

Town of Union Planning Board Minutes

Tuesday, January 9, 2007

A regular meeting of the Town of Union Planning Board was held on Tuesday, January 9, 2007 at the Town of Union Office Building, 3111 East Main Street, Endwell, New York. Chairperson McLain opened Planning Board meeting at 7:00 p.m. Unless otherwise stated, the Chair does not vote on motions.

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

Members absent: T. Crowley

Others present: Paul Nelson, Marina Lane, Alan Pope, Nancy LaBare, Bill Walsh (Walsh & Sons), David Chase (Keystone Associates) and Gene LaBare (County Legislature)

A. CALL TO ORDER

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

Chairperson McLain introduced new Councilperson, Nancy LaBare.

B. APPROVAL OF MEETING MINUTES: November 21, 2006 and December 19, 2006

Chairperson McLain asked for any questions or comments regarding the November 19, 2006 minutes.

Chairperson McLain asked for a motion to approve the minutes from the meeting held November 21, 2006.

Motion made: R. Signorelli

Motion seconded: A. Elwood

MOTION: Approval of the November 21, 2006 meeting minutes.

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

Opposed: None

Abstained: None

Motion Carried

Chairperson McLain asked for any questions or comments regarding the December 19, 2006 meeting minutes. It was noted that Mike "McDonald" should be spelled "McDonnell."

Chairperson McLain asked for a motion to approve the minutes from the meeting held December 19, 2006, as amended above.

Motion made: B Seliga

Motion seconded: L. Miller

MOTION: Approval of December 19, 2006 meeting minutes as amended.

VOTE: **In Favor:** A. Elwood, L. Miller, J. Rotella, B. Seliga

Opposed: None
Abstained: R. Signorelli
Motion Carried

C. WESTERN RIDGE SUBDIVISION- 1137 Simon Road- Request for Extension

Jim Mushock needed \$800,000 appraisal in order to receive loan. The appraisal came back lower than expected. He is working with other banks. He has requested a 90-day extension, at the advice of Pete Olevano (CPW).

He has hired a new individual to come in and work on the erosion control measures.

Chairman McLain asked for approval for the motion for 90-day extension.

Motion made: A. Elwood
Motion seconded: L. Miller
MOTION: Motion for Extension
VOTE: **In Favor:** J. Rotella, B. Seliga, R. Signorelli, A. Elwood, L. Miller,
Opposed: None.
Abstained: None.
Motion Carried

D. HOMESTEAD VILLAGE DEVELOPMENT GROUP: 4101 Watson Blvd, and 13 BEECH STREET AND 4311 WATSON BLVD,

- 1) David Chase with Keystone Associates presentation.

Keystone Associates was asked to provide an overall picture of the contiguous PUD area of 420 acres. There are 3 separate parcels involved in the 420 acres: 1) 4101 Watson Blvd, which includes the Traditions at the Glen and the residential subdivision of which Phase I of that has been approved and is being built right now; 2) the second parcel involved is the 13 Beech Street parcel. This is the parcel that is being looked at for the American Cancer Society project on the north side. Thirteen Beech Street also encompasses about 2.5 acres on the South side; and 3) the third parcel is 4311 Watson Blvd. which consists of the old 18 hole golf course and the area behind that. The total area of the contiguous PUD is roughly 420 acres.

One of the issues the Town was interested in was maintaining the 25% open space requirement and what the long-range intention was. The dedicated open space areas are as follows:

- 12 acre residential area
- 10.5 flat acres of the golf course
- 87 acres of 18 hole golf course

All of the above total approximately 109.5 acres which is roughly 26% of the total area of the site, which satisfies the 25% open space requirement.

Mr. Chase pointed out the various easements, including emergency access easement to the Fairmont Park residents and utility easement.

P. Nelson asked if Keystone has someone working on the metes and bounds descriptions for the dedicated open space area which will need to be recorded shortly. Mr. Chase advised that they had someone working on that.

P. Nelson advised that they would be need to submit the metes and bounds description and the proposed deed restrictions for review by the Planning Board and the Town Attorney.

Mr. Chase then discussed the water system.

The Village of Johnson City supplies water to the Traditions at the Glen resort by way of a 6 inch pipe and this was a concern about supplying water to the commercial development. It was determined that they could use the IBM water tank to aid with fire protection. The infrastructure was already in place with minor corrections. They will be installing a new valve with back flow prevention. This will increase the water supply from 600 per minute up to 1400 to 1500 per minute. None of the buildings on the North or South side of Beech Street require sprinklers based on their size.

There was a question about the end of Sycamore Street and a continuation or ending of Sycamore and whether that was a paper street. Currently the County considers it part of the Town of Union. The Town has no problem making it part of 13 Beech Street. Jeff Tait had done some previous research regarding this issue and P. Nelson suggested that Jeff's research be reviewed.

Marina read some information she received from the county:

"The Fairmont Park subdivision was filed in 1935, if there is no street deed then in my opinion the Town owns what it maintains. Parcel 142.11-1-6 has the right to use it as a right of way up to its north line and maybe beyond. A title search will probably revert to the original developer in 1935. Since one owner owns both sites beyond 142.11-1-6, they could probably file a subdivision abandonment to gain proper title to that portion north of 142.11-1-6 signed off any interest..."

Attorney Alan Pope advised that what has been done in the last couple of years where this is a paper street and the only other interest is the Town's, we do a quitclaim deed out to the owners on either side of the paper street. If there is only one property, then we quitclaim to that one property owner. With regard to Sycamore Street, we are dealing with another owner's interest.

Bill Walsh advised that he would follow up with the property owner adjacent to Sycamore.

Chairman McLain asked for a motion to recommend the Town Board call a public hearing to solicit public input for the amendment to the PUD at the address and include 13 Beech Street and 4311 Watson Blvd. and to partition 13 Beech Street and to designate the Town Board as the Lead Agency for the amendment portion of the project for Wednesday, January 3rd.

Motion made: B. Seliga

Motion seconded: J. Rotella

MOTION: Recommend the Town Board call a public hearing to solicit public input for the amendment to the PUD at the address and include 13 Beech Street and 4311 Watson Blvd. and to partition 13 Beech Street and to designate the Town Board as the Lead Agency for the amendment portion of the project for Wednesday, January 3rd.

VOTE: **In Favor:** L. Miller, J. Rotella, A. Elwood, B. Seliga

Opposed: None

Abstained: R. Signorelli

Motion Carried

E. AMERICAN CANCER SOCIETY- 13 BEECH STREET

1. Lead Agency:

Chairman McLain asked for a motion that the Planning Board be the lead Agency for the American Cancer Society.

Motion made: L. Miller

Motion seconded: B. Seliga

MOTION: Designating Town of Union as Lead Agency

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

Opposed: None

Abstained: None

Motion Carried

2. SEQRA Determination

It was decided that the Board would like P. Olevano's opinion and the SEQRA determination would be held over and heard in conjunction with the SWPPP.

F. OTHER SUCH MATTERS THAT MAY PROPERLY COME BEFORE THE BOARD

(a) John Doe letter that will be sent to all current projects requiring SWPPPs, and a form requesting SWPPP Implementation Inspectors' information and certification for all new projects requiring SWPPPs.

Each Developer will need to submit this prior to construction to advise who their inspector will be and what their certification is with regard to soil and erosion control. Alex Urda will confirm the types of certifications for inspectors.

(b) J. Rotella previously had a question regarding the West Corners Giant SWPPP.

Marina read a portion from a DEC email that Mike McDonnell, Engineer for Giant West Corners had regarding Chapter 9 redevelopment problems.

“New rules for SWPPPs for redevelopment projects will go under a 5 day review rather than a 60 day review, if they conform to everything..” in package. There were several other attachments and Marina offered to email the attachments to anyone who was interested.

(c) P. Nelson showed new signs to be placed at construction sites to provide the public with public hearing information.

(e) The Town Board had a reorganizational meeting. The Planning and Zoning and Redevelopment is Michael Archangeli and Rose Sotak. L. Miller and Chairperson McLain were reappointed. Chairperson McLain’s term expires December 31, 2012 and L. Miller’s term expires December 31, 2015.

(f) P. Nelson advised that their grant to hire a consultant was approved for \$93,000. An RFP to hire a consultant to come in and make recommendations.

(g) Chairperson McLain handed out summary cards with information she received from Association of Towns meeting in NYC.

G. ADJOURNMENT

Motion made: B. Seliga

Motion seconded: J. Rotella

MOTION: Adjourning the meeting at 8:31 p.m.

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

Opposed: None

Abstained: None

Motion Carried

Meeting date

The next meeting of the Planning Board is scheduled for Tuesday, January 23, 2007 at 7:00 p.m.

Respectfully submitted,
Heather Gaughan