

4. North Greece Fire Department

3/22/2010

Mr. Schultz stated that he has worked with the Conservation Board over the past three (3) months and has addressed all of their concerns. He has reviewed the wetlands on the site with the Army Corp of Engineers, the proposed pond has been designed by the Army Corp of Engineers and Access to the bottom of the hill has been added. Mr. Schultz stated that the tubing hill has been designed and graded for safety, they have "hooked up" with the snow making company who has designed the snow making equipment for the past two Olympics (this company is local and is familiar with snow making for tubing hills). Mr. Schultz reviewed the leach system design and stated that the current system is using 1/3rd of its capacity. Mr. Schultz pointed out that additional parking has been added and that the owner is aware that the parking may limit the use of the facility.

A review of the Conservation Board comments was held.

PUBLIC COMMENTS:

Jim Smith: Would it not be practical to have a road along the west side of the property to allow emergency access to the fields proposed on the northwest portion of the property.

Mr. Schultz stated that the owner will be maintaining a vehicle that will allow an injured player to be moved from the fields to the parking lot. Mr. Miller stated that he will allow ambulances to drive on the field if necessary, that if a person is injured he does not care about the field that can be repaired the person is more important. Mr. Miller stated that he is investing in the community so that the people of the community stay here and don't have to travel elsewhere.

Walter Pavlovych: How close is this property to the next property.

Mr. Schultz stated that this properties north property is Mr. Pavlovych's south property line.

Walter Pavlovych: How will this development effect the wetlands on his property?

Mr. Schultz stated that the wetlands on both properties is a "low value" wetland and that this development will not expand the wetland but will actually "pull back" the wetlands, that the pond will be retaining water that would normally run on to his property.

Doug Miller Continued:

Jack Barton: Questioned how the public was going to access the soccer fields to the north.

Mr. Schultz stated that they have proposed the grading so that the side slopes are negotiable and it will be a terracing grading. Pat Labor stated that the public will be able to access the fields by using the access path to the east. Mr. Miller stated that this design is exactly like the soccer facility in Erie and is one of the biggest facilities in the area. Mr. Labor stated that the Town of Sweden's Town Park is designed like this proposed design.

John Wilcox: Questioned what the noise level will be when the snow "guns" are working.

Mr. Schultz stated that they have provided to the Town Engineer the sound reports for the snow making equipment. Mr. Schultz stated that the level of noise will be that of a passing vehicle. Mr. Schultz then stated that when standing under the snow making equipment it is noisy but at the run out area of the tubing hill and at the road it will not be that loud.

John Wilcox: Asked how many snow "guns" will be running at a time.

Mr. Schultz stated that there will be ten and that they will only run the guns when the temp is below freezing and will probably only run at night.

A discussion was held on the type of snow that will be made for the tubing hill. It will be wet and heavy not like the like and fluffy snow that is made for skiing hills.

John Wilcox: Asked if there will be grooming equipment used to maintain the tubing hill.

Mr. Schultz stated that there will be grooming equipment used and that the owner is in negotiations with a local snowmobiling club to rent their grooming machine.

Bob Prince: Stated that there have been a lot of public interest in these plans and a common question is how will the public get from the parking lot to the top of the tubing hill as it is a 30 feet drop from the top of the hill to parking lot.

Mr. Schultz stated that they are proposing a "moving sidewalk" that you will stand on and it will move you to the top of the hill, the sidewalk moves at a pace where you can

walk off of it. A discussion was held on other ways to move people to the top of the hill.

Tim Harner: Asked what the mechanics of the "tubing" process will be.
Mr. Schultz stated that the tubes will be stored in a "roll off truck" and that the public will get their ticket at an outside ticket "booth" then get their tube from the truck and then move up the "sidewalk".

Jim Roose: Asked what happens when someone gets to the top of the tubing hill and does not want to go down.
Mr. Schultz stated that there will be employees at the top of the hill and at the bottom of the hill and there will be a protocol for this type of situation.

John Wilcox: Asked if there will be lighting for the snow tubing hill and the soccer fields.
Mr. Schultz stated that a lighting plan has been submitted to the Town, that that is part of the Town standards and all the lighting will be contained on site.

John Wilcox: Which field will be lighted?
Mr. Schultz stated that the field directly behind the dome. A discussion was held on the reason why they picked this field.

John Wilcox: Just one field will be lighted?
Mr. Schultz stated that the initial plans are for the one field to be lighted.

Mr. Schultz then reviewed with the public that this plan was unique to the Town of Parma and has to be in a site that is zoned highway commercial. This site is zoned properly for this, the majority of the neighboring property is commercial and that the main use of this facility will be soccer and the tubing facility will allow the owner to have a year round business.

John Wilcox: Will the fields be grass?
Mr. Schultz stated they will all be grass, except for the inside fields.

John Wilcox: What will be the hours of operation?
Mr. Miller stated that the lights should be out by 10 pm, as he will be dealing mostly with youth, that he does not want

to be open all night long as he has no desire to interrupt others lives. Mr. Schultz stated that the snow tubing facility will probably be busy on the weekends and should not be that busy during the week, as the kids will be in school.

Jack Barton: Where will the "ticket hut" be located.
Mr. Miller stated outside at the top of the hill.

Jack Barton: Don't see the "ticket hut" located on the map and there will have to be some type of protection for the "ticket hut". Will need either guardrail or curbing.
A discussion followed. Mr. Miller stated that the "ticket hut" will be movable and he does not plan on putting anyone in danger.

Jack Barton: Kids running in the parking lot will be a big concern.
Mr. Miller stated that he is not 100% on the details of the "ticket hut" but will go over with the Town in full detail before any final decisions are made.

Corcetta Wilcox: What teams will be using the fields?
Mr. Miller stated that the teams will come from all over and will be available to everyone but the home teams will have first choice.

Bob Prince: Asked if there was anyway to get emergency vehicles in from Manitou Road.
Mr. Schultz stated that there probably was not as opening a second entrance will create confusion for patrons and did not want to cause issues on Manitou Road with parked cars. The original plans called for an entrance but it interfered with the drainage of the site.

Tim Harner: Stated that he was concerned with the parking and that the driveway may have to be widened and possibly a person will have to be employed to direct traffic on a busy day.
Mr. Schultz reviewed the findings of the Traffic Engineer's study which found that at peak times there would be no impact on the intersection and at most three (3) cars will be waiting to get out of the parking lot on to Ridge Road.

Acting Chairman Tod Ferguson closed the public hearing.

Town Engineer John Paul Schepp reviewed his letter of May 3, 2010.

Mr. Schepp stated that this application requires a long form environmental assessment form. Mr. Schepp stated that the first part of the form was filled out by Schultz associates, which he has reviewed and found to be accurate and acceptable as submitted.

Mr. Schepp then stated that he has prepared part 2 of the form and is prepared to review with the Board part 2 for the Boards review and either acceptance or direction as to how they would like the form filled out. Mr. Schepp then went through each question on part 2 of the long form and explained to the Board why he answered each question as he did and why or why not he felt the project would or would not effect the surrounding areas.

Mr. Schepp then reviewed with the Board part 3 of the form and explained to the Board why he filled out the Evaluation of the Importance of the Impacts as he did. A discussion followed on this section.

Acting Chairman Tod Ferguson confirmed that the Board was accepting Lead Agency status. Jack Barton reviewed that all the necessary notifications were sent out on March 15, 2010 to all the involved and interested agencies and no agencies responded that they would like to be lead agent. The 30-day time limit has expired.

Tim Harner stated that he felt that this application will have a small impact on the surrounding area, as a traffic study has been done, there has been no evidence entered into the records to the contrary, and two key factors are that it is located at the corner of two major roads and that this site is effected by the buried fly ash and this application seems to be the best fit for the site.

A motion was made by Rick Holden and seconded by Tim Harner to:

1. Accept the Full EAF prepared for this project by Chatfield Engineers, PC as reviewed at tonight's meeting.
2. That this project is a type 1 action under SEQR.
3. That the Planning Board is the lead agency for this SEQR application.
4. A coordinated review has been completed.
5. That this project will not result in any significant impacts on the environment.
6. To issue a Negative Declaration for this application.

Motion carried unanimously 4-0. (Ed Fuierer absent).

MISCELLANEOUS

A motion was made by Tim Harner and seconded by Bob Pelkey to approve the minutes of the April 19, 2010 meeting as presented. Motion carried unanimously 4-0 (Ed Fuierer Absent).

Acting Chairman Tod Ferguson passed out the Town and Topics Vol 24 #2 to the Board members.

There being no further business, a motion was made by Tim Harner and seconded by Rick Holden to end the meeting at 8:50 pm. Motion carried unanimously 4-0 (Ed Fuierer Absent).

Respectively submitted,

Maureen L. Werner
Recording Secretary