

A discussion followed on the proper process of establishing a letter of credit with the Town. Once the Town Engineer approves of the proposed figures, the application is then presented to the Town Board for their approval, once they have approved the figures, the developer then needs to establish an account with the Town in that amount.

Chairman Ferguson opened the public hearing.

Public Comments: None

Chairman Ferguson closed the public hearing.

There were no more comments from the Board.

A motion was made by Bob Pelkey and seconded by Mike Reinschmidt to table the application until next meeting or until such time as all of the necessary signatures have been obtained on the final plans. Motion carried unanimously 4-0 (Steve Aprilano absent).

NEW BUSINESS

Rochester Gas & Electric 1880 North Union Street
Mike Schaffron presented to the Board plans to "improve" this existing site and to pave the existing yard area.

Mr. Schaffron stated that when the site was originally constructed the area was covered with crusher-run. The area serves as a storage unit for transformers and that the transformers contain mineral oil and at times this oil may spill from the transformers. The plans that they are presenting tonight will put into place a plan that will incorporate spill protection and an isolation plan.

Mr. Schaffron stated that they are proposing to put in a five foot stone trench around the perimeter of the site, any oil spillage would then migrate over the pavement and into the trench where the oil would be isolated. The existing stone will be re-graded so to direct the drainage to the trench, the overall general direction will then go east and flow into the ditch. There is an existing ditch around the property which has not been maintained and RGE would like to clean that out to establish a good flow in the area.

Mr. Schaffron went on to explain that when the site was originally constructed a filter fabric was installed under the stone and this has been destroyed over the years and there are now soft spots in the yard and when the trucks come in to pick up the transformers they are getting stuck up to their axles.

Chairman Ferguson reviewed a letter from the Town Engineer, dated 10/5/2012 in which he addresses the run off.

Mr. Schaffron stated that a SPDES permit is not required. A discussion followed. Mr. Schaffron stated that the proposed trench is designed to handle a two year storm and if it rained 2.2 inches within a 24 hour period all of the water would be contained within the proposed trench, that the trench has ability to control a substantial amount of water. Mr. Schaffron stated that he did not feel that any mineral oil that spills will travel further then the stone trench and that the trench could be cleaned.

Mr. Schaffron stated that there are federal wetlands in the area and pointed them out on the plans. Soil samples have been taken and show no PCBs and only some semi-volitable products. Any soil taken from this site would be taken to the landfill to be properly taken care of.

Mark Acker asked where the soil samples were taken from. Mr. Schaffron stated 6 samples were taken, 4 from inside and 2 from outside.

Mike Reinschmidt asked at what depth the samples were taken. Mr. Schaffron stated at composite depth.

Bob Pelkey asked how many transformers are stored on site. Mr Schaffron stated a couple hundred. Mr. Pelkey then asked how much oil dose each of the transformers hold. Mr. Schaffron stated it depened on the size of the transformer.

Chairman Ferguson stated that the subdivision to the east floods out and that when this site was first developed not much engineering was done in regards to retention and detention of the run off from this site. Chairman Ferguson stated he would like to see additional catch basins on the north side to help. Mr. Schaffron described his prior thoughts as to drainage on this site. And, that the proposed trench is designed to be a "green practice". The soils in the area are "B" soils and are good peculating.

A discussion followed on the drainage of this site. Chairman Ferguson wanted Mr. Schaffron to understand that the Town Code allows for the run off from the site to remain the same, but any increase has to be dealt with under the Town Codes and with the amount of impervious surface being added calculations will need to be submitted to prove no additional runoff is coming from the site. A discussion was held on the design of the trench and how it is engineered to hold the additional run off.

Chairman Ferguson stated that anything that the engineer could do to diminish the amount of run off from the site would be helpful. Mr. Schaffron stated that he

RGE Continued:

certainly could additional storage to the collection area.

Mike Reinschmidt questioned where the existing inventory would be moved during the construction of the improvements. Mr. Schaffron stated that they would be moving it from south side of property to north side during construction.

Jack Barton stated that he contacted the Town Highway Superintendent today and spoke with him about the drainage from this site. He stated that there is a problem with the drainage to the north and east, that in 1994 or 95' RGE was approached to reduce the flow from the property but they were not able to help at that time, that the pipe through subdivision cannot be enlarged, the drainage from this site runs north and east and there is no retention on the site and anyway to help reduce the runoff from this site would be very helpful. Mr. Schaffron described how he might be able to decrease the runoff.

Chairman Ferguson stated that any reduction of run off would be greatly appreciated but there can be no more run off from the site then that exists today.

Mr. Barton stated that he would communicate with the Town Engineer what the Planning Board is looking for.

Chairman Ferguson asked Mr. Schaffron to revise the plans and re-submit the revised plans.

Mr. Schaffron asked if RGE could start on the "maintenance" issue on the site - removing the soft spots in the yard and installing the trench. A discussion was held on this and the fact that check dams should be installed in the trench to help slow flow.

Chairman Ferguson asked if RGE was planning on doing the construction this season. Mr. Schaffron stated that they would like to get it done this construction season if they are approved but if they have to they will wait till next season.

Mr. Schaffron asked to be placed on the next meetings agenda.

The Board stated that they were okay with RGE working on the "maintenance" issues, removing and replacing soft spots and construction of trench, before the Board has issued a final approval on the plans.

Mark Acker asked if there were any plans to increase the number of transformers stored on site. Mr. Schaffron stated there were no plans to increase the number, the new plans will make it more efficient to store the transformers.

A discussion was held on how RGE is going to identify the soft spots. Mr Schaffron stated they would be proof rolling

Mr. Barton stated that the site looks pretty good, that the area east of field two and the sloped areas need attention. Mr. Schultz stated that he has spoken with owner in regards to this and depending on weather, he will be seeding this year or putting down mulch and seeding next year. Mr. Barton want to be clear that he understood Mr. Schultz to say that the owner is going to attempt to stabilize with grass or put down temporary stabilization. Mr. Schultz stated yes.

Mr. Pelkey asked if any more fill needs to be brought in. Mr. Schultz stated no, just need the fill permit to be extended so that they can get the fill stabilized.

A discussion was held on the extension of the fill permit and the time frame if any.

Mr. Barton stated that the Planning Board still needs to address the issue of phasing this plan with the Board.

Mr. Barton also stated that the tubing hill on the east side of field one has jute mesh and there is a space between the mesh and the soil. Mr. Schultz stated he would need to look at this. Mr. Barton reiterated that this is still a concern and needs to be addressed.

Mr. Barton stated that there is still an issue with the operating permits, restrooms. A lengthy discussion followed. Mr. Schultz stated that he still needs to look into how much water was consumed on the site last year, that they may have to use temporary porta potties for holidays and long weekends or they can always have the septic tank pumped prior to any projected high crowd days. Mr. Schultz still needs to talk with architect.

Mr. Barton stated that the town has established a 640 capacity for the site and the restroom facilities on site cannot support 640. Mr. Barton stated that porta potties are only allowed for special temporary events.

A lengthy discussion followed on the capacity and the need for more restrooms.

A motion was made by bob Pelkey and seconded by Mark Acker to extend the fill permit to the 19th of November. Motion carried unanimously 4-0 (Steve Aprilino absent).

Mr. Schultz stated that he will bring in a phased plan at the November 19th meeting and will present it to the Board.

Mr. Barton stated that the Town is still waiting for a written certified statement in regards to the foundations for the light fixtures were put in per the approved plans.

Because there were members of the audience who were in attendance for a school requirement Chairman Ferguson gave a quick overview of the terminology used at tonight's meeting and a quick overview of the Planning Board's responsibilities.

A motion was made by Mark Acker and seconded by Bob Pelkey to accept the minutes from the October 4, 2012 meeting as presented. Motion carried unanimously 4-0 (Steve Aprilano absent).

A discussion was held in regards to the lighting at the RGE site at North Union Street and the board agreed that they would stop by and check the lighting out prior to the next meeting.

A quick review was done of Section 3 of the proposed Town Development regulations, a lengthier review will be done at the next meeting.

Bob Pelkey stated that he will not be at the next meeting.

There being no further business, a motion was made by Mike Reinschmidt and seconded by Mark Acker to end the meeting at 8:23 pm. Motion carried unanimously 4-0 (Steve Aprilano absent).

Respectfully submitted,

Maureen L. Werner
Recording Secretary