

**Town of Union Planning Board Minutes**  
Tuesday, January 23, 2007

A regular meeting of the Town of Union Planning Board was held on Tuesday, January 23, 2007 at the Town of Union Office Building, 3111 East Main Street, Endwell, New York. Chairperson McLain opened the Planning Board meeting at 7:00 p.m. Unless otherwise stated, the Chair does not vote on motions.

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

Members absent: B. Seliga

Others present: Marina Lane, Alan Pope, Todd Smith, Alan Hertel, Ed Drimak

**A. CALL TO ORDER**

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

**B. APPROVAL OF MEETING MINUTES: JANUARY 9, 2007**

The minutes from the January 9, 2007 meeting will be voted at the February 13, 2007 meeting.

**C. NYSEG, 1195 REYNOLDS ROAD, JOHNSON CITY: SITE PLAN PRESENTATION**

Todd Smith provided a brief background on the training center and explained the proposed plans. He answered questions from the Board as well as questions from resident, Mr. Drimak. Mr. Smith was questioned about hours of operation (7:00am – 4:30pm, M-F), number of bucket trucks (3-4), height of high bay (45' at peak, average of 31.5'), and the greatest potential number of trainees and trainers (25-30). Mr. Smith also discussed the required removal of coal tar residuals (manufactured gas plant residuals) as a part of the environmental mitigation plans. Planning Board members discussed the selective planting of coniferous trees as a buffer for the neighbors.

NYSEG will return with a presentation showing a site plan. They are required to file the long form of the EAF and also a SWPPP. The Planning Department is not required to make a specific recommendation for an amendment to a condition of an existing variance.

Marina Lane will draft a letter to Mr. Rafferty and the ZBA stating the opinion of Paul Nelson and Chairman Sue McLain regarding the advisory opinion.

**D. COMPREHENSIVE PLAN: FUTURE LAND USE MAPS**

The Board discussed the future land use maps.

1. "These parcels (south side of 3901 Watson Blvd. and the southwest corner of 4101 Watson Blvd.) have wetland/floodplain issues and should not be Industrial. Should

- consider professional offices or similar low-intensity uses.” The Board was unanimous in the recommendation that these parcels should be recreational.
2. “Tank farm is gone (4210, 4300, 4324, 4402, 4410, and 4216 Watson Blvd.). Remaining uses are Robson Electric warehouse/yard, American Legion, ball fields/tennis courts, retail gift shop, and a restaurant. Area has floodplain issues.” The Board suggested Professional Office/Recreational.
  3. “This area is predominantly residential with low-density across Glendale Dr and town homes to the north and multi-family apartments to the west. Glendale Park is directly across the street to the south and east. This area is more suited to medium to high density residential.” The Board agreed with High Density Residential.
  4. “Day care building and bank are already CR. Much of [east side of] Hooper Road from the Pruyne south to Beatrice should be considered for a “neighborhood shopping/service” designation.” The Board considered the parcels between Pruyne and Royal Road (?) and felt that Professional Office was the appropriate use. This one, I’m not sure of... the little arrows Paul used were actually pointing to several parcels north of Pruyne.
  5. “If assembled for a single user, the first four lots from Smith (west side of Hooper) north should be considered for neighborhood shopping. This would allow for driveway alignment with Pruyne to allow protected left turns via the existing traffic light to head north on Hooper. The creek provides a natural buffer to the west.” The Board agreed with Neighborhood Commercial.
  6. “FEMA Flood Buyout program will expand areas that can’t be rebuilt with permanent structures. More suitable to passive recreational uses such as river trails, ball fields, or passive recreational uses.” This area pertained to the residential area between Chaumont and Davis, south of Main Street. Agreed with Recreational use.
  7. “Existing residential units on small lots (on Pearl St., west of Hooper, north of E. Main St.). Would be difficult and costly to assemble for industrial use. Should remain as medium density residential.” Agreed.
  8. “Watson Blvd. (between Hooper and Willis) is not “highway oriented” and should be designated as a neighborhood shopping/service area.” Agreed with Neighborhood Commercial.
  9. “Glendale Technology Park, Polar Shot Driving Range, and the Homestead should be designated for mixed-use development. Polar Shot and Homestead have obvious flood plain issues that must be addressed if further development is to take place.” The Board agreed that Glendale Park should be Mixed Use, but decided to delay a decision on the Polar Shot and Homestead for the next discussion.

## E. SEQRA DISCUSSION

The Board discussed SEQRA issues with attorney Alan Pope.

**F. ADJOURNMENT**

Motion made: J. Rotella

Motion seconded: L. Miller

MOTION: Adjourning the meeting at 9:30 p.m.

VOTE: **In Favor:** L. Miller, R. Signorelli, A. Elwood, T. Crowley, J. Rotella

**Opposed:** None

**Abstained:** None

Motion Carried

**Meeting date**

The next meeting of the Planning Board is scheduled for Tuesday, February 13, 2007 at 7:00 p.m.

Respectfully submitted,  
Kathleen C. Carney