

TOWN OF GAINES PLANNING/ZONING BOARD MEETING
April 7, 2014 7:30PM

Present: Chairperson Michael Grabowski, Vice Chairperson Marilynn Miller,
Members: David Thom, George Fleshman, Curtis Strickland

Excused: Member Ray Burke

Guests: John Russell, Jerry Culhane, Tibbs Ahlberg, Dirk Biemans

Chairperson Grabowski called the meeting to order at 7:31PM with the Pledge of Allegiance to the Flag.

Approval of March 26, 2014 Minutes

On a motion of Vice Chairperson Miller, seconded by Member Thom, the following was

Carried Ayes 5 Grabowski, Miller, Thom, Strickland, Fleshman
Nays 0

The March 26, 2014 minutes are approved as is.

Old Business

Lake Ridge Fruit Company Area Variance and Site Plan Review

Chairperson Grabowski stated there were no public comments at the public hearing.

On a motion of Member Thom, seconded by Vice Chairperson Miller the following was

Carried Ayes 5 Grabowski, Miller, Thom, Strickland, Fleshman
Nays 0

Town of Gaines will be lead agency for SEQR review.

On a motion of Member Strickland, seconded by Vice Chairperson Miller the following was

Carried Ayes 5 Grabowski, Miller, Thom, Strickland, Fleshman
Nays 0

Action Type 2 under SEQR

Mr. Russell stated this new building will be an extension connecting to the building they built in 1996. It will only contain dry storage such as pallets and boxes to support the packing operations. Mr. Russell stated the only other place they could put this building is in the back, which would be the farthest area from the central production area. In 2010

when they put up a refrigerated storage building they purchased 25' of property from the neighbors to reach their 50' setback, as they were unaware when they ordered the building that the setbacks had changed in 2002 from 25' to 50'. This was the quickest way that they could get the building up. Lake Ridge Fruit has allowed the previous owners of the property to continue using the property as they always have. At this point they have not approached anyone about purchasing more property as it is not easy to purchase a small plot of land and it has changed hands to new owners. The property east of the detention pond cannot be used.

Chairperson Grabowski reviewed the five questions that need to be answered when considering granting an area variance.

Chairman Grabowski stated we will send it to county by April 17th and that Mr. Russell should plan on attending the county planning board meeting on April 24th at 7:00pm, and return here on May 5th at 7:30pm for the decision.

On a motion of Member Thom, seconded by Member Strickland the following was

Carried Ayes 5 Grabowski, Miller, Thom, Strickland, Fleshman
 Nays 0

Town of Gaines will send the application to county for review.

New Business

Blue Ridge Greenhouses, Inc. (Intergrow) Special Use permit and Site Plan Review

Mr. Biemans presented Phase 4 of Intergrow's plan stating they would like to complete their last Phase which is a 7 ½ acre expansion on the SW side of the building – adding growing space to the east side of Phase 3. They are also wanting to put in a small storage shed and add a boiler room for a generator. The boiler room would be fed by natural gas. Water that will roll off of the roof will go to the retention ponds and will be used to water all the greenhouses including the new 7 ½ acre expansion. The retention pond will be able to handle this added water as they use much more water than is in the retention pond, purchasing it from the town. There are wetlands located on the NW corner, north of the irrigation pond. During Phase 3 the fire chief approved the fire road for fire equipment. On the prints that we were in possession of it stated the fire road was 10' wide. Mr. Biemans stated this was a mistake and it should be 20' wide. This road is gravel. Mr. Biemans stated that this 7 ½ acres will be strictly greenhouse. CEO Kopas stated it is U occupancy which is a green house and is exempt from fire access but he would like to think they would have the fire road in case they had someone in need of help. Their hours of operation are 7:00am – 5:00pm and most shipping is done by 6:00pm. Chairperson Grabowski stated he would like our engineers to have a copy of the revised plan with the 20' access road as soon as possible for review. Mr. Biemans stated he would get them to us this week. Chairperson Grabowski stated that a Phase 4 SEQR would need to be done. Mr. Biemans stated that back in 2010 Phase 3 & 4 SEQR was done. Chairman Grabowski stated that this is a different plan from the original and a new SEQR would need to be done. They would like to start this in June. As of yet we have not received any plans for the building. Mr. Biemans will get a copy of them to CEO Kopas. Chairman Grabowski also

asked that in addition to the change from 10' to 20' for the fire road that they add the wetlands to the plan like they had in Phase 3. A public hearing is to be scheduled for April 23, 2014 at 7:00pm.

On a motion of Vice Chairperson Miller, seconded by Member Thom the following was

Carried Ayes 5 Grabowski, Miller, Thom, Strickland, Fleshman
 Nays 0

A public hearing will be held on April 23rd, 2014 at 7:00PM.

On a motion of Member Thom, seconded by Vice Chairperson Miller the following was

Carried Ayes 5 Grabowski, Miller, Thom, Strickland, Fleshman
 Nays 0

The ZBA will go into Executive Session at 8:24PM

On a motion of Member Strickland, seconded by Member Thom the following was

Carried Ayes 5 Grabowski, Miller, Thom, Strickland, Fleshman
 Nays 0

The ZBA will come out of Executive Session at 9:07PM

With no further business on a motion from Vice Chairperson Miller, seconded by Member Fleshman the meeting was adjourned at 9:08PM.

Respectfully Submitted,
Carol Claus
Zoning Board of Appeals Secretary