

All Seasons Subdivision

The following signatures were on the plans:

Monroe County Pure Waters:	August 31, 2012
Monroe County Health Depart.:	September 10, 2012
Town Building Inspector:	September 6, 2012
Monroe County Water Author.:	August 31, 2012
Town Engineer:	August 31, 2012
Town Highway Superintendent:	September 5, 2012

After reviewing the plans, a motion was made by Bob Pelkey and seconded by Mike Reinschmidt to grant final approval for this application subject to the posting of the letter of credit with the Town. Motion carried unanimously 5-0.

NEW BUSINESS

5018 Ridge Road West SubdivisionCommercial Site Plan

Kris Schultz presented to the Board plans showing two properties on the northeast corner of the intersection of 259 and Ridge Road being merged into one property.

Mr. Schultz stated that the old "Lowery Auto Sales" property and the property directly north of that property are owned by the same person and he would like to have the two properties merged into one tax account number.

Mr. Schultz stated that they are in process of having the property re-zoned so that the two properties are both zoned the same. The re-zoning approval is subject to the two properties being merged into one property.

Mr. Schultz stated that presently the property to the north has crushed stone parking and a septic system that was put in about six years ago, which they are planning to use for the existing building on the southerly property.

Mr. Schultz stated that they will be preparing new water calculation for run off from the site and will be putting in a swale which will discharge to a drainage ditch to the east.

Mr. Schultz stated that they will be adding lighting along the sides of the parking lot. There was a lighting plan attached to the plans and the light spillage will be within the site. Jack Barton stated that it looks as though the lights on the east side are different from the lights on the west side. Mr. Schultz stated that they are different fixtures.

Mr. Barton asked if there was a detail for the proposed wooden weir that is on the plans. Mr. Schultz stated that there was a detail for the weir on the detail page.

5018 Ridge Road West Continued:

Mr. Barton also stated that an easement may need to be granted in that area to make sure the drainage ditch stays cleaned out.

The home and out building will be removed from the property to the north.

Steve Aprilano asked if there were any structures on the small property to the east that the drainage ditch drains to. Mr. Schultz said there was not, it is vacant land.

Chairman Tod Ferguson questioned if the DOT had any issues with the entrances to the site and their width. Mr. Schultz stated that they would be eliminating two entrances and that they had thought about gates but the owner has decided to block the entrances when not open with vehicles.

Steve Aprilano asked what type of cars will be sold on this site. Mr. Schultz stated mainly used cars.

Chairman Tod Ferguson asked that the parking on site be pulled back out of the right-of-way. Mr. Schultz stated that he could do that as there was plenty of room and that the plans presented tonight show the property as it stands presently.

Mike Reinschmidt asked if the floor drains in the existing building have oil separators. Mr. Schultz stated that there are floor drains in the building but they are in the process of being capped, as there will be no servicing of automobiles in the building. They will be using that area to display cars but no work. The work will be done across the street.

Chairman Tod Ferguson asked if the Engineer had any idea what the building will look like after the renovations are completed. Mr. Schultz stated the same just with new paint.

Chairman Tod Ferguson asked if the state will require a note to be placed on the plans showing which entrances are to be removed. Mr. Schultz stated that they will and he will place that on the plans.

Mike Reinschmidt asked if the house that is to be removed is empty. Mr. Schultz stated that it is.

There was a consensus of the Board to send the plans out to the referral agencies for their comments and concerns.

MISCELLANEOUS4618 Ridge Road WestSite Plan

Kris Schultz was before the Board to give a status update from the last meeting in regards to this application.

4618 Ridge Road West Continued:

Mr. Schultz passed out updated phasing plans with a few changes, along with a copy of his letter to the Town dated 09.15.2012.

Mr. Schultz showed pictures of the handicap entrance into the dome. He stated that it was not put in correctly. That the correct plans were given to the mason who put in the handicap ramp but he did not follow the plans. The wings are suppose to be out 5 feet these are only 2 feet. Mr. Miller know understands what has to be done and he has contacted the mason or originally put in the ramp to ask him to correct his mistake. If he is unwilling to fix the mistake, they have a back up mason who will come in and correct and this should be complete with in two weeks. As to the dimple pad, they have reviewed the requirements for placing a dimple pad and one is not required at the entrance of a commercial building.

Mr. Schultz then reviewed with the Board the light specs that were used for the lights on the sledding hill. He stated that the correct wattage was put in, it was put in per the approved plans. Chairman Tod Ferguson asked if these lights will need to re-positions. Mr. Schultz stated that they did need to be re-positioned.

Mr. Schultz then reviewed with the Board the plans for the light poles that were put in on the top of the sledding hill. The plans show a re-bar case that was installed when the poles were put in. He then showed the Board pictures of the bases as they sit on the site today. Mr. Schultz stated that he has inspected the bases, that there is no cracks in the soil around the bases, that they have been up for a year and weathered some pretty good wind storms and that he does not see any issues with settlment at this point. He is recommending that the Town require yearly inspections of these bases.

A discussion was held in regards to having a licensed professional inspect the bases, Mr. Schultz stated that he is a licensed Engineer and he is putting his seal on these bases saying that they were installed correctly.

Mr. Schultz then showed the pictures of the stone "drive" along the east side of the sledding hill. The drive needs to support emergency vehicles for access to the base of the hill. Mr. Schultz has inspected the drive and the top and middle are sufficient but the bottom is thing and needs some more stone. He stated that the plans call for the drive to be 12 feet wide it was actually installed at 16 feet wide.

Mr. Schultz then showed pictures of the existing lighting on site and a picture of the filling of the existing fields. Showing that top soil is being brought in and being re-graded. They should be raked and seeded by next week. A picture of field one was shown also.

Mr. Schultz then turned to the modified phased site plan. Stating that the plans show the existing two lights at the top of the sledding hill and the proposed three lights to be put in during phase 4 of the plan.

4618 Ridge Road West Continued:

Chairman Tod Ferguson asked that the entrance to the stone "drive" be striped and marked with no parking. Mr. Schultz stated that this will be done.

Mr. Schultz then went through each issue set out in his letter.

1. Fire lane and how marked. He is working with Fire Marshal on this and needs to get approval.
2. Modifications to handicap access ramp. Will be put in according to ADA requirements.
3. Fence at top of sledding hill. Chicken wire has been placed on both sides of the split rail fence.
4. Pond/paving/storm sewers to be done in phase 4.
5. Weekly SWPPP are being done and SWPPP three ring binder is on site. Mr. Schultz is doing these weekly and upon completion they are being emailed to Mr. Miller to be put in the binder. The Town is receiving these also.

Mr. Barton stated that they Town has not received any reports as of this date. Mr. Schultz stated that he will make sure that the Town gets copies of the already completed SWPPP and that they get the future SWPPP once completed.

6. Dome revisions are being done by the architect. Chairman Tod Ferguson asked if an architect had been selected. Mr. Schultz stated it is the original architect that has been working with State.

Mr. Schultz then went over the Monroe County site visit and the issues that they are taking care of in response to their comments:

1. Silt fence and erosion control.
2. Inspector was happy with stabilization of construction entrance.
3. Will be a follow up inspection at the end of September.

Mr. Schultz stated that there were some bare spots on the filled areas and they have been directed to add top soil to those spots. That the owner has gotten extra top soil so he can top soil hill which needs approximately 2 inches. Mr. Barton stated that the hill was included in the phase one and two fill permit. Chairman Tod Ferguson asked if seed will be put down within a week or two. Mr. Schultz stated that it would.

Mr. Schultz stated that he will be out of town for the next Planning Board meeting and is asking that the fill permit be extended to the meeting after the next, as he is

4618 Ridge Road West Continued:

the one who is intimate with the details of this plan. He felt if he sends one of his employees in his place they will not be able to answer the Boards questions.

Chairman Tod Ferguson asked if there were any complaints filed against this application since the last meeting. Mr. Barton stated there has been some activity on the site but no complaints.

Mr. Barton just wanted to remind Mr. Schultz that the Board is looking at the phased plans and that the approval of the phased plans has not yet been given.

A discussion was held on the lighting and if there was a technical way to get an inspection done on them right now. The Board wants to make sure that drivers on Manitou Road and Ridge Road are not blinded by these lights when driving at night. A light meter can be used and Mr. Schultz will look into getting a light meter. Mr. Barton stated that the Town is looking for compliance with the approved plans.

Mr. Barton wanted to make sure that the stone "drive" along the east side of sledding hill was at least 12 feet wide from top to bottom, not what the average width was. Mr. Schultz said it was.

Mr. Barton asked that Mr. Schultz add to the plans more specifics as to where the additional stones need to be added at the bottom of the stone "drive". Mr. Schultz stated he would.

Mr. Barton stated that the original plans do not show seating for the out door fields but in the pictures presented tonight he noted that there were bleachers along the side of field one. He is not sure how this will effect the fire lane. Mr. Schultz stated that he would look into this and get back to the Town with his findings.

A lengthy discussion was held on the existing leach system. Mr. Schultz stated that the current system is designed to handle 900 gallons a day, equivalent to a 2 to 4 bedroom home's system. That historically the site used 200 gallons a day and the system has the capacity to handle 4 times that. There were limiting factors, the limited amount of fixtures and the limited parking of the site.

Mr. Schultz stated that he would do the calculations for full capacity of tubing hill and dome to see what is needed.

Mr. Aprilano asked if there is any documentation as to the septic system that was installed when dome was built. Mr. Schultz stated that there was and the Health Department had all of the information from when the system was installed.

Mr. Acker asked if there was room to expand the system. Mr. Schultz stated that there was. Mr. Schultz stated that when they fill in the old pond they will be using sand and gravel so that they can use this area for future overflow.

4618 Ridge Road West Continued:

Mr. Reinschmidt asked if there was a time frame for the variance on the dome capacity. Mr. Schultz stated that he is not aware of any deadlines. Mr. Barton stated that until the application for expansion of maximum occupancy has been submitted, approved and a C of C is issued, the owner is bound by law to follow the original maximum occupancy.

Mr. Barton stated that the concern right now is how the owner will handle the restroom facilities for the site today. If he is proposing porta potties, how many and will they be temporary? Mr. Schultz stated that this something that he needs to work on.

A lengthy discussion was held on how the calculations for water consumption should be done. Mr. Schultz stated that ticket sales for the sledding hill are for 2 or 3 hours so if there is 600 tickets sold a day, they will not all be there at the same time.

Mr. Barton stated that it needs to be established if the Board is okay with porta potties being used on site and if so, how many will be needed and how long they will be on site for. Mr. Barton also stated that he will need to verify that the building code allows portable toilets.

Mr. Schultz stated that he would do the calculations and come up with a reasonable number of porta potties and proposed placement for the porta potties on the site.

After a discussion, a motion was made by Bob Pelkey and seconded by Mark Acher to extend the fill permit for phase one and two until the October 4, 2012 meeting, at which time Mr. Schultz or a member of his firm will give the Board an update on what has been done at the site. Motion carried unanimously 5-0.

A motion was made by Mike Reinschmidt and seconded by Steve Aprilano to accept the minutes of the September 6, 2012 meeting as presented. Motion carried unanimously 5-0.

A discussion was held on the proposed Development regulations. The Board gave Mr. Barton there hand written corrections. It was agreed that Section 2 would be reviewed at the next meeting.

There being no further business, a motion was made by Steve Aprilano, seconded by Bob Pelkey to end the meeting at 8:12 pm. Motion carried unanimously 5-0.

Respectfully submitted,

Maureen L. Werner
Recording Secretary