

**Town of Union Planning Board Minutes**  
Tuesday, February 7, 2006

A regular meeting of the Town of Union Planning Board was held on Tuesday, February 7, 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, R. Signorelli, T. Crowley

Members absent: A. Paniccia, B. Seliga, Lisa Miller

Others present: Paul Nelson, Marina Lane

**I. APPROVAL OF MINUTES**

Chairman McLain suggested the following changes to the January 24, 2006 minutes:

- Page 2 – Paragraph 2, line 5 add the word "and" between "zoning ordinances (Endicott, Endwell and Johnson City) **and** make ...".
- Page 3, Paragraph 3, line 5, change "Paul" to "Mr. Nelson".

Motion made: R. Signorelli

Motion seconded: A. Elwood

MOTION: Motion to approve minutes from January 24, 2006 as amended.

VOTE: **In Favor:** A. Elwood, T. Crowley, R. Signorelli and S. McLain

**Opposed:** None

**Abstained:** None

Motion Approved

**II. CALL FOR PUBLIC HEARING RE: SETTLERS WALK SUBDIVISION**

Mr. Nelson informed the Board that the revised plans for the Settlers Walk subdivision have been submitted to the County for the required 239 review. He asked that the public hearing be scheduled at the next regularly scheduled Planning Board meeting, which would be March 7, 2006.

Chairman McLain asked for a motion to hold a public hearing for the Settlers Walk subdivision on March 7, 2006 at 7:00 p.m.

Motion made: T. Crowley

Motion seconded: A. Elwood

MOTION: Motion to hold a public hearing for the Settlers Walk subdivision on March 7, 2006 at 7:00 p.m.

VOTE: **In Favor:** A. Elwood, T. Crowley, R. Signorelli and S. McLain

**Opposed:** None

**Abstained:** None

Motion Approved

**III. CALL FOR PUBLIC HEARING RE: HOMESTEAD SUBDIVISIONS (RESIDENTIAL AND COMMERCIAL)**

Chairman McLain asked for a motion to hold a public hearing for the Homestead subdivisions (residential and commercial) on March 7, 2006 at 7:10 p.m.

Motion made: A. Elwood  
Motion seconded: R. Signorelli  
MOTION: Motion to hold a public hearing for the Homestead subdivisions (residential and commercial) on March 7, 2006 at 7:10 p.m.  
VOTE: **In Favor:** A. Elwood, T. Crowley, R. Signorelli and S. McLain  
**Opposed:** None  
**Abstained:** None  
Motion Approved

Mr. Nelson informed the Board that the Walshes have submitted their drawings for the PUD. They have scaled back the amount of commercial square footage on the Homestead.

Mr. Nelson reviewed with the Planning Board an e-mail message received from the BMTS regarding a traffic study. The BMTS is recommending a traffic study due to the size of the proposed Homestead subdivisions project. The study will fully evaluate the impact the residential and commercial space will have on the existing road network in the area. The Planning Board will likely require the recommended traffic study. Mr. Nelson will inform the Walshes now so they may begin work on the study.

Mr. Nelson advised making a motion at the February 28, 2006 meeting for a traffic study.

**IV. LETTER REGARDING SPORTS COMPLEX**

The Planning Board discussed the letter addressed to Mr. Paul Nelson dated January 30, 2006 from Mr. and Mrs. Kuzel. Chairman McLain will draft a letter of response to Mr. and Mrs. Kuzel. The letter will address the sign, hours of operation and debris issues outlined in the Kuzel's letter. Chairman McLain will also ask Mr. Steve Rafferty for sign drawings for the sports complex for the Planning Board's review and information.

**V. DISCUSSION RE: TONY'S RESTAURANT ZBA APPLICATION**

Chairman McLain informed the Planning Board that Town Attorney, Alan Pope will be attending the Zoning Board Public Hearing scheduled for Thursday, February 9, 2006.

Ms. Elwood reported to the Board that she had contacted Larry Weintraub (Senior Attorney, New York State) with regard to this issue. He informed her that the ZBA has no authority to hear this sort of variance or to modify the site plans approved by a

Planning Board. Ms. Elwood will let Mr. Pope know the details of her discussion with Mr. Weintraub prior to the ZBA hearing.

**VI. COMPREHENSIVE PLAN DISCUSSION**

The Planning Board discussed the different zoning classifications in the comprehensive plan and the possibility of combining similar classifications in an effort to reduce the total number of classifications. Mr. Nelson will have commercial zoning classifications plotted in a grid format for review by the Planning Board at the February 28, 2006 meeting.

Ms. Lane reported that she reviewed four different subdivisions to develop an average lot size. The lot sizes in the subdivisions ranged from .21/acre (1/5 acre) to .35/acre (1/3 acre). The square footage ranges from 30,000 square feet to 80,000 square feet.

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

- Chairman McLain announced that Marina Lane has been appointed to the position of Senior Planner effective February 6, 2006.
- Mr. Nelson announced that Maureen Kimble will not be returning to her job on a full time basis.
- Chairman McLain informed the Planning Board that the Town Board has filed, as part of their minutes, a call for a public hearing to be held on Wednesday, February 15, 2006 at 7:30 to consider adopting a local law regarding outdoor wood burning furnaces.
- Mr. Nelson gave each Planning Board member a disposable camera and asked them to record community features they like and dislike that they encounter within the Town of Union and also in other communities that they visit. He would like to have some representative pictures available before the community meetings take place.

**VIII. ADJOURNMENT**

Motion made: R. Signorelli

Motion seconded: T. Crowley

MOTION: Adjourning the meeting at 9:04 p.m.

VOTE: **In Favor:** A. Elwood, T. Crowley, R. Signorelli, S. McLain

**Opposed:** None

**Abstained:** None

Motion approved.

**Meeting date**

The next meeting will be held on Tuesday, February 28, 2006 at 7:00 p.m.

Respectfully submitted,  
Kathleen C. Carney  
Transcriptionist