

TOWN OF RIDGEWAY
410 WEST AVENUE
MEDINA, NEWYORK14103
PLANNING BOARD MEETING
FEBRUARY 19, 2014

PRESENT:

Thomas Fenton (Chairman)
Charles Pettit
Richard Swan
Timothy Elliott
Richard Fisher

ABSENT

EXCUSED:

OTHERS

Dan Wolfe
David Stalker
David Pawlik
Lowell Dewey
Brad Macdonald
Martin Janda
Gabrielle Barone
Tom River
Jim Krolick

(Code Enforcement Officer)
(Councilman)
(Dollar General)
(CNS Engineers)
(Brunner's International)
(Brunner's International)
(USDA/Rural Development)
(Orleans Hub)
(Daily News)

Susan Matuszak
Mary Hartman
Michael Hartman
Anne Linnane
Edna & Pete Blanchard
Steve Freeman
Richard Hellert
Barb and John Champlin
John Belson
Ray Bates

CALL TO ORDER:

Town of Ridgeway Planning Board meeting took place at 410 West Avenue, Medina, New York. Thomas Fenton opened the meeting at 7p.m. with the Pledge of Allegiance

Attendance was taken with all members present

APPROVAL OF AGENDA:

A motion was made by Thomas Fenton to accept the Agenda Richard Swan approved with Richard Fisher seconding and the motion was carried.

APPROVAL OF JANUARY MINUTES:

A motion was made by Thomas Fenton to accept the minutes from January 18 2014 Charlie Pettit approved seconded by Richard Fisher and the motion was carried.

COMMUNICATION:

Thomas Fenton stated that he had received a copy of the January 21 2014 Town Board of Ridgeway Town Board Minutes if anyone cared to look at them. Members were given the updated Zoning map from Jim Bensley of the County Planning Board.

OLD BUSINESS: All member were given the updated Town of Ridgeway call list

NEW BUSINESS:

Please take notice; due to in climate weather the Planning Board of the Town of Ridgeway, will be conducting the Public Hearing previously scheduled for February 5 2014 on February 19 2014 at 7:15 P.M.

The Public hearing is for a request for a Special Use Permit for a 9100 square foot Retail Store to be located at 11349 Ridge Road, Medina NY.

The hearing is to be held at the Ridgeway Town Hall; 410 West Ave. Medina NY on February 19 2014 at 7:15 P.M. at such time, all persons interested shall be heard

PUBLIC HEARING

Tom Fenton opened the public hearing at 7:15 P.M. Lowell Dewey of CNS Enterprises gave the board and the residence in attendance a brief explanation of the proposed plans for the Dollar General Store, along with site maps and diagrams. Approximately half a dozen residents had questions including questions on lighting, drainage and traffic concerns. Mr. Dewey and Mr. Pawlik quickly addressed the concerns of the public, as well as the list of preliminary comments and suggestions that were submitted by the Towns Engineer, Paul Chatfield of Chatfield Engineers in letter form, as he could not be present for the meeting



CHATFIELD ENGINEERS, P.C. • 2800 Dewey Avenue • Rochester, New York 14616
(585) 227-6040 • Fax (585) 227-4233

February 19, 2014

CE #97-323

Mr. Thomas Fenton, Planning Board Chairman
and Planning Board Members
Town of Ridgeway
410 West Avenue
Medina, New York 14103

Re: Dollar General Preliminary Site Plan Review

Dear Tom and Planning Board Members:

As per your request, we have reviewed the following PRELIMINARY Plans for the above referenced project. The Preliminary Plans that we reviewed were dated January 21, 2014 and are summarized as follows:

- C-101 Site Plan
- C-102 Demolition Plan
- C-103 Grading Plan
- C-104 Utility Plan
- C-501 Site Details
- C-502 Utility/Erosion Control Details

Our review of the documents consist of our Preliminary Review only and are limited by the information provided in their submission. We understand that additional drawings, details, septic system design, and other miscellaneous notes need to be provided. We offer the following preliminary comments:

1. Drawing C-101 Site Plan: Provide a North Arrow, General Location Sketch and a Title/Signature block for the Planning Board Chairman, Town Highway Superintendent and the Town Engineer Also provide the tax account numbers for the property and the adjacent properties.
2. Drawing C-101 Site Plan: Provide a note that no offsite light spillage shall be allowed. Contractor/Developer shall provide any necessary deflectors/devices to control the light spillage.
3. Drawing C-101 Site Plan: Item E- Recycled Rubber Parking Bumpers shall be Typical of 16, not 14.
4. Drawing C-101 Site Plan: NYS DOT Note, please verify the telephone number to contact in the event of needing to resolve issues or problems.
5. Drawing C-101 Site Plan: The 6' tall board fence has a Detail Legend (13) in two locations which states Grasspave to be installed. I believe that is a typographical error.

6. Drawing C-101 Site Plan: The 6' tall board fence shown is in conflict with the Board Fence Detail which shows 8' high on Drawing C-501 Site Details.
7. Drawing C-101 Site Plan: What does the bold pentagon represent on this drawing and others?
8. Drawing C-101 Site Plan: Provide a concrete emergency landing area/pad at the north door exterior
9. Drawing C-102 Demolition Plan: Show the buildings, structures and other miscellaneous items to be removed in a bolder line weight for ease of understanding the limits of removal.
10. Drawing C-102 Demolition Plan: Provide a note that erosion control measures shall be in place before demolition and removal begins. Also show the erosion control measures to be installed specifically related to demolition on this plan.
11. Drawing C-102 Demolition Plan: Show the existing utilities and the location and method to be employed for demolition. Existing water services to be removed shall be abandoned at the water main by the Contractor.
12. Drawing C-103 Grading Plan: Show erosion control measures to be installed. Provide the percolation rates, deep hole test information and calculations to justify the storm water detention/infiltration basin. Review the proposed runoff to the north and also the runoff along the east property line. What are the grades doing immediately offsite and what will be the impact of this runoff being directed offsite without any detention? Show the soil stockpile area if any.
13. Drawing C-104 Utility Plan: Additional work is necessary on this drawing including showing the rim and invert elevation of the catch basins, invert elevations of the pipes, etc.
14. Drawing C-104 Utility Plan: Will the gutters be tied in and directed to the storm water detention/infiltration basin?
15. Drawing C-104 Utility Plan: Consideration should be given to relocating the proposed water service location outside of the storm water detention/infiltration basin to the south.
16. Drawing C-104 Utility Plan: Show the existing water main locations and show the existing fire hydrants. The benchmark shown indicates a hydrant that is not shown on the drawing.
17. Drawing C-502 Utility/Erosion Control Details: Clean up the text on Typical Waterline Trench Section and Storm Drain Inlet Protection.
18. Provide the Stormwater Pollution Protection Plan (SWPPP) for review.
19. Provide the septic system design information (percolation and deep hole results) and seek approval from the Orleans County Health Department.



20. Provide a note that the Contractor shall be required to clean mud and debris from public roads, shoulders and drainage ditches servicing the construction site during and after completion of the project.

21. Provide a note that all utilities shall be installed underground.

Upon your review, should you have any questions, please do not hesitate to call.

Sincerely,



Paul R. Chatfield, P.E.

Copies by Email Only to:

Supervisor Brian Napoli, Town of Ridgeway
Mark Goheen, Town Highway Superintendent
Karen Kaiser, Deputy Town Clerk
Lowell Dewey, P.E., C & S Companies
David E. Pawlik, Creative Structures Services



John Champlin of Champs Mini Mart on the Ridge addressed his concerns regarding his and other existing business being in competition with Dollar General. Mr. Pawlik assured him that they have had these concerns addressed in other communities and it has not been a problem.

As there were no other questions and concerns Mr. Fenton closed the Public Hearing at 7:40 P.M.

Mr. Fenton asked for a motion to vote on the Special Use Permit Richard swan carried the motion and it was seconded by Richard Fisher, and the motion was passed unanimously.

At such time the Board voted unanimously in favor of granting a Special Use Permit for the purpose of building a 9100 sq. ft. retail building at 11349 Ridge Road, Medina NY.

Following the Public Hearing Gabrielle Barone of USDA/ Rural Development and Brad MacDonald of Brunner International along with the Engineer for the proposed expansion of Brunner gave a short presentation in regards to the progress that has been made and the expected timeline for the expansion project.

After the presentation Mr. Fenton asked if there was any other business. With no other business Fenton gave dates for the next meeting and the dates for the Orleans County Planning Board meeting.

DATE OF NEXT MEETING: March 5, 2014 at 7:00 P.M.

ADJOURNMENT:

Thomas Fenton called for a motion to adjourn the meeting at 8:10 P.M it was approved by Richard Swan, seconded by Charlie Pettit, and carried unanimously by the Board.

Respectfully Submitted By,
Karen L. Kaiser
Clerk

