocarbons and stuff. There's a portion of the site that does retain to bio retention but goes into the first flush basins that were installed, I believe, in 1985 -- I believe the original storm water plan. Everything will be treated with some type of storm water and our goal is to send as much to the grate infrastructure as possible.

JOHN HELLABY: Fencing or screening around the back?

MR. ARRINGTON: We do intend to put screening around the back. Basically the entire lot -- the gravel lot will be fenced where the equipment will be stored.

JOHN HELLABY: But does that have inserts in like a metal wire fence? I think that is what you got at the existing building.

MR. ARRINGTON: Right. We'll work with the architect and -- in getting that spec'd out. If screening is -- is desired by this Board and by the Town staff, then it's something we can address.

JOHN HELLABY: You already mentioned that the 37 banked parking spaces at the back of the building need to be added to the plan so you can prove you have 95 spaces.

MR. ARRINGTON: Correct.

JOHN HELLABY: Three loading berths are required.

MR. ARRINGTON: Yep.

JOHN HELLABY: Do you know where they might go? They're 14-foot wide, 16-foot long and 15 foot high.

MR. ARRINGTON: There is a lot of gravel in the back, a lot of open space we can use. We're going to show them on the plans. Spoke with our drafter today about getting those shown on the plans.

JOHN HELLABY: Okay. As of right now, there's only one Zoning Board variance required, which I believe is front yard parking; correct?

MR. ARRINGTON: Correct. We -- we intend to submit on the -- I believe it's the 22nd or 23rd for that Zoning Board request.

JOHN HELLABY: Provide written evidence that you -- that utility installations have been approved again from Monroe County Pure Waters, Water Authority, Health Department and such.

Do you have a copy of Mr. Hanscom's letter?

MR. ARRINGTON: I do.

JOHN HELLABY: He brought it to my attention that there are -- what he feels are numerous errors on the SEQR -- short form SEQR Environmental Assessment Form. One of the bigger ones being the -- I think it was the applicant's address -- name and address should not be used. It should be owner.

MR. ARRINGTON: Correct.

JOHN HELLABY: I need those things. Once this is all said and done and due to the amount of changes on this thing -- it is butchered up -- so I'm going to rely on you to submit the new ones to the Building Department so they're ready for my signature.

MR. ARRINGTON: I can submit that to Paul (Wanzenried) and Kathryn (Rogers) tomorrow.

JOHN HELLABY: All right. Does that work for you Paul (Wanzenried)?

PAUL WANZENRIED: Yeah.

JOHN HELLABY: You will be entering into a storm water management. Features will be privately owned and maintained. They will be required -- Storm Water Control Facility Management Agreement will have to be in place. Letter of credit. Usual stuff.

County Comments. I just got my hands on the -- not the subdivision but the site plan ones and I guess you got a couple of issues with -- what can be overcome. The airport issue.

MR. ARRINGTON: Yes.

JOHN HELLABY: They need you to design according to their standards. DEC wetland items. Monroe County Health. Monroe County Pure Waters. They just got a follow-up call with New York State DOT to make sure they're all set.

I think of that's all I got right now.

MATT EMENS: The -- so the equipment is for sale and rental and it's out on display in the -- the darker gray parking area?

MR. ARRINGTON: Yes. Well, the darker gray, which I believe you're looking at, should be the asphalt parking up front?

MATT EMENS: Yes. Up there at the top of the loop.

MR. ARRINGTON: Rear of the building and south of the building is where it will all be stored.

MATT EMENS: So no displayed out front?

MR. ARRINGTON: Yes.

MATT EMENS: In the LI -- I'm trying to think where we talked before about outside

sales. I don't know if it applies to this area.

PAUL WANZENRIED: No. That's in the GB.

MATT EMENS: Okay. Thank you.

Let's see. We talked about the parking. And I guess just in general, we talked -- you talked about this other lot and it was the one that was subdivided as a part of this. But Lot AR104B is changing size.

MR. ARRINGTON: Is increasing in size.

MATT EMENS: But that is actually not one of the four that's mentioned, correct?

MR. ARRINGTON: Um, I believe it's -- I believe it's mentioned.

MATT EMENS: So the only lot that's applicable to this -- I know the subdivision is about all of the lots, but the only one that's applicable to this Five Star application is BR105A-1?

PAUL WANZENRIED: Correct.

MATT EMENS: And 11 acres. Okay. I just wanted to make sure, because that's kind of -- there is a lot of like grayed out and ghosted and darker and --

MR. ARRINGTON: Here is the original lot line right there (indicating). And that 104 lot line will now be adjacent to this -- the green on the plan.

MATT EMENS: Okay. That's all I got right now.

GLENN HYDE: In terms of the equipment, how much equipment do you anticipate onsite in the back at any particular time?

MR. ARRINGTON: To -- typically as we go to get these things approved, we show the largest amount possible just so that we're not doing the bait and switch. It can be -- I mean obviously it's a large gravel lot. You can stack them in as high as you want to or not. It's really going to be market driven. I guess the plan that I saw was somewhere between 50 and 100 pieces of equipment.

DAVID CROSS: My only concern was with the Special Use Permit for this type of operation in an LI area. You know, the heavy equipment and the noise associated with the equipment. Particularly back-up alarms.

How would you -- how would you address that? Because looking at the -- the neighborhood, you're -- you're probably only -- just scaling it off Google Maps -- about 800 feet from the nearest residents on Paul Road. Not that far. So my concern would be the back-up alarms. How would you address that?

MR. ARRINGTON: I mean there will be some vegetative buffer but, you know, to the south of the property it's wetland and then so all of the equipment will be to the southern portion of the property. Similar uses along the road is industrial, which has a lot of truck traffic, which has the same back-up alarms and larger diesel engines that you would expect. So I believe that this would fit the -- the character of the -- the area.

DAVID CROSS: How much driving around are they -- are they testing equipment there? Are people coming and trying things out and loading and unloading? You know, is it -- you're hearing constant back-up alarms all day? I'm just not familiar enough with the existing operation over there on -- by -- by Paul -- you know, off of Paul Road there.

MR. ARRINGTON: I guess I can't speak directly to the activity on the site. That is something we can pass along to Five Star and have them provide some information as to, you know, how much they are moving equipment. But the primary purpose of the facility is to perform routine maintenance on -- on equipment and selling of equipment.

DAVID CROSS: Yeah. It is something I would like to hear a little more from the applicant. My concern is the nearest residences are not that far away.

MR. ARRINGTON: Right.

DAVID CROSS: Okay. That's all I have for now.

MR. ARRINGTON: They can only drive forward. (Laughter.)

DAVID CROSS: Well, I know you can deactivate the alarms, as well.

MR. ARRINGTON: That's a safety concern.

DAVID CROSS: I would be worried about safety.

JOHN HELLABY: Well, not to speak in, you know --

DAVID CROSS: But if they have spotters and flagmen or whatever -- maybe there is a workaround.

JOHN HELLABY: Not to speak in favor of one way or the other, their neighbor is American Fleet over there, and it has tons of trucks and tractor-trailers there that are constantly moving around over there, as well. Just so you know.

PAUL BLOSER: Is your maintenance all being done inside?

MR. ARRINGTON: Correct. Yes.

PAUL BLOSER: What do you do with parts disposal, tires, tracks? How are you handling those or where are you storing those before they're picked up or trashed out?

MR. ARRINGTON: I can't speak directly with that. I have to get with the architect or the owner to address specific location.

PAUL BLOSER: All right. I would like something in the notes on conditions that there is no outside -- outside storage of parts, tracks, tires, et cetera.

MR. ARRINGTON: Okay.

PAUL BLOSER: A roll-off dumpster -- or inside. I don't want an unsightly mess.

MR. ARRINGTON: We do have a dumpster proposed outside.

PAUL BLOSER: I see the dumpster site. Regular dumpster is one thing. You start throwing out some of these big tires or a whole track --

MR. ARRINGTON: Takes up the whole dumpster.

PAUL BLOSER: -- it takes up the whole dumpster and I don't want them sitting out there for six or eight months or longer.

MR. ARRINGTON: We wouldn't have a problem with that as a condition.

JOHN HELLABY: What is the option? Because you're in a situation where you got -- they have a backhoe or something that needs a new boom. They're not naturally going to take up two bays of their shop with this boom laying in there while they order a new one.

PAUL BLOSER: I agree, but I don't want it out sitting out there months at a time. Maybe a condition in there to have a longer roll-off, maybe a caged-in, fenced-in area that you can put them into just so it's not visible from the outside.

JOHN HELLABY: I guess we're going to have to try to quantify it then. I mean it just -- the roll-off can stay there indefinitely or is it like three months and it has got to go?

PAUL BLOSER: Well, you probably sell off to tonnage steel, reclaim rubber or whatever? You will not do -- every piece as you come out, you will not call this guy to come get this piece. You're gonna sandbag some of this stuff out --

MR. ARRINGTON: Until it fills out.

PAUL BLOSER: I just don't want it becoming a junkyard back there, that this stuff is contained somehow and out of sight before it gets out of hand. I just --

JOHN HELLABY: Well, the fence is screened thick enough.

PAUL BLOSER: Perimeter fence. I'm talking internal fence so you can't see it from the road when you go by or even when you have sales traffic in and out of there. You're trying to market your fleet and you have a junkyard sitting there, too. It is just an unsightly -- something we don't want in this Town.

GLENN HYDE: Same thing with disabled equipment. If it is non-functional, it could become graveyard back there.

MR. ARRINGTON: Right.

PAUL BLOSER: Old equipment.

GLENN HYDE: Old equipment. So you want to include no disabled equipment, as well?

PAUL BLOSER: Sometimes disabled, though, you got it out there and you get the right buyer, you can put it back in workable shape. So how long do you store a piece of disabled before it is scrapped? That is kind of what I'm getting at. I just don't want to -- an excessive --

JOHN HELLABY: I'm just thinking it is going to be a real tough one to quantify here.

PAUL BLOSER: You have to have --

JOHN HELLABY: As Paul (Wanzenried) would say, how will you enforce something like that? I mean -- I --

PAUL WANZENRIED: Applicant to provide a designated area to which disabled and/or inoperable machinery --

PAUL BLOSER: And accessories.

PAUL WANZENRIED: -- and accessories --

PAUL BLOSER: Parts.

PAUL WANZENRIED: -- to be screened.

MATT EMENS: Screened storage area is what you're looking for.

PAUL WANZENRIED: Basically to be screened and to be -- to be depicted on the site plan.

PAUL BLOSER: Yeah. Above and beyond your perimeter fence that you're talking about.

PAUL WANZENRIED: I don't care if -- if they square off the back 40, right, so long as it is screened and I can't see it from the road. Right? I mean that is what Paul (Bloser) is asking for.

JOHN HELLABY: He is probably not in a position to do that tonight, so is there a situation where he should come back before this Board? I don't know.

PAUL WANZENRIED: That's the Board's decision.

JOHN HELLABY: All right.

PAUL BLOSER: Can we do something in there to say we want the provision and that the proposal will be presented to, you know -- maybe to the Building Department to look at it and see --

PAUL WANZENRIED: You can't put that on my shoulders.

PAUL BLOSER: Okay.

MATT EMENS: But I think you need some answers from an operational standpoint. We have already asked a few things -- things have been brought up. I just don't think you can get through final approval on that tonight.

PAUL BLOSER: I think it's a necessary component, though, to control it.

MATT EMENS: No. I agree with you.

JOHN HELLABY: How do you quantify it? How do you get your arms around it, kind of thing?

PAUL BLOSER: See what we're looking for?

MR. ARRINGTON: Yes. I don't think it is unreasonable for us to place a perimeter fence in an area designated -- or put that as a condition of approval, is for us to have screening of disabled, you know, equipment.

PAUL BLOSER: I understand you want to have it up to a certain point and have a scrapper come in and take -- there is a logistical side to that. We just want to have it controlled.

JOHN HELLABY: All right. That it?

PAUL BLOSER: That's my big thing. Yep.

JOHN HELLABY: Michael (Hanscom), anything?

MICHAEL HANSCOM: You had mentioned during the conversation about having -- are you going to fence in the entire backyard? That is not shown on the site plan.

MR. ARRINGTON: That is not currently shown on the site plan. It is something that we will have put in there. It is something that happened about a day after the submission, but that is just --

MICHAEL HANSCOM: What is the proposed height of the fence?

MR. ARRINGTON: I believe a minimum of 6 feet, obviously. Anything taller could be flexible.

MICHAEL HANSCOM: Barbed wire on top or just the fence?

MR. ARRINGTON: To my knowledge they hadn't proposed barbed wire. They have not submitted to us an actual detail what they desire yet. But if barbed wire is something that the Town requires or -- or would request, we could add that.

MICHAEL HANSCOM: I don't think the Town requires that. I'm just curious what they -- if they're proposing something like that. Would it be chain-link fence?

MR. ARRINGTON: Probably chain-link with the inserts for screening.

MICHAEL HANSCOM: Okay. Just make sure you put adequate details on there.

MR. ARRINGTON: Yes.

MICHAEL HANSCOM: And make sure that you have -- so you have that pond and stuff back there?

MR. ARRINGTON: Uh-huh.

MICHAEL HANSCOM: If the fence does -- does not enclose that area --

MR. ARRINGTON: Uh-huh.

MICHAEL HANSCOM: -- then make sure you have adequate gates out there that are wide enough for maintenance vehicles to get out there to service the pond.

MR. ARRINGTON: Yep.

MICHAEL HANSCOM: All right. That's it.

JOHN HELLABY: Okay.

PAUL WANZENRIED: Well, as long as we're all talking fence, if this thing goes to -- and I'm going to talk about the screening with you primarily -- to screen it at 6 feet, is that enough height? And that's my question to you, Mr. Arrington. Because if it goes over 6, it will need a variance. So next Wednesday when you apply for your variance --

MR. ARRINGTON: We would have to add.

PAUL WANZENRIED: -- you probably want that answer and that on there.

MR. ARRINGTON: Correct.

PAUL WANZENRIED: Whether -- if the back end gets all 8 feet and your barbed wire -- that's going to be part of a variance, too. Primarily height. Not necessarily the barbed wire aspect of it.

PAUL BLOSER: The internal one I don't think you would have to be over 6.

PAUL WANZENRIED: I guess -- it might not be. That is up to the applicant to decide. But if they go at an 8 foot fence, that will require a variance.

PAUL BLOSER: On the interior one --

PAUL WANZENRIED: Yep.

PAUL BLOSER: -- or exterior?

PAUL WANZENRIED: Yep. Both.

PAUL BLOSER: Both. Okay.

MR. ARRINGTON: Ideally we'll shoot for the 6 foot to avoid having to request variances -- more than we have to.

PAUL WANZENRIED: Right.

GLENN HYDE: But to block the view of the disabled equipment, you would have to go bigger, right, most likely?

MR. ARRINGTON: Well, it's -- I guess it's a matter of -- of where -- where you're looking from.

PAUL WANZENRIED: The location of the area, too. You're in an LI zone, okay? You have got Conway to the west. You got American Fleet to the west. You just approved Victory to the west. You got all these trucking places. They all have the same issues as this facility would. So...

PAUL BLOSER: They're not all doing maintenance, are they?

PAUL WANZENRIED: Yes. Every one of them will be.

MICHAEL HANSCOM: Um, I just realized I didn't address on my comments that you have to show the -- the construction details for the dumpster enclosure on the detail sheets.

MR. ARRINGTON: Okay.

MICHAEL HANSCOM: They're not shown here currently.

MR. ARRINGTON: Okay.

MICHAEL HANSCOM: I missed that.

When you do the details, make sure you provide whatever reinforcement you use for concrete slab underneath it and foundation details for the enclosure itself.

MR. ARRINGTON: Yep.

JOHN HELLABY: All right. Is that it?

JOHN HELLABY: You all set, Paul (Wanzenried)?

PAUL WANZENRIED: I'm good for now.

JOHN HELLABY: With that, I will go to the audience. Nobody is here.

Matt Emens made a motion to close the Public Hearing portion of this application, and Glenn Hyde seconded the motion. The Board unanimously approved the motion.

The Public Hearing portion of this application was closed at this time.

JOHN HELLABY: As I mentioned, I think we'll vote on these individually. If that works for everybody.

So item -- or application --

PAUL WANZENRIED: Al (Hellaby), did you do SEQR?

JOHN HELLABY: You want me to do SEQR and then read the application or read the application and then do SEQR? Doesn't matter to me.

PAUL WANZENRIED: I didn't hear you do SEQR.

JOHN HELLABY: I didn't do it yet. I was going to do it after I read the application just so we knew which one we were on.

Application of Five Star Equipment, 1300 Dunham Dr., Dunmore, PA 18512, Rochester New York 14609, Rochester's Cornerstone Group, 460 White Spruce Blvd., Rochester, New York 14623, (owner); for a special use permit to allow uses of similar character (sales and repair of construction equipment) at 200 International Blvd., Rochester, New York 14624 in LI, FPO District.

On Application 1, John Hellaby made a motion to declare the Board lead agency as far as SEQR, and based on evidence and information presented at this meeting, determined the application to be an Unlisted Action with no significant environmental impact, and Matt Emens seconded the motion. The Board all voted yes on the motion.

JOHN HELLABY: Now to the application itself. A vote?

MATT EMENS: Conditions on that?

JOHN HELLABY: Oh, I'm sorry. That's right. Thank you. Oh, no. There aren't -- that's the one thing that did come up with no conditions on it unless you guys wanted to put something on there.

I mean, there is a ton on the rest of them, but not this one.

MATT EMENS: Only thing I heard mentioned that might be added to it would be the hours of operation, but I don't know we always add that.

Do we?

PAUL WANZENRIED: No.

JOHN HELLABY: No. So -- I could add it if you want.

MATT EMENS: I don't think there is anything to add to it.

JOHN HELLABY: You guys know of any conditions? None? All right.

So on the Special Use Permit?

The Board voted on the motion.

MATTHEW PISTON: There is no motion and second.

JOHN HELLABY: That is why I need to read the application after. Thank you.

We'll try it again. Application of Five Star Equipment, 1300 Dunham Dr., Dunmore, PA 18512, Rochester New York 14609, Rochester's Cornerstone Group, 460 White Spruce Blvd., Rochester, New York 14623, (owner); for a special use permit to allow uses of similar character (sales and repair of construction equipment) at 200 International Blvd., Rochester, New York 14624 in LI, FPO District.

Do I have a second?

MATT EMENS: Second.

DECISION ON APPLICATION #1: Unanimously approved by a vote of 5 yes with no conditions.

JOHN HELLABY: All right. Application Number 2.

On Application 2, John Hellaby made a motion to declare the Board lead agency as far as SEQR, and based on evidence and information presented at this meeting, determined the application to be an Unlisted Action with no significant environmental impact, and Matt Emens seconded the motion. The Board all voted yes on the motion.

JOHN HELLABY: Application Number 2 of Five Star Equipment, 1300 Dunham Dr., Dunmore, PA 18512, Rochester's Cornerstone Group, 460 White Spruce Blvd., Rochester, New York 14623, (owner); for preliminary site plan approval to erect a 29,916 sq. ft. warehouse/maintenance/office space building at property located at 200 International Blvd., Rochester, New York 14624 in LI, FPO District.

MATT EMENS: Preliminary only?

JOHN HELLABY: Yeah.

So conditions I presently have, the applicant shall supply a landscape plan drawn by a licensed landscaping architect along with required checklist for the Conservation Board review and approval, including project costs.

Applicant to comply with the landscaping plan provided -- or approved by the

Conservation Board.

Upon completion of the project, applicant shall submit a Landscape Certificate of Compliance to the Building Department from a license architect certifying all approved plantings have been furnished and installed in substantial conformance with the approved landscaping plan.

Approval is subject to final approval by the Town Engineer and Commissioner of Public Works.

The Town Engineer and Commissioner of Public Works shall be given copies of any correspondence with other approving agencies.

Applicant shall comply with all pertinent Monroe County Development Committee comments.

Copies of all easements associated with this project shall be provided by -- or to the Assistant Town Counsel for approval and all filing information; i.e., liber and page number shall be noted on the mylars.

Building permit shall not be issued prior to compliance -- or applying -- complying with all conditions -- excuse me.

Applicant is subject to all required permits, inspections and code compliance regulations.

Pending approval of the Zoning Board of Appeals of all required variances.

Applicant to comply with all conditions of the Zoning Board of Appeals as -- as applicable.

Excuse me.

Subject to the approval of the Town Fire Marshall.

Any signage shall comply with Town Code, including obtaining sign permit.

Town will require the applicant to enter into a Storm Water Control Facility Maintenance Agreement with the Town and the -- provide access easement to the Town. The access easements and the SWCFMA will need to be reviewed and approved by the Department of Public Works and the Planning Board Attorney and then filed with the Monroe County Clerk's Office prior to the signing of the mylars.

Designated area to screen storage area -- or screen storage area -- or outside storage of parts that are unsightly or disabled equipment.

Is that agreeable?

PAUL WANZENRIED: You will have a hard time defining what "unsightly" is.

JOHN HELLABY: Yeah, I know. That is why I said it will be a tough one to get our arms around, but...

So I say "unsightly" -- not "unsightly," but "disabled" and/or "scrap equipment"?

DAVID CROSS: Non-operable.

PAUL WANZENRIED: Inoperable.

JOHN HELLABY: Inoperable.

PAUL WANZENRIED: That's a vaguer term, if you will. Inoperable or deficient equipment.

JOHN HELLABY: Designated area to be screened storage area, outside storage -- I got it all screwed up. Hold on. Strike that from the record.

Designated area to be screened storage area for outside storage of parts that include inoperable or disabled equipment.

Yes?

PAUL WANZENRIED: Sure.

JOHN HELLABY: Anything else? Everybody is happy?

All right. To the Application Number 2.

Application of Five Star Equipment, 1300 Dunham Dr., Dunmore, PA 18512, Rochester's Cornerstone Group, 460 White Spruce Blvd., Rochester, New York 14623, (owner); for preliminary site plan approval to erect a 29,916 sq. ft. warehouse/maintenance/office space building at property located at 200 International Blvd., Rochester, New York 14624 in LI, FPO District.

Is there a second?

MATT EMENS: Second.

DECISION ON APPLICATION #2: Unanimously approved by a vote of 5 yes with the following conditions:

1. The applicant shall supply a landscape plan drawn by a Licensed Landscape Architect along with the required checklist to the Conservation Board for review and approval including project costs.
2. Applicant to comply with the landscaping plan approved by the Conservation Board.
3. Upon completion of the project, the applicant shall submit a Landscape Certificate of Compliance to the Building Department from the Landscape Architect certifying that all approved plantings have been furnished and installed in substantial conformance with the approved landscape plan.
4. Approval is subject to final approval by the Town Engineer and Commissioner of Public Works.

5. The Town Engineer and Commissioner of Public Works shall be given copies of any correspondence with other approving agencies.
6. Copies of all easements associated with this project shall be provided to the Assistant Town Counsel for approval, and all filing information (i.e. liber and page number) shall be noted on mylars.
7. Building permits shall not be issued prior to applicant complying with all conditions.
8. Application is subject to all required permits, inspections, and code compliance regulations.
9. Pending approval of the Zoning Board of Appeals of all required variances.
10. Applicant to comply with all conditions of the Zoning Board of Appeals as applicable.
11. Subject to approval by the Town Fire Marshal.
12. Any signage shall comply with Town Code, including obtaining sign permits.
13. Town of Chili will require the applicant to enter into a Storm Water Control Facility Maintenance Agreement (SWCFMA) with the Town and to provide access easement to the Town. The easements and the (SWCFMA) will need to be reviewed and approved by the Department of Public Works and the Planning Board Attorney, then filed with the Monroe County Clerk's office prior to the signing of the mylar.
14. Designated area to be screened for outside storage of parts that shall include inoperable or disabled equipment.

JOHN HELLABY: All right. Application Number 3.

John Hellaby made a motion to declare the Board lead agency as far as SEQR, and based on evidence and information presented at this meeting, determined the application to be an Unlisted Action with no significant environmental impact, and Matt Emens seconded the motion. The Board all voted yes on the motion.

JOHN HELLABY: I think this one has minor conditions. The conditions I have on this one is applicant shall comply with all pertinent Monroe County Development Review Comments.

Copies of all easements associated with this project shall be provided to the Assistant Town Counsel for approval and all filing information shall be noted on the mylars.

Anything else? You don't want me to carry all of the conditions on the last one, right?

PAUL WANZENRIED: I don't think it's necessary, Al (Hellaby).

JOHN HELLABY: All right. Okay.

Application Number 3. Application of Five Star Equipment, 1300 Dunham Dr., Dunmore, PA 18512, Rochester's Cornerstone Group, 460 White Spruce Blvd., Rochester, New York 14623, (owner); for a re-subdivision of 4 lots into 3 lots to be known as, 104B, A-105A, and AR203BA-1 totaling 114.25 acres at property located at 200 International Blvd., Rochester, New York 14624 in LI, FPO District.

MATT EMENS: Second.

DECISION ON APPLICATION #3: Unanimously approved with the following conditions:

1. Applicant shall comply with all pertinent Monroe County Development Review Committee comments.
2. Copies of all easements associated with this project shall be provided to the Assistant Town Counsel for approval, and all filing information (i.e. liber and page number) shall be noted on the mylars.

JOHN HELLABY: All right. You're all set.

We have one minor part of business and that is to approve the June meeting minutes. I will make a motion that we accept the meetings as drafted.

MATT EMENS: Second.

The Board was unanimously in favor of the motion to accept the 6/14/22 meeting minutes.

The meeting ended at 7:48 p.m.