

TOWN OF SODUS ZONING BOARD
March 22nd, 2021

PRESENT

Steven Zonneville-Chair
David Johnson Ad-Hoc
Kim Buell
Sal Vittozzi Ad-Hoc

ABSENT

James Russell
Don Buchwald
John Hayslip

GUESTS

Scott Johnson
Doug Lancaster
Duane Lancaster
Bruce Beal
Wanda Beal
Anne Marie Dowd
Erin Dowd

Chairman Zonneville called the public meeting to order at 7:00PM. Sal Vittozzi was placed in the absence of John Hayslip. David Johnson was placed in the absence of Don Buchwald. A motion was made by Dave Johnson to approve the minutes from the previous meeting. Motion seconded by Sal Vittozzi. All were in favor. Motion carried.

Application # 1505 by Duane Lancaster to acquire a use variance was brought forward by the Chairman. Kim Buell made a motion for type I SEQR to be completed on this application. Motion was seconded by Sal Vittozzi. Motion Carried.

Duane Lancaster spoke to the Board explaining his intentions for a project on 8364 Brick Church Road consisting of 8.50 acres of agricultural land. Mr. Lancaster plans on building a commercial washing station that will only be for spraying out and cleaning the inside tanks of tanker trucks. The plans he had drawn up will be revised to make the wash station building smaller than the original plan of 80' x 150'. The station will only accommodate agriculturally oriented tanks, which haul food grade and organic materials.

Chairman Zonneville asked if business will be open to the public. Mr. Lancaster explained that the wash station would be open to the public but only for agricultural tanker trucks. The Chairman asked about the disposal of waste water. Mr. Lancaster explained that the runoff and debris would collect into a pit that would be pumped alike a septic system with leach fields.

David Johnson asked Lancaster to detail the process of a wash. Lancaster replied that the wash starts with a cold water rinse and a jet spinner system will spray water into the tanks to wash out any debris. Then a detergent will be sprayed and rinsed out of the tank. The last step will be to sanitize at 180°. The whole process will take 45 minutes and use roughly 100 to 120 gallons of water per tank. Mr. Lancaster went on to say that the plans for water disposal will be drawn up by an engineer awaiting a perc test.

Chairman Zonneville asked the public if there were any concerns regarding the project. Wanda Beal asked the Board what the hours of operation would be. Lancaster replied that the hours would be Monday to Friday 7AM to 5PM with no weekends. He also explained to the Board that the only reason to open for a wash in addition to the scheduled hour of operation would be in an unlikely emergency situation. Mrs. Beal also voiced concerns about the noise to which Lancaster replied that the noise of State Route 14 would not be elevated by the project. Bruce Beal asked what would prevent the project location from becoming an overnight truck stop for truck drivers. Lancaster explained to the Board that the premises would be closed and locked after hours with a security fence. Bruce Beal also had concerns with the amount of traffic going in and out of the facility with respect to the accidents that already occur on Route 14. He also asked if traffic lights and signage would need to be considered. Lancaster explained that the washing station would only be able to wash 10 tanks max a day and would not add a noticeable amount of traffic to State Route 14. Ann Marie Dowd asked if the debris being washed out of the tankers would produce a smell due to the organic nature of the materials being hauled. Lancaster explained how the water and debris from the wash station would be collected into an underground holding tank to be pumped out by a third party very much like a septic system. The underground tank and leach fields would not produce a smell. Mrs. Dowd also agreed that a traffic study would be a necessary consideration. The Secretary noted that the Wayne County Planning Board would be reviewing this matter as the application will be referred to them. Douglas Lancaster reassured the project would not accumulate extra traffic on Route 14. Wanda Beal asked if the operation would be allowing tanks to be dropped off overnight awaiting wash service. Duane Lancaster addressed this issue stating that there are not enough tankers in the area for this to be a concern and that if tanks get dropped off they will not be seen from the road or surrounding properties. The wash station will only have 10 tanks max a day. In addition the wash station building will be setback 500' from Route 14 and 75' from Brick Church Rd.

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March 22nd, 2021

The pole barn style building will break the view of any tanks that are awaiting pick up. Steve Zonneville asked if this service would be advertised. Duane Lancaster said that they would not be formally advertising.

Kim Buell Made a motion to accept this application with the following conditions:

1. Operating hours between 7AM and 5PM Monday to Friday with emergency exceptions only on the weekends.
2. Fencing surrounding the operation to keep trucks out after hours, with signage expressing trucks should not be idling or parking outside the fenced area.
3. Landscape to break the view of surrounding property owners from facility operations, trucks and tanks.
4. Parking will be located on the east side of the building in the rear.

Sal Vittozzi seconded the motion with conditions. All were in favor. Motion carried.

Having no further business, Kim Buell made a motion to adjourn. Sal Vittozzi seconded the motion. All were in favor. Motion carried. The meeting was adjourned at 7:35PM.

Respectfully submitted by,

Chandra Jensen
Zoning Board Secretary