

**Planning Board Minutes  
March 7, 2019**

**Planning Board Members Present:** Fred Fink, Julie Pellett, Daniel Compton, Matt Rogers, Fran Overmoyer, Michael Donohoe, Steve Lester. **Absent:** Michael Woodruff.

**Others Present:** Kimberly Rayburn (Secretary), James Kier (Building & Zoning), Andy Molodetz (Owner, President Cy Plastics Works, Inc), Matt Bragg (VP of Chrisantha Construction), Alex Amering (Engineer, Costich Engineering)

**Fink opened the meeting at 7:30 pm.**

**I. TS2-19 Sketch Plan 2 Lot subdivision lands located on West Park Drive, Owner Max M. Farash** giving permission to Costich Engineering to subdivide off lot 1 of 4.89 +/- acres frontage on 5 & 20 and lot 2 of 11.701 +/- acres to erect CY Plastics Works, Inc (injection molding business) leaving 31.966 +/- acres of parent parcel.

Alex Amering from Costich Engineering explained that the lots shown on the tax maps on the east side of West Park Drive are not legal lots as they never went through a subdivision process, therefore the lots labeled as 5.001 through 5.008 and 5.014 are still one (1) large parcel. CY Plastics Works, Inc is under contract to purchase the piece of land listed as 5.002 and 5.003. In order to purchase this land, they need to subdivide off 5.001 at the road and 5.002, 5.003 for themselves from the rest of the parcel. This subdivision will be contingent on receiving Site Plan approval.

Overmoyer asked if Kier had spoken to the fire Department regarding the need for a turnaround, Kier stated he had they do not need any additional room for a turn around as the driveway goes beyond their property. Kier did say that the Fire Department had a few other questions regarding the Site Plan. They wanted to know what the GMP requirements were for the sprinkler system, and requested that the hook up for the Fire Dept for the system connection be in the front of the building.

Rogers made a motion and Compton seconded the motion to declare SEQR a Type II, no further action required. All Board members present voted Aye, motion carried unanimously.

**Planning Board Decision:**

**Donahoe made a motion and Rogers seconded the motion to approve Sketch Plan TS2-19 2 Lot subdivision lands located on West Park Drive, Owner Max M. Farash** giving permission to Costich Engineering to subdivide off lot 1 of 4.89 +/- acres frontage on 5 & 20 and lot 2 of 11.701 +/- acres to erect CY Plastics Works, Inc (injection molding business) leaving 31.966 +/- acres of parent parcel.

**Record of Vote:**

**Fink Aye Pellett Aye Compton Aye Overmoyer Aye Rogers Aye Donohoe Aye**  
**All Board members present voted Aye, Vote was carried unanimously.**

The Board was handed maps for the site plan and will begin a concept review of them.

**II. SPL3-19 Concept/Preliminary Site Plan for CY Plastics, Costich Engineering (injection molding business)**

Amering stated that the current business is located in Honeoye, they are proposing a fifty-four thousand (54,000) square foot facility that will include manufacturing production area and office space. We laid out the project per Town code as far as setbacks and parking spaces including land banking space for additional parking if they expand. The front parking area is for visitors and guest, the rear is for employees and two (2) loading docks. The operation runs twenty-four (24) hours with three (3) shifts five (5) days a week. There are currently around fifty (50) to sixty (60) employees and at this time their will not be any additional. They hope to expand in the future. Lester asked what products they make, the Owner Andy Molodetz, stated that they do custom work and they do a lot of work for Crossman, gun stocks and forearms. Also, for the business formally known as Gould's Pumps, they make filter parts and what they would call engineered parts.

Fink asked about water use, and how much garbage/by products would be generated. Molodetz stated that they fill a standard dumpster (6 cubic yards) once a week with empty containers the plastic resin pellets came in. Most of the scrap plastic is put back into the process but some of it is extruded from the machine that could get dirty would end up in the dumpster. Rogers asked how the pellets were stored, Molodetz stated they come in a what they call a gaylord, which is a skid sized storage container. Kier asked about hazardous material, Molodetz stated that there are none. Amering stated that there will be a dumpster enclosure in the rear of the building hidden from site. As far as water usage it will just be for the sprinkler system and bathrooms, there is no water used in production.

Compton asked how many employees there are on each shift, Molodetz stated that the first shift has approximately 40, second 12 and third 8.

Overmoyer asked about the lot coverage formula, Amering stated that it has not been done yet. Donohoe asked about emissions, Molodetz stated there won't be any.

Thornton Engineering has seen the plans and has given a written response, Costich will address those comments. The parking space dimensions on the plans are not to Town code, this will need to be changed.

The Ontario County Planning Board will review the application on March 13, 2019, and the next review in front of this Board will be March 21, 2019.

#### **IV. Discussion**

A brief discussion was held on signage for West Park Drive, the Board continues to look for and review suggestions.

A brief discussion was held on the legal process for the Town to have the barn removed on St Rt 444 under the unsafe structure's regulations.

Rogers wanted to discuss agricultural land and the ability to obtain water if they are paying a water tax. Kier and Rayburn stated they will discuss with The assessor as they believe it has something to do with the Ag & Markets law.

#### **V. Meeting Adjourned**

**Lester made a motion and Pellett seconded the motion to close the meeting @ 8:40 pm.**

**All Board members present voted Aye, Vote was carried unanimously.**

Respectfully submitted,

Kimberly Rayburn  
Planning & Zoning Board Secretary