

Village of Scottsville
Planning Board Meeting Agenda
Wheatland Municipal Building
Thursday, December 14th, 2023 – 7:00pm
APPROVED Meeting Minutes

Call to Order: Co-Chair Mark Smith called the Thursday, December 14, 2023 Village of Scottsville Planning Board meeting to order at 7:31 pm.

Pledge of Allegiance

Roll Call:

Present: Kevin Marks, Chair
Steve Cullum (Recused for Professional Reasons)
Mark Smith
Patti Brandes

Absent: Richard Kegler

Also Present: Lauren Baron, Attorney
Anne Hartman, Village Clerk
Dave Burk, CooperVision
Dave Olear, CooperVision
Ryan DeBarros, CooperVision

Approval of Minutes:

October 12, 2023 – No Vote

Motion: made by _____ and seconded by _____ to approve the minutes of the Thursday, October 12th, 2023 Planning Board Meeting as submitted.

November 9, 2023

Motion: made by Scott Cullum and seconded by Mark Smith to approve the minutes of the Thursday, November 9th, 2023 Planning Board Meeting as submitted.

Vote: Carries (4-0)

Steve Cullum	AYE	Patti Brandes	AYE
Kevin Marks	AYE	Rich Kegler	ABSENT
Mark Smith	AYE		

Public Hearing

Co-Chair Mark Smith continues the discussion from the August 10th Public Hearing.

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE The Village of Scottsville Planning Board will hold a Public Hearing on August 10th, 2023 at 7:00 pm at the Wheatland Municipal Building, 22 Main Street, Scottsville NY 14546 to review the proposed site plan and EAF for the CooperVision building and property modifications.

All interested persons will be given an opportunity to speak for or against the building modifications at the time and location set herein. Comments may also be sent via email to villageclerk@scottsvilleny.org.

Public Hearing closed at 7:33 pm.

SEORA Review

RESOLUTION (State Environmental Quality Review Act)

WHEREAS, CooperVision (the “Applicant”) has applied to the Village of Scottsville Planning Board (the “Planning Board”) for site plan approval in connection with the Applicant’s proposed 14,175 square foot rear expansion at the existing CooperVision facility (the “Project”) at 711 North Road in the Village of Scottsville; and

WHEREAS, in accordance with the New York State Environmental Quality Review Act, Article 8 of the Environmental Conservation Law and the regulations adopted pursuant thereto at 6 NYCRR Part 617, as amended (collectively referred to as “SEQRA”), the Planning Board must satisfy the applicable requirements set forth in SEQRA, as necessary, prior to making a final determination whether to undertake the Project; and

WHEREAS, the Applicant has submitted Part 1 of the Full Environmental Assessment Form (“EAF”); and

WHEREAS, the Planning Board has completed its review of Parts 2 and 3 of the Full EAF.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE PLANNING BOARD AS FOLLOWS:

Section 1. The Project is classified as an Unlisted Action as it does not exceed any existing thresholds of the Type I list as established through 6 NYCRR § 617, and each of the Whereas Clauses in this Resolution are incorporated by reference as specific findings of this Resolution and shall have the same effect as the other findings herein.

Section 2. The Planning Board has considered the Project pursuant to the parameters and criteria set forth in applicable provisions found under 6 NYCRR §§ 617.2 and 617.3.

Section 3. The Planning Board has considered the significance of the potential environmental impacts of the Project by: (i) carefully reviewing and examining the responses to the Full EAF, and completing the analyses for Parts 2 and 3 of the Full EAF, together with examining other information and documents concerning the Project, including the plans and other documents prepared by the Applicant, to identify the relevant areas of environmental concern with respect to potential impacts to land, geological features, stormwater and groundwater, wetlands, flooding, air, historic, archaeological and other recognized and/or protected resources, plants and animals, including threatened or endangered species, noise, odor or light, human health, critical environmental areas, open space and recreation, aesthetic resources, transportation, agriculture, community character and cumulative impacts, if any, and other potential impacts as required by applicable regulation; (ii) considering the criteria set forth in 6 NYCRR § 617.7(c); and (iii) thoroughly analyzing the identified areas of relevant environmental concern.

Section 4. The Planning Board hereby finds that the Project will result in no potential significant adverse environmental impacts requiring the preparation of an environmental impact statement for the Project. The Planning Board thus issues a Negative Declaration for the action pursuant to 6 NYCRR § 617.7. The reasoning supporting the Planning Board’s determination of significance for the Project is more fully set forth in the Part 3 Determination of Significance.

Section 5. The Planning Board accepts the findings contained in Parts 2 and 3 of the Full EAF and directs the Planning Board Chairperson to sign and date Part 3 of the Full EAF.

Section 6. The requirements of SEQRA have been satisfied and this Resolution shall take effect immediately.

Motion made by Mark Smith and seconded by Patti Brandes to approve the proposed Site Plan Review, EAF, and SEQRA for the CooperVision building modifications as rafted by the Village Attorney.

Vote: Carries (3-0)

Steve Cullum
Kevin Marks
Mark Smith

RECUSED
AYE
AYE

Patti Brandes
Rick Kegler

AYE
ABSENT

CooperVision Site Plan Review

**RESOLUTION
(Site Plan)**

WHEREAS, CooperVision (the “Applicant”) has applied to the Village of Scottsville Planning Board (the “Planning Board”) for site plan approval pursuant to Section 170-62 of the Zoning Code of the Village of Scottsville (the “Zoning Code”) in connection with the Applicant’s proposed 14,175 square foot rear expansion at the existing CooperVision facility (the “Project”) at 711 North Road in the Village of Scottsville; and

WHEREAS, the Planning Board has examined the application, plans, and other materials filed by the Applicant as part of the application, and all comments from the public, and other interested and involved agencies associated with the Project; and

WHEREAS, on August 10, 2023 and continued October 12, 2023, the Planning Board held a public hearing on the application, and during the public hearing all persons desiring to speak on the matter were heard; and

WHEREAS, in accordance with the New York State Environmental Quality Review Act, Article 8 of the Environmental Conservation Law and the regulations adopted pursuant thereto at 6 NYCRR Part 617, as amended, the Planning Board previously determined that the Project constitutes an Unlisted Action and will not have a significant adverse environmental impact by adopting a Negative Declaration; and

WHEREAS, the Planning Board has reviewed the Project and considered the standards for site plan permit approval under Section 170-62 of the Zoning Code. NOW,

THEREFORE, BE IT RESOLVED that upon consideration of the criteria set forth in Section 170-62(E) of the Zoning Code, the Planning Board hereby grants the Applicant’s request for site plan approval for the proposed 14,175 square foot rear expansion (Phase I and Phase II) at the existing CooperVision facility; and

BE IT FURTHER RESOLVED, that the site plan approval granted herein is subject to the following conditions:

1. The Applicant shall obtain all other necessary permits and approvals required for the Project.
2. The Applicant is required to comply with the applicable requirements of the New York State Uniform Fire Prevention and Building Code, the New York State Energy Conservation Construction Code, and the Village of Scottsville Code.
3. The Applicant shall obtain a building permit for the construction/installation of the Project from the Scottsville Building Inspector and pay the appropriate fee.
4. Pursuant to Section 170-62(J) of the Zoning Code, this approval shall be valid for a period of five years from the date thereof for the purpose of obtaining building permits. Failure to secure, without subsequent revocation or termination, a building permit during this period, or

revocation or termination of a building permit subsequent to this period, including without limitation for Phase II of the Project as depicted on the plans, shall cause this approval or a portion thereof, as applicable, to become null and void.

5. The Applicant shall comply with all applicable nonresidential design guidelines set forth in Section 170-24(D) and 170-24(E) of the Zoning Code.

6. The Applicant shall install the barriers and silencers as proposed in #1, #4, #8, #9, #18, and #19 on page 5 of the CooperVision Equipment Noise Reduction Initiative dated 12/14/2023. Within sixty (60) days of installation of the foregoing measures, the Applicant shall re-evaluate the decibels with respect to #16 (MTO3/MTO4 Chiller) and to the extent registers above 70 dba at the property line, the Applicant shall install a barrier acceptable to the Village.

Motion made by Mark Smith and seconded by Kevin Marks to approve the proposed Site Plan Review for the CooperVision building modifications as drafted by the Village Attorney.

Vote: Carries (3-0)

Steve Cullum	RECUSED	Patti Brandes	AYE
Kevin Marks	AYE	Rick Kegler	ABSENT
Mark Smith	AYE		

Code Enforcement Report

Building Dept:

- CooperVision final noise study sent to PB/ZB for review.
- 21 Main Street insulation inspection completed; owner will be coming in the next few months for a Special Use Permit for a possible café located in the location. Owner working on paperwork.
- Working with 18 Maple Street (Art Gallery) on the possibility of opening up the old wood shop in the rear for a wood working adult school.
- Following up with old permits to see if they have been closed out before I send the year-end report to the Town Assessor.
- 15 Rochester Street work still progressing on rehab.
- Handful of FOIL requests processed for zoning or health and safety violation reports.
- Need VB approval for the Chicken Permit located at 20 Rochester, meets all requirements per code and coop has been inspected. See attached permit.
- 11 Rochester Street Chicken permit waiting on homeowner to request a variance for lot size. (will be following up)

Fire Marshal:

- Working with the Diner to replace the sign or remove the deteriorating sign on Main Street.
- Keeping an eye on Main Street overnight parking
- Still working with Mayor on Heany noise complaints and our next step in action.

Code Enforcement:

- Working on completing annual inspection for the year.

- No FD call outs for November.

New Business:

First floor residence on Main St.

Old Business:

Questioned the Chase Bank sign, it is not in compliance with the code. Will have Code Enforcement look into that.

Adjournment:

Motion: made by Mark Smith and seconded by Steve Cullum to adjourn the meeting at 8:10 pm.

Vote: Carries (4-0)

Steve Cullum	AYE	Patti Brandes	AYE
Kevin Marks	AYE	Rich Kegler	ABSENT
Mark Smith	AYE		

Respectfully submitted by:



Anne Hartman
Village Clerk