

**PLANNING BOARD
TOWN AND VILLAGE OF ARCADE
17 Church Street, Arcade, New York 14009
Village Office (585) 492-1111
Town Office (585) 492-4685**

At a Special Meeting of the Planning Board of the Town and Village of Arcade held on Wednesday, April 28, 2010, at 7:00 P.M. in the Village Boardroom, 17 Church Street, Arcade, New York:

MEMBERS PRESENT: Paul Bijhouwer, Rich Kosmerl, Andy Schnitzler and Don Suttell

MEMBERS ABSENT: None

OTHERS PRESENT: Pete Beyette representing Steel & O'Brien

The meeting was called to order at 7:00 P.M. by Chairman Bijhouwer.

APPROVAL OF MINUTES:

Upon **motion** by Rich Kosmerl, seconded by Don Suttell and unanimously carried, the minutes of the meeting of April 14, 2010 were accepted.

SITE PLAN REVIEW, SBL NO. 173-1-14.2, SUBMITTED BY PETE BEYETTE FOR STEEL AND O'BRIEN, REQUESTING CONSTRUCTION OF A 20,290 SQ. FT ADDITION TO AN EXISTING MANUFACTURING FACILITY LOCATED AT 7196 RTE. 98N, ARCADE:

The NYSDEC sent a correction letter (see Attachment A) noting that this project is within the threshold of 1 acre of new land, not cumulative, thus there is no need for a Notice of Intent or SPDES permit.

The Board continued with the check list:

1. Updated plans have been submitted.
2. Elevation views have been submitted. It was noted that two of the west elevation views are both labeled "proposed". One of them should be labeled "existing". The engineer was asked to label them correctly. He was also asked to make a slight change to make the elevation views clearer.
3. Additional site grades and erosion and sediment control features have been added to the plan.

4. The gas line along Rte. 98 has been added to the drawing.

The Board deemed the checklist to be complete.

The Board reviewed an email from the engineer which addressed all the issues raised by the Board as well as comments by the Wyo. Co. Planning Board. All items were addressed satisfactorily. (See Attachment B.)

The Board completed Part 2 of the Full Environmental Assessment form. Part 3 does not need to be completed.

MOTION by Paul Bijhouwer, seconded by Rich Kosmerl and unanimously carried, that as the project will not result in any large and important impacts and, therefore, is one which will not have a significant impact on the environment, a negative declaration will be prepared.

MOTION by Paul Bijhouwer, seconded by Andy Schnitzler and unanimously carried, to approve Site Plan SBL# 173-1-14.2 submitted by Steel and O'Brien Mfg., Inc., requesting construction of a 20,290 addition to an existing manufacturing plant located at 7196 Rte. 98, Arcade, contingent upon receipt of revised drawing A-2 with corrections noted for the drawing of the west elevation of existing building.

ADJOURNMENT:

There being no further business brought before the Board, the meeting adjourned at 8:03 P.M. upon **motion** by Rich Kosmerl, seconded by Don Suttell and unanimously carried. The next regular meeting of the Planning Board of the Town and Village of Arcade is scheduled for Wednesday, May 12, 2010 at 7:00 P.M. in the Village Boardroom, 17 Church Street, Arcade, New York.

Respectfully submitted,

Holly L. Almeter
Secretary

New York State Department of Environmental Conservation

Division of Environmental Permits, Region 9

270 Michigan Avenue, Buffalo, New York 14203-2915

Phone: (716) 851-7165 • Fax: (716) 851-7168

Website: www.dec.ny.gov

Attachment A
Planning Board
Sp. Meeting 4-28-10



Alexander B. Grannis
Commissioner

April 16, 2010

Mr. Paul Bijhouwer, Chairman
Town and Village of Arcade Planning Board
17 Church Street
Arcade, New York 14009

Dear Mr. Bijhouwer:

**SEQR LETTER CORRECTION
STEEL AND O'BRIEN MANUFACTURING
TOWN OF ARCADE, WYOMING COUNTY**

Please replace the SEQR Lead Agency response letter dated April 9, 2010, regarding expansion of the Steel and O'Brien Manufacturing, Inc. Route 98 facility, with the attached letter which has been corrected by retracting references to the State Pollutant Discharge Elimination System General Permit (GP-0-10-001). After further research, I found that as long as project activities do not involve 1 acre or more of new land disturbance (including reconstruction of previously disturbed land), there is no need for submission of a Notice of Intent to this Department. If the proposed expansion had been included in the original concept plan for the original building layout, as often found with phased development plans, then the cumulative impact calculation would have been applicable.

If you have technical questions regarding GP-0-10-001, please contact Mr. William Smythe of our Division of Water at (716) 851-7070. If I can be of further assistance, please contact me (716) 851-7165. I apologize for any confusion or inconvenience.

Sincerely,

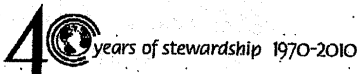
Denise C. Matthews

Denise C. Matthews
Environmental Analyst 1

DCM:dcm

Enclosure

- cc: Mr. Charles Cranston, NYSDEC Division of Environmental Permits (via e-mail)
- Mr. William Smythe, NYSDEC Division of Water
- Honorable A. Douglas Berwanger, Town of Arcade Supervisor
- Honorable Paul Burkett, Village of Arcade Mayor
- Mr. Timothy Hens, Project Sponsor Representative



Received Time Apr. 16. 2:07PM

New York State Department of Environmental Conservation
Division of Environmental Permits, Region 9
270 Michigan Avenue, Buffalo, New York 14203-2915
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Alexander B. Grannis
Commissioner

April 16, 2010

Mr. Paul Bijhouwer, Chairman
Town and Village of Arcade Planning Board
17 Church Street
Arcade, New York 14009

Dear Mr. Bijhouwer:

**SEQR LEAD AGENCY DESIGNATION
STEEL AND O'BRIEN MANUFACTURING
7196 NYS ROUTE 98
TOWN OF ARCADE, WYOMING COUNTY**

This is in response to your March 10, 2010 letter which requested SEQR Lead Agency status for the Planning Board of the Town and Village of Arcade for the construction of a 20,290 square foot addition to the above-noted facility. We have reviewed the Environmental Assessment Form and site plan and have identified the following environmental concerns in connection with this project:

1. It was noted on the Federal Emergency Management Agency's FIRM Map No. 360939 0007C that a portion of the parcel, though not the construction area, is within the 100-year floodplain. It is, therefore, important for the Town and Village of Arcade to consider construction proposals and stormwater runoff seriously to avoid possible creation of flood problems for local residents.
2. The total site exists within an archaeologically sensitive area and is adjacent to the Arcade and Attica Railroad, which is listed on the State Register of Historic Places.

We concur that the Planning Board of the Town and Village of Arcade should act as SEQR Lead Agency, as the environmental impacts of the proposal are primarily of local significance.

Thank you for the opportunity to review the proposed project. If you have questions, feel free to contact Ms. Denise Matthews or me at (716) 851-7165.

Respectfully,

Steven J. Doleski
Regional Permit Administrator

From engineer - Items addressed

Attachment B
Planning Board Minutes 4-28-10
Special Meeting

WCPB Comments:

1. Relocated swale and silt fence need to be described in detail.
 - Details for silt fence were added and the silt fence was relocated to wholly enclose the swale. Cross sections of both the proposed front and rear swales were provided.
2. Drainage calculation needs to be provided.
 - Drainage calculations were performed to ensure the existing culvert under the Rt 98 driveway was sufficient. The flow volumes were added to the label for the culvert. The existing culvert suffices as existing.
 - The addition of 20,290 SF of building produces an impermeable surface that develops 7,101 cu. ft. or 0.163 acre-foot of water during the 25 yr return/24 hr rainfall intensity. This runoff will be directed to the rear of the property using gutters and downspouts. Approximately half (50%) of this water is anticipated to infiltrate the soil surrounding the building and the remainder (3,550 cu ft) will be directed away from the property via the swale. The existing and proposed swale is capable of holding 3,798 cu. ft. of water before it discharges to the ditch along Rt 98 south of the existing Steel & O'Brien driveway.
3. Describe truck loading areas.
 - A section of the proposed parking lot was added to the drawing.
 - The owner plans to use dock-levelers for trucks. The trucks will use Genesee Rd the means of egress from the property.
4. Grading contours need to be shown.
 - Additional grading contours were added to the Erosion Control and Grading Plan to highlight areas away from the immediate building and new development.
5. Construction stabilization entrance must be shown.
 - A construction stabilization entrance was added to the existing driveway on Genesee Rd. A detail for the construction stabilization entrance was added to the Erosion Control and Grading Plan.
6. Swale cross sections need to be provided.
 - Cross sections for the front and rear swales were added to the Erosion Control and Grading Plan.
7. Pipe sizing on Rt 98 entrance need to be sufficient to manage drainage flows.
 - It is not anticipated that drainage flows to this culvert will be increased with the addition of the building as much of the hard surface runoff will be directed to the rear of the building, however the additional parking area does impact this culvert. Drainage calculations were performed and flow volumes were added to the Site Plan showing allowable design, existing and proposed.

Arcade Planning Board Comments:

1. The gas line along Rt 98.
 - This feature was added to the Site Plan.
2. The continuation of the existing driveway.
 - This was added to the Site Plan.

3. Additional drainage and proposed contours, grading and erosion control plan.

- Additional contours were added to the plan and direction of flow of all swales and ditches were added. The site is extremely flat and providing more contours around the building would have been impracticable.

4. Elevation views.

- A plan showing existing vs. proposed elevations for the Rt 98 and R x R side of the building was included.

5. Stabilization of construction entrance.

- This feature and associated detail were added.

6. Additional topo needed.

- Additional topo work was performed in the areas outlying the property to include the railroad and roadside ditches.

7. Clarification of the runoff.

- A cross section of the rear swale was produced and added to the drawing to show that the rear ditch and swale are not connected.

Additionally, the purpose of the rear ditch is to drain the property. It originates on the property at the north end against Genesee Rd. There is not a culvert under Genesee Rd or the railroad and therefore the ditch only conveys water sourced from either the Arcade & Attica Railroad or on the Steel & O'Brien property itself. It is highly unlikely that this ditch will ever overflow its banks give the limited drainage area that feeds it.