

**Town of Union Planning Board Minutes**  
Tuesday, January 13, 2009

A regular meeting of the Town of Union Planning Board was held on Tuesday, January 13, 2009 at the Town of Union Office Building, 3111 East Main Street, Endwell, New York.

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

Members absent: T. Crowley

Others present: Alan Pope, Paul Nelson, Marina Lane, Ken Jackson, Dino  
Petrilli, Ron Mason

**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 16, 2008**

Chairman McLain asked for a motion to accept the December 16, 2008 meeting minutes as written.

Motion made: B. Seliga

Motion seconded: A. Elwood

MOTION: Approving the minutes as written.

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

**Opposed:** None

**Abstained:** L. Miller

Motion Carried

**C. DEVELOPMENT IN FLOODPLAIN FRINGE: 3725 River Road**

**1) Presentation**

Ken Jackson, owner of Washingtonian Hall, a historic residence on River Road, explained this request for a special permit to build a three-stall garage on his property. The building would be placed approximately in the original location of the carriage house, which was on the same side of the road as the house. FEMA has purchased the property with the carriage house and barn that are now across the street and are in the process of demolishing the structures. Mr. Jackson plans to use the original trim from those

buildings on the garage. He received the required variances from the Zoning Board in December and needs approval of the Planning Board in order to move forward with the project in the spring. There will be no fill brought in and the floor will be about 1 ½ feet below base flood elevation. The building will be anchored and have three doors on the front and one on the back to allow water to flow through in case of flooding. The lower level will be for parking cars and the upper part for storage. The brick driveway will be retained.

Ms. Lane explained that Steve Rafferty is classifying the structure as Residential to avoid additional code requirements required if it was classified Commercial. It is considered an accessory building to a residential use. She gave members a copy of Section R323.2.2 of the Residential Code of New York State describing the requirements that (1) the building be used solely for parking of vehicles, building access or storage and (2) be provided with flood openings which shall meet set criteria.

**2) Call for Public Hearing for Special Permit to Develop in the Floodplain**

Chairman McLain asked for a motion for a Public Hearing to be held on February 10, 2009 at 7:00 p.m.

Motion made: A. Elwood  
Motion seconded: R. Signorelli  
MOTION: Approving the motion for a public hearing.  
VOTE: **In Favor:** S. McLain, A. Elwood, L. Miller, J. Rotella,  
B. Seliga, R. Signorelli  
**Opposed:** None  
Motion Carried

**D. COMPREHENSIVE PLAN: Final Draft:**

**1) Final Review**

Mr. Nelson gave each member a copy of the Final Version – Summary of Comments for the Comprehensive Plan. Members took time to read several new additions to the original draft.

Ms. Lane said that she spoke to Rose Sotak about the Rural Residential zoning category as compared to an Agricultural zoning category. She told Ms. Lane that the right to farm must be preserved and that the Rural Residential designation could bring a higher price. She suggested that if the zoning classification is changed from Agricultural zoning, anyone planning a sub-division would have to acknowledge that farming is allowed. In response to

a question pertaining to the potential change in taxable value, Mr. Nelson said that this issue has been raised before and that the question was posed to Town Assessor John McDonald. The Assessor provided a letter stating that taxes are based on the actual use of the land, not on the zoning designation.

Chairman McLain, along with all members of the Board, thanked Mr. Nelson for the time, energy, and professionalism that went into the project.

## 2) Motion to Submit to Town Board

Chairman McLain asked for a motion to recommend the proposed Unified Comprehensive Plan Goals and Objectives to the Town Board.

Motion made: R. Signorelli  
Motion seconded: L. Miller  
MOTION: Motion to recommend the proposed Unified Comprehensive Plan Goals and Objectives.  
VOTE: **In Favor:** S. McLain, A. Elwood, L. Miller, J. Rotella, B. Seliga, R. Signorelli  
**Opposed:** None  
Motion Carried

Chairman McLain asked for a motion to recommend to the Town Board the proposed Neighborhood Plans for the following neighborhoods:

<u>Neighborhood #</u>	<u>Neighborhood Name</u>
1	North Endwell - Union Center
2	West Corners
3	Airport Heights
4	Roundtop (Overlaps with Endicott)
6	West Endicott (Overlaps with Endicott)
7	North Endicott
8	Northside - West Endicott (Overlaps with Endicott)
9	Northside - East Endicott (Overlaps with Endicott)
13	Riverhurst
14	South Endwell
15	Central Endwell
16	North Endwell West
17	North Endwell East
18	Fairmont Park
20	Westover
25	Choconut Center

Motion made: A. Elwood  
Motion seconded: B. Seliga

MOTION: Motion to recommend the proposed Neighborhood Plans.  
VOTE: **In Favor:** S. McLain, A. Elwood, L. Miller, J. Rotella,  
B. Seliga, R. Signorelli  
**Opposed:** None  
Motion Carried

Mr. Nelson will prepare a forwarding letter to the Town Board to be included with the Comprehensive Plan. It will be prepared for Chairman McLain's signature and will include all names of the Planning Board members.

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

- Mr. Nelson discussed the Unified Zoning Ordinance Steering Committee that met for the first time last week. Ms. Elwood is the representative for the Planning Board and said the first meeting was well attended and very productive. John Steinmetz, consultant for the project, gave an informative presentation on zoning. Mr. Nelson explained that there are four zoning workshops planned where the consultant will (a) go through a short SWOT (Strengths, Weaknesses, Threats and Opportunities) Analysis to identify ways that the new ordinance can be designed to help improve the community, (b) do a Community Preference Survey where he goes through a series slides showing different types of building or landscaping forms that participants are asked to rank, and (c) have breakout sessions for discussion. One of the primary tools used to implement the goals and objectives of the Comprehensive Plan will be the new Zoning Ordinance. There will be more graphics in the new ordinance to make it more readable and self-explanatory. As part of the legal review process the consultant has retained Patricia Salkin, one of the foremost legal experts on land use and zoning issues in the state. Issues that have been discussed by the Planning Board, such as transitional zoning and design guidelines will be discussed for inclusion in the new Unified Zoning Ordinance.
- The Good Shepherd project was discussed. The publicized problems with sub-contractors have been resolved. Good Shepherd's main contractor, LeCesse, has made an effort to hire local subcontractors, but finding building contractors with sufficient numbers of employees has been difficult. As a result of the recent problem with a sub-subcontractor from out of state, LeCesse has hired several smaller local building contractors rather than one large one, but it does make the project more difficult to manage. Ms. Lane said the LeCesse sign has been changed to M&T Bank, conforming to the sign ordinance as previously recommended by the Planning Department.

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- Mr. Rotella asked about concerns the Board had with Jason Miller's property. Ms. Lane said it is among a few outstanding issues that need to be discussed with Mr. Pope.
- Mr. Nelson said that the County may be trying to bring sewer lines up Airport Road, but it is still in the discussion stage.
- Ms. Lane said the EJ Factory on North Page Avenue has been rezoned. The developer plans on setting up a website and is working with Binghamton University to let students know about future housing.
- Mr. Nelson said that a new web page for the Town will be operational soon. Among its new features is an emergency notification feature where people will be able to get information in case of emergencies. There will also be a link where people can subscribe to newsletters and information about specific activities of Town government.
- Ms. Lane commented on the results of the hydraulic study on the Walsh project, and feels countywide floodplain development regulations would be more comprehensive. She suggested that the Planning Board focus instead on specific stipulations of approval for floodplain development. There is a great deal of Commercial and Light Industrial property in the flood plain and the Board should be very specific with its Letters of Approval.
- Members agreed that notification to the community in case of flooding is very important and needs to be perfected. Ms. Elwood detailed the confusion during the June 2006 flood when residents of Fairmont Park were given mandatory evacuation orders but firemen were unable to tell them locations they could report to. Mr. Nelson and Ms. Lane both said that the confusion should not have happened as residents are notified yearly about evacuation procedures, but it does show information needs to be available to residents at the point of an emergency through other means, such as the Town website.
- Mr. Nelson said the Town will be working on a Local Waterfront Revitalization Plan (LWRP) to create a walking trail beginning in Vestal and Endicott and continuing down through the Town and Johnson City. Public meetings will be held on the project.
- The Town has purchased GPS equipment. The first project will be to get location readings for all fire hydrants in the Endwell fire

district. Another project will get field readings for drainage structures maintained by the Town.

**F. ADJOURNMENT**

Chairman McLain asked for a motion to adjourn the meeting at 8:15 p.m.

Motion made: B. Seliga

Motion seconded: J. Rotella

MOTION: Adjourning the meeting.

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

**Opposed:** None

Motion Carried

**Next Meeting Date**

The next regular meeting of the Planning Board is scheduled for Tuesday, February 10, 2009 at 7:00 p.m.

Respectfully submitted,

Dawn Foti