

Town of Union Planning Board Minutes

Tuesday, January 3, 2006

A regular meeting of the Town of Union Planning Board was held on Tuesday, January 3, 2006 at the Town of Union Office Building, 3111 East Main Street, Endwell, New York. Chairperson McLain opened the meeting at 7:00 p.m. Unless otherwise noted, the Chair does not vote on motions.

Members present: A. Elwood, S. McLain, L. Miller, T. Crowley, R. Signorelli

Members absent: A. Paniccia, B. Seliga

Others present: Paul Nelson, Marina Lane,

I. MAIN TOPICS:

APPROVAL OF MINUTES

The minutes from December 6, 2005 were reviewed. The following changes will be made to the minutes:

- Page 1 – Paragraph 2 under "Site Plan Presentation" will be changed to read "Mr. Nelson asked Mr. Marchuska if the building area indicated on the Site Plan as 2039 square feet is correct." The last sentence of that paragraph will read "With the addition of the vestibule the total area is 2195 square feet.
- Page 1 – Paragraph 4, line 5 under "Site Plan Presentation", "where there" will be changed to read "adjacent to".
- Page 2 – Paragraph 1, line 3 will read "although the site area is under an acre" (addition of area).
- Page 2 – Paragraph 3, line 2 will read "because the landscaping, paving and striping, and other improvements would not be completed this fall."
- Page 3 – Paragraph 3, adding the word "only" in line 1 as "Mr. Nelson replied that if they are doing only a wall sign ..."

Chairman McLain asked for a motion to approve minutes from December 6, 2005 with the above-noted changes.

Motion made: T. Crowley

Motion seconded: A. Elwood

MOTION: Motion to approve minutes from December 6, 2005 as amended.

VOTE: **In Favor:** A. Elwood, L. Miller, T. Crowley and S. McLain

Opposed: None.

Abstained: R. Signorelli

Motion Approved

II. OTHER SUCH MATTERS AS MAY PROPERLY COME BEFORE THE BOARD

The Board discussed the Comprehensive Plan. Mr. Nelson advised that the plan will need to be reexamined at regular intervals.

The Board had a discussion of Zoning Ordinance amendments regarding:

- Interpretation
- Principal Uses
- Lighting Standards
- Uniform Ordinance For Part-Town, Endicott, and Johnson City
- Site Plan Review Flexibility
- Development Guidelines
- Forestry Management
- Filling/Dumping On Properties With Steep Slopes
- Site Plan Standards (i.e. prepared by licensed professionals)
- Site Plan Enforcement
- Technology Upgrades (GPS equipment)
- Comprehensive Plan Reviews and Updates - Timeframe
- Potential Rezoning Areas (i.e. PUD properties that do not have approved development plans should be re-zoned)

Chairman McLain discussed the distinction between Site Plan Presentations and Site Plan Reviews. She indicated that a Site Plan Presentation should be a discussion with no action required from the Planning Board. The Board has the authority to approve/disapprove, modify, deny or table a Site Plan Review. She asked that the agenda be specific as to whether an entity is coming forward with a Site Plan Presentation or a Site Plan Review. Chairman McLain will communicate to Steve Rafferty that the Planning Board will take action on Site Plan Reviews only.

III. ADJOURNMENT

Motion made: L. Miller
Motion seconded: R. Signorelli
MOTION: Adjourning the meeting at 9:22 p.m.
VOTE: **In Favor:** A. Elwood, L. Miller, T. Crowley, R. Signorelli
Opposed: None
Abstained: None
Motion approved.

Meeting date

The next meeting will be held on Tuesday, January 17, 2006 at 7:00 p.m.

Respectfully submitted,
Kathleen C. Carney
Transcriptionist