

**Town of Union Planning Board Minutes**  
Tuesday, January 22, 2008

A regular meeting of the Town of Union Planning Board was held on Tuesday, December 22, 2008 at the Town of Union Office Building, 3111 East Main Street, Endwell, New York. Chairman McLain opened the Planning Board meeting at 7:00 p.m.

Members present: S. McLain, A. Elwood, L. Miller, J. Rotella, B. Seliga, R. Signorelli

Members absent: T. Crowley

Others present: Paul Nelson, Marina Lane, Alan Pope, Mark Westcott, Steven Grossman, George Haus, Alberto Paolini, Leon Anastasakos, Jeff Hoskins, and Nancy LaBare

**A. CALL TO ORDER**

Chairman McLain opened the regular meeting of the Planning Board at 7:00 p.m.

**B. APPROVAL OF MEETING MINUTES: December 18, 2007**

Chairman McLain asked for a motion to accept the December 18, 2007 meeting minutes as written.

Motion made: A. Elwood

Motion seconded: L. Miller

MOTION: Approving the minutes from December 18, 2007.

VOTE: **In Favor:** S. McLain, A. Elwood, L. Miller, B. Seliga

**Opposed:** None

**Abstained:** J. Rotella, R. Signorelli

Motion Carried

**C. 947 AND 945 HARVARD STREET, 507 CARL STREET: Rezoning Petition**

Ms. Lane read from the memorandum to the Planning Board dated January 22, 2008, describing this rezoning request. The Rezoning Petition is a request to rezone these properties which are currently zoned Residential Suburban Medium Density on 507 Carl Street and Commercial Retail on 947 and 945 Harvard Street to Residential Multifamily/Office on all three parcels. The basis of the request is as follows:

- The applicants have an existing dental office on 947 Harvard Street that they wish to expand upon the same property.
- They intend to use 507 Carl Street, currently vacant, for required parking.
- The owner of 507 Carl Street lives in the house on 945 Harvard Street, and will sell 507 Carl Street with the condition that the applicants purchase 945 Harvard Street and allow her to live there as life tenant.
- The zoning category Residential Multifamily / Office would allow both the dental office use and the residential use.

If the Town Board approves the request, the project will require a Site Plan Review at which time the Planning Board will impose any conditions it deems necessary. A Basic SWPPP will be required during construction and the Town of Union Engineering Department will review and approve pre- and post-construction runoff values as a part of the Site Plan Review. The Long Environmental Assessment Form will be reviewed by the Town Board to determine any impact on the environment and the Planning Department will recommend the approval of the Negative Declaration based on the its completion.

Staff Recommendations in the memorandum indicated that the proposed zoning classification is in agreement with the proposed land uses discussed by the Planning Department as part of the Comprehensive Plan currently under development. The developers' intention to use 507 Carl Street as accessory parking will be an improvement in accessibility and safety for exiting vehicles which currently back into Harvard Street with no controlling curb cuts. The proposed zoning would create a buffer between commercial and residential development and traffic increase would be minimal.

The Planning Board then discussed the proposed project. Exterior lighting has not been decided. The building is currently 1,738 square feet and the proposed single-story addition would make it a total of 3,662 square feet. When asked about the time frame for the project, Ms. Lane said once the site plan is complete it will be sent back to the County for another 239-Review. The Planning Board would not do Site Plan Approval until zoning was approved by the Town Board.

Chairman McLain asked for a motion to recommend approval of the Rezoning Application to the Town Board.

Motion made: R. Signorelli

Motion seconded: A. Elwood

MOTION: Recommending approval of the Rezoning Application.

VOTE: **In Favor:** S. McLain, A. Elwood, L. Miller, J. Rotella, B. Seliga,  
R. Signorelli

**Opposed:** None

**Abstained:** None

Motion Carried

**D. 2306-2400 WATSON BOULEVARD: Paolini's Restaurant Site Plan Presentation**

A preliminary Site Plan of this proposed business was presented. George Haus, architect for the project, explained that this property has been unoccupied for some time. The owners want to put in a small Italian restaurant and want to maximize the number of seats. The plan shows the building in the middle of three parcels surrounded on three sides by parking spaces. There are 28 parking spaces planned and thus, under Town Code, 56 seats would be allowed. The property slopes from front to back. The restaurant would be two levels with six tables on each level. Entrance would be through the front with an emergency exit on the lower level walkout. There has been some preliminary discussion about drainage concerns with the Planning Department. The parking lot is currently graveled, but will be paved. Discussion revolved around concern about the parking provided on the plan, as the flow of traffic and ability to park easily is a concern. Depending on the needs of the restaurant, Mr. Nelson explained that the Planning Board has the authority to waive some of the parking requirement as long as it is not substantial. Suggestions for changing the proposed parking were discussed including the possibilities of diagonal parking, moving the handicap spots down to pick up extra space and parking against the building to make a wider driveway. No rezoning of this property is necessary. Definite plans for lighting have not been made. There will be wall lights of some type and lights on the retaining wall, but a decision has not been made.

**E. REALTY USA: Landscaping Plan**

A photograph of the sign erected by Realty USA was shown. Mr. Nelson explained again that the approved Site Plan had shown a ground monument sign but Realty USA was mistakenly given permission to pour concrete for a pole sign. They then purchased a pole sign for the location before the miscommunication was discovered. To enhance the look of the sign, the Planning Board requested a revised landscaping plan from the developer. In response to that request they sent a drawing showing evergreens, daylilies (Stella d'Oro) with what appears to be a planter with blocks of some type around the base. The Board asked for a better description of the height and material of the base. Ms. Lane will call Mr. Whitehead for clarification.

**F. COMPREHENSIVE PLAN DISCUSSION: Neighborhood Descriptions**

Mr. Nelson reminded the members to log into their town e-mail accounts on a frequent basis now that the various sections of the plan are being completed and sent to them in electronic format for review. Mr. Nelson gave two additional neighborhood plans to each member of the Board, one for the Fairmont Park area and one for the western portion of the Hooper Road corridor. These are in addition to the sections sent to the Board members via e-mail. To date, the plans

for neighborhoods 1, 3, 25, 16, and 18 have now been given to the members for final mark-up. The Demographic Profile section of the Technical Background Report has also been provided. He asked that the members review all sections at their convenience, making corrections to language, spelling, etc. as they go. It is important to be sure that it agrees with the Future Land Use recommendations discussed by the Board. He asked that any errors or concerns be e-mailed to the Planning Department right away.

Mr. Nelson stated that there will be a scale for each of the 25 neighborhoods indicating the amount of change that is reflected in the new Plan to show whether the changes are anticipated to be small, medium or moderate. He also discussed the Demographic Profile, which is a major component in the Technical Background Study. This section will set the tone and provide the demographics for the community and illustrate why some issues will become more important as the Town moves into the future. The Planning Department has been taking photographs of buildings, signs, new construction, etc. to be included in the document in order to show a cross-section of each of the neighborhoods. The photographs in the two sections distributed at tonight's meeting were discussed.

The goal is to have the neighborhood plans completed before the Association of Towns Conference meeting in February. Mr. Nelson indicated that he has been asked to release the draft plan to the Town Board members and Town Department Heads prior to it being released to the public. He asked for the Planning Board's feelings on making changes to the draft Comprehensive Plan before it is sent in final format to the Town Board after the neighborhood meetings are conducted.

The Planning Board members unanimously agreed that it would be better to compile and then review all comments received and make a determination as to whether or not changes should be made prior to the Plan being marked as final and sent to the Town Board for consideration. Ultimately, there will be a link on the Town website that will facilitate comments from the community on the entire plan.

**G. OTHER SUCH MATTERS AS MAY PROPERLY COME BEFORE THE BOARD**

- A letter from Chairman McLain to Steve Rafferty regarding Allis Development was presented. It states that Brian Allis of Allis Development, LLC is actively using his building at 440 Airport Road without having completed all Site Plan requirements including landscaping, paving the parking lot, constructing a dry well, and providing a performance bond should he not meet the October 30, 2007, deadline for these requirements. Mr. Allis did not apply for a temporary Certificate of Occupancy. In conversation with Ms. Lane, Code Enforcement said that at this point Mr. Allis could not

construct the dry well because he would be unable to pave until approximately April 15, 2008, something that should be done immediately after installing a dry well. The letter requests that Mr. Rafferty contact the Planning Board about the outstanding issues by February 12, 2008.

Chairman McLain asked for a motion to send the letter to Steve Rafferty regarding site improvements not completed by Allis Development, LLC.

Motion made: L. Miller  
Motion seconded: B. Seliga  
MOTION: Recommending approval of sending the letter.  
VOTE: **In Favor:** S. McLain, A. Elwood, L. Miller, J. Rotella,  
B. Seliga, R. Signorelli  
**Opposed:** None  
**Abstained:** None  
Motion Carried

- Ms. Lane discussed the Heritage Building and a request by Jim and Bill Walsh that she wanted the board to be aware of. In conversation with her, they said they were considering buying the building back from the current owners. They were interested in seeing if the Planning Board would consider allowing them to move their Vestal construction business to that location. Ms. Lane called Chairman McLain to see what her opinion was of this suggestion and she stated that she doubted it would be something the Planning Board or the community would welcome. The Walshes feel that renovating or demolishing the building is an expensive proposition and that they are probably the only ones willing to make use of the property. The Board agreed the area around the Heritage is trending in a positive direction and that allowing a business with a large amount of construction equipment is not the direction the Planning Board would recommend.
- Ms. Lane updated the progress of Mirella's Restaurant to rezone their property. The Long Environmental Assessment Form has not been received and so the application cannot be sent to the County for the 239 review. The owners asked how the Planning Board would feel about them approaching Aldis about using some of the parking spaces in their parking lot. The Planning Board agreed that it would be a good option for the parking problem they are facing.

## H. ADJOURNMENT

Planning Board Minutes, January 22, 2008

Motion made: B. Seliga  
Motion seconded: J. Rotella  
MOTION: Adjourning the meeting at 9:28 p.m.  
VOTE: **In Favor:** S. McLain, A. Elwood, L. Miller, J. Rotella, B. Seliga,  
R. Signorelli  
**Opposed:** None  
**Abstained:** None  
Motion Carried

**Meeting Date**

The next regular meeting of the Planning Board is scheduled for Tuesday, February 12, 2008 at 7:00 p.m.

Respectfully submitted,

Dawn Foti