

**VILLAGE OF PAINTED POST
PLANNING BOARD
MEETING MINUTES
WEDNESDAY, APRIL 8, 2020**



ATTENDANCE:

Planning Board Members Present:

Vincent Krystof (chair), Martha Tober, Moira French, Vickie Button, Kathleen Scalaro (alternate)

Planning Board Members Absent:

Marcia Weber, Art Stilwell (alternate) Bill Scheidweiler (Village Board Liaison)

Planning Consultant:

Stephanie Yezzi & Chelsea Robertson

Village Clerk:

Anne Names

Others: Ralph Foster (Mayor), Larry Foor (Foor & Associates), Jill Staats & Jamie Johnson (Steuben IDA), Mike O'Connell (Larson Design), Charlie, Chris & Randy (Tyoga Container), Nancy Foster (ZBA)

1. CALL TO ORDER:

Meeting was called to order at 5:20 PM by Vincent Krystof, Planning Board Chair via ZOOM

2. APPROVAL OF THE MINUTES FROM NOVEMBER 2019 MOVED TO NEXT IN-PERSON MEETING.

3. NEW BUSINESS:

A. Concept Plan review for Tyoga Container project at the West Water Street development site:

C. Robertson begin the discussion by outlining the meeting's agenda. The floor would be opened to Tyoga Container to describe the project as detailed in the submitted conceptual site plan, application packet and narrative. The meeting would then move to a comment period for planning board members. S. Yezzi would then describe the SEQR process and next steps in the review process.

Tyoga Container described the 600,000 square foot project for a trucking facility and warehouse. As part of the project, 30 acres will undergo grading and clearing. The warehouse will include two (2) connected offices at two (2) stories each. The total impervious surface area on the site will be 25 acres. With over 1-acre of disturbance, the project requires a SPDES permit from DEC with a Stormwater Pollution Prevention Plan (SWPPP).

Though the project narrative highlights employment of approximately 60 to 65 people operating 16-hour days, 6 days a week, it is anticipated that employee transfer would be much higher. Tractor trailer traffic is expected to be approximately 68 to 75 trips per day. Peak traffic will vary but will avoid school and rush hour traffic as indicated through a traffic study.

Additional project information included the predicted total project cost of \$33,000,000. There is a purchase agreement in place up to April 30 that has the possibility of being pushed out depending on the planning board feedback from this meeting.

Mike O'Connell and Larry Foor discussed supplemental documentation such as a traffic study and soil borings that still need to be completed.

Chelsea opened the floor for comment. V. Button and M. Tober highlighted their strong approval of the project while others agreed. Many stated the site has been inactive for years and this development would be great for the community. Discussion of traffic mitigation included the spread of trucks over the 16-hour day. Vickie stated that the amount of trucks per hour or 20-minutes should not impact that location greatly.

The Planning Board collectively showed interest in the project. This will greatly support the property's needs and meet deed restrictions in place.

S. Yezzi outlined the SEQR process, recommending that this meeting should begin the coordinated review process. It was recommended that the Planning Board claim lead agency and state that the project is a Type I action. The coordinated review will need to incorporate both involved and interested parties. Involved groups include Steuben County, Steuben IDA, NYS Department of Environmental Conservation (DEC), NYS Department of State (DOS), Empire State Development (ESD), and Village of Painted Post Department of Public Works. Interested groups include the Town of Erwin, Village of Painted Post Board of Trustees, Siemens, and the Army Corps of Engineers. Once packets have been sent out, parties have 30 days to comment on the proposed project.

Stephanie stated that the next meeting would be for preliminary site plan review. The meeting will also include completing documentation to submit for 239m review and delineating what is needed for the applicant to complete the EIS. Final site plan review will include a public hearing, full SEQR review including completed EIS, and an environmental declaration. The Planning Board will then have the opportunity to approve, deny or modify the application for Special Use Permit. Stephanie recommended that the applicant begin working on the traffic review as this will be required.

At this time, Vickie Button requested a **motion to claim lead agency, declare the project as a Type I action, and request a coordinated review** as discussed.

Motion by: Vickie Button **Seconded by:** Martha Tober **Carried.**

Chelsea discussed a date for the next meeting. It is currently set for Wednesday, May 6; however, it may be pushed out a week or two. The hope is to have the next meeting in person, depending on when bans will be lifted for holding non-essential meetings. The team will be in contact regarding a change in meeting date and the platform in which it will be held.

4. **OLD BUSINESS:** None.

5. **CORRESPONDENCE:** None.

6. **NEXT MEETING:**

TENTATIVE: Wednesday, May 6, 2020

Applications Due: Tuesday, April 21, 2020

7. **ADJOURNMENT:**

Motion: *To adjourn the meeting*

Motion by: Vickie Button **Seconded by:** Moira French **Carried.**

Meeting was adjourned at 6:00 PM by Vincent Krystof.

Minutes taken by Stephanie Yezzi, Planning Consultant.