

emailed to bd. 12/11
Approved 12/23

LIVONIA JOINT PLANNING BOARD MEETING MINUTES

~~DECEMBER 9, 2013~~

PRESENT: Chair Bennett, R. Haak, D. Richards, J. Sparling, J. Palmer, Code Enforcement Officer - A. Backus, Town Attorney - J. Campbell, Recording Secretary - K. Masterson.

ABSENT: C. Casaceli, D. Simpson

AGENDA:

Approve the meeting minutes of November 25, 2013

- 1.) Andrewlavage Subdivision- final
- 2.) Sweeteners Pus/Hess/American Natural Gas - Public hearing for final site plan.

Chair Bennett called the meeting to order at 7:00 p.m.

Chair asked board members to review the November 25, 2013 meeting minutes.

M/2/C (R. Haak, J. Palmer) to approve the November 25, 2013 meeting minutes with the corrected items. (See revised meeting minutes).

Motion carried 5-0.

Chair asked Barry Carestio surveyor for applicant Joyce Andrewlavage, to update the board on any changes to the previously submitted subdivision plan. Barry explained the general location and that it is the intent to offer for sale parcel 5-A consisting of 25 acres. Its access is from Rt. 15 South. The remaining portion 5-C consisting of 1 acre will be added to existing parcel 4 which front on Decker Road. Public water is available from both sides.

Recording secretary stated the County Planning Board has issued a local option.

Chair asked if there are any questions from the board, hearing none, asked for a motion on a public hearing.

M/2/C (R. Haak, J. Palmer) to waive the public hearing.

Motion carried 5-0.

Chair asked board members to review Part two of the SEQR form. Questions 1-11 and answered no impacts to each. Chair asked for a motion on SEQR: M/2/C (J. Palmer/D. Richards) to declare a negative declaration on SEQR based upon the review of possible environmental impacts from the project.

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Motion carried 5-0.

Chair asked for a motion on this subdivision application: M/2/C (D. Richards/R. Haak) to approve the subdivision application as presented.

Motion carried 5-0.

Chair asked recording secretary to read aloud the public hearing notice for Sweeteners Plus/Hess/American Natural Gas site plan.

Chair asked representative Rob Jess to fully explain the revised site plan.

Rob reviewed the past discussions at the previous planning board meetings. He has submitted a revised final site plan for consideration and tonight's public hearing. Rob introduced his associates on this project and RGE staff.

Rob discussed recent correspondence regarding the Lakeville Fire Department, the Oliver's and the planning board. He has attempted to address the Oliver's concerns. He has added DO NOT ENTER signs on portions of the entrance area as suggested by the County Planning Board. A security traffic gate has been shown on the plans to discourage unwanted vehicle entrance. They are awaiting a driveway permit from the State DOT. There will be no increase to storm water off this site, it will be detained and treated prior to entering an existing seasonal creek. The lighting plan has also been updated to show 8 LED flush mounted elements in the canopy. An additional light has been shown on the maintenance pad area. They have modified the landscape plan with a substitution of evergreen trees as now shown on the plan.

Chair thanked rob for the review and announced he was opening the meeting for public comment.

Wil and Maria Oliver asked about large tanker trucks having enough turning radius coming out of Sweeteners Blvd. and then entering the new driveway to the fill area. John Hooker felt these trucks would not attempt that, it would be discouraged. John Hooker said all fueling vehicles would enter through the new Rt. 15 driveway, not Sweeteners Blvd.

Barry Carestio asked about potential blast area if an explosion should occur. Rob stated this fueling system complies with the required NFPA Standards, there are no other standards.

Maria Oliver asked if an attendant would be on hand. Rob said no, everything is automated and activated by credit card entry.

Wil Oliver asked about sediment buildup in the existing gas main and would this new operation cause sediments to migrate into their home service. Representatives from RGE said no.

Wil Oliver asked if there would be any pressure drops in the existing gas delivery system. RGE said no.

There was a question on potential gas leaks in the piping and connections. American Natural Gas said they closely monitor this with weekly inspections. The vessel tanks are design to not explode. The industry has a very safe record to date. Natural Gas fueling stations will becoming more available, it has a safer record then the gas fuels industry, gasoline stations.

Chair felt this proposed system would not create any additional specific wear and tear to the existing pipe delivery system in the area.

Oliver's asked RGE staff when do they replace existing gas main piping, does it have a life span. RGE stated there are some mains in Rochester that are 50 - 100 years old and just now being replaced.

Bob Thompson asked about the leakage factor with the national gas industry being anywhere from 3% to 7% and are they concerned about this effect to the greenhouse buildup. RGE staff said they have the best safety record in the Northeast and don't want to have leaks, it effects there bottom line.

Oliver's asked if emergency valves are identified for staff use. Rob said push button shut offs are installed along with sensor monitoring to shut everything down.

John Hooker said Sweeteners is moving toward a reduction in greenhouse gases and reducing their carbon footprint by the use of this facility and other processes they are now using. The potential for leaking fuel oil tanks will be eliminated.

Oliver's asked who will own this facility. Rob stated Hess Corp will, Sweeteners will purchase the gas. Hess is a customer of RGE.

A question was asked if the Town of Livonia will be giving any tax breaks. Jim Campbell stated none that he is aware of.

Chair closed the public hearing portion of the meeting and directed the board members to review

part two of the SEQR form. Chair stated part one was addressed by the applicants and everything seemed in order.

Board members discussed questions 1-11 of part two and found no impacts as a result of this action. Chair asked for a motion on SEQR: M/2/C (J. Palmer/R. Haak) to declare a negative declaration based upon the review of possible environmental impacts from this project.

Motion carried 5-0.

Chair then asked for a motion on this site plan application:

M/2/C (D. Richards/J. Sparling) to approve the Sweeteners Plus/Hess/American Natural Gas site plan application as presented.

Motion carried 5-0.

Chair asked for a motion to adjourn the meeting:

M/2/C (J. Palmer/R. Haak) to adjourn the meeting at 8:30 p.m.

Motion carried 5-0.

Respectfully Submitted:

Kevin Masterson

Recording Secretary