

Village of Canton

Planning Board Meeting Minutes

December 15, 2020
Zoom Virtual Meeting
4:00 pm

Members Present

Chairperson Barry Walch; Jessica Sierk; John Hill; Charles Rouse
Recording Secretary Jeni Reed

Members Absent

None

Others Present

Code Enforcement Officer Jeff Murray; Karl Bender (AOK Engineering); Schiel Wood (Parkway); Adam Atkinson

Call to Order

The meeting of the Village Planning Board was called to order at 4:01 pm by chairperson Barry Walch.

Approval of Minutes

It was generally agreed to accept the minutes from the October 26, 2020 Village Planning Board meeting.

Agenda Items

1. Discussion of Parkway Project

This meeting was for the site plan review of the proposed Parkway Project on Route 11. Following were the points of discussion:

- The project will require drainage - what is the plan? An email was sent yesterday (December 14, 2020) to the Board with a new stormwater system proposal. This plan was also sent to the DEC.
 - The revised plan was shared during the meeting as a screen share with the attendees.
 - They will be installing a new drilled well; currently the neighboring hotel owns the water line from the hotel to the village; the project owners have not had an opportunity to speak with them. The original Phoebe's Restaurant had its own drilled well that was connected to sewer, but the project is going to relocate the well.
 - The old building has been removed.
 - The existing municipal sewer is a large concrete vault between the Parkway property and the cemetery; a new 6 inch line will be placed to replace the existing 4 inch line. The sewer fees have been paid for the last 5 years.
 - A swale and rain gardens have been added. The 1-year storm event must be infiltrated back into the ground on-site per the DEC. The company indicated that there are good drainage soils on the

site for this. The front part of the site does not have the best draining soil. The rain gardens are like a pocket with water-loving vegetation and stone, which will handle water running off from the site. Water will flow down to the catch basin then in a pipe into a plunge pool for debris to be caught, then the infiltration trench will hold 1-year storm water to slowly infiltrate back into the soil. This process is divided up between the rain gardens which will trap and hold water. The company will work with Willow Tree in Potsdam to identify the proper plants.

- The site has high permeability soil with little ponding, but a flash rainstorm would require them to hold the water and give it a chance to leach out.
- John Hill indicated that ponds offer difficult maintenance; rain gardens use stone mulch and small plants to fill like a garden.
- The location is not really a wetland; they will allow for drainage and utilize plants that don't mind being wet, but will often be dry.
- Plants will be maintained along with the rest of the lot.
- The vegetative swale is a detention area for stormwater (grass lined ditch); this will not generally be wet and will only be expected to fill full during a 100-year storm. Per the DEC requirements, the site must keep 10-year and 100-year stormwater at or below normal flow rates off-site.
- The dry swale will generally be kept dry; this area will be excavated with stone added and spaces will hold higher volumes of storm water.
- The same amount of water will leave the site as before.
- The filtration trench is designed like the dry swale but wider; this will function as a large storage place to hold water and allow it to slowly dissipate back into the soil.
- There will be no pipes going off the premises to the storm drain; all water will discharge to its natural course into the wooded area travelling around the cemetery and down to route 68.
- It was noted that water is considered hostile by English Law; once moving water is off your property it is no longer your responsibility. The land is not owned and an easement is not needed; the land is very permeable and will develop a natural channel for flow.
- The DEC permitting system states you can not increase the flow of stormwater off your site; thus the placement of detention areas, etc. to process the water and get it to infiltrate back into the land.
- The plan has been provided to the DEC in the permitting process; they are waiting 5 days to receive the permit. The company is expecting to receive their DEC permit on Friday
- Erosion control and sediment
 - This requires the use of a construction entrance with large rocks making it rough for equipment to drive over; this process shakes the dirt off trucks and tires to prevent some of it moving off the property
 - They will also utilize a silt fence with a catch basin which will protect from dirt until the area is paved. The silt fence will go all the way around the site, and as water sheet flow happens the silt fence captures dirt and debris to prevent it moving off-site. This fence must be maintained and inspected once per week with additional cleaning and maintenance as necessary. If an issue is discovered they will have 24 hours to fix it. All this information and a full history of any kind of fixes will be maintained on site regarding inspections, etc., and Mr. Bender will be performing the inspections.

This concludes the review of the site plan.

According to the County:

- DOT access is ok.
- SEQR has been done (submitted 6 weeks ago).
- Originally the parking spaces were a concern for the County:

- The company feels that the proposed parking promotes people to move from the gas pumps into a parking spot. They also may want the flexibility to put electric car recharging centers near the road in the front section of the parking lot.
- The company wants to discuss this with the Village Planning Board; they feel they could sacrifice one parking spot per side, but they really want to keep these spaces.
- It was asked by the Board what the County's reason was to remove these spots? The County felt that if a person had to back out of the parking spots nearest the road, they would be doing so into incoming traffic. It was indicated this is a possibility, but that there is also great sight distance on both sides plus other exits from the site.
- The distance from the edge of Route 11 to the edge of the parking lot is 43'10" with no sight blockage and plenty of access.

The Cemetery did ask that the property border be cleaned up so they have removed some trees and cleaned it up.

At this time, the company indicated that what they are asking for is final site plan approval to allow the building permit to be issued prior to a sign being put in. Mr. Bender indicated he is working with several vendors to sign contracts, which require that all financing must be in order, which requires that he must have a building permit. He is concerned that he is caught in a catch-22.

- Valero has indicated it is going to help with signage.
- The company is promising to meet all signage code requirements and will not request any kind of signage variance. Mr. Bender indicated that he will be holding all vendors to these requirements.
- The company is asking to be able to start putting in a foundation.
- Mr. Bender indicated that Mr. Murray has been very helpful but they are currently stuck on signage.

The Board indicated they have been unhappy with other places requesting signage variances, and would not be interested in or willing to permit any signage variances in this situation.

Mr. Bender agreed there will be no request for any signage variances, and the company would appreciate final site approval at this time, with the caveat that signage can be done later but no variances will be permitted. They also stated that all lighting will not come off the lot.

John Hill proposed the Board should be permitted to view the signage prior to any installation. It was indicated that the Planning Board does not write the site permit; it is up to the Code Enforcement Officer to provide a site permit without a signage permit. Mr. Murray will be under pressure from the Board to make sure all requirements are followed and signage may be a caveat of receiving the Occupancy Permit. Mr. Murray stated that as long as the Planning Board is ok with the signage caveat, he has no problem issuing the permit.

At this time, the Board reviewed the Environmental Review form - due to the use of the Zoom meeting, Mr. Murray completed the form verbally with input from the committee. Mr. Walch will go into the Code Enforcement Office tomorrow to sign the form.

- It was noted that installation of gas tanks are a concern, but Mr. Murray will review these.
- The stormwater permit is still needed and will be provided once obtained.

Plans are to begin the digging prior to the start of winter.

John Hill made the motion to approve the site plan contingent on signage, which will be approved at a later date and no variance will be granted. Jessica Sierk seconded the motion, and the motion carried.

Other Items

None at this time.

Adjournment

A motion was made by John Hill to adjourn. Jessica Sierk seconded the motion, the motion carried, and the meeting was adjourned at 5:00 pm.

Next Meeting

The next meeting of the Village Planning Board will be held at a date to be determined.