

Town of Union Planning Board Minutes
Tuesday, March 7, 2006

A regular meeting of the Town of Union Planning Board was held on Tuesday, March 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. The first order of business was a public hearing on Settler's Walk Subdivision scheduled for 7:00 p.m. The public hearing for the Settler's Walk Subdivision was closed at 7:36 p.m. Due to the length of the public hearing for Settler's Walk Subdivision, the public hearing on the Homestead Development Subdivision, scheduled for 7:10 p.m. began at 7:40 p.m. and concluded at 9:02 p.m. The Planning Board meeting was recessed at the conclusion of the public hearing on the Homestead Development (9:02 p.m.) and moved to the conference room. Chairperson McLain resumed the Planning Board meeting at 9:13 p.m. Unless otherwise noted, the Chair does not vote on motions.

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

Members absent: A. Paniccia

Others present: Paul Nelson, Marina Lane

I. APPROVAL OF MINUTES

Chairman McLain asked for any additions or corrections to the February 7, 2006 minutes. There were no additions or corrections. Chairman McLain asked for a motion to approve the February 7, 2006 minutes as presented.

Motion made: R. Signorelli

Motion seconded: A. Elwood

MOTION: Motion to approve minutes from February 7, 2006 as presented.

VOTE: **In Favor:** A. Elwood, T. Crowley, R. Signorelli, B. Seliga, L. Miller

Opposed: None

Abstained: None

Motion Approved

II. CALL FOR PUBLIC HEARING RE: 130 DIMMOCK HILL DRIVING RANGE SPECIAL PERMIT

Chairman McLain indicated that some referrals have already been received from Broome County relative to this project.

Mr. Nelson explained the location of the proposed outdoor driving range. This requires a special permit for an outdoor recreational use in the agricultural district. Mr. Nelson will mail copies of the current proposed site plan to Planning Board members. The Planning Board will discuss the plans at the March 21, 2006 Planning Board meeting. Mr. Nelson will notify the owners that they will be required to submit a more detailed plan prior to the Public Hearing.

Chairman McLain asked for a motion to hold a public hearing for the Dimmock Hill Driving Range Special Permit on Tuesday, April 4, 2006 at 7:00 p.m.

Motion made: L. Miller
Motion seconded: T. Crowley
MOTION: Motion to hold a public hearing for the Dimmock Hill Driving Range Special Permit on Tuesday, April 4, 2006 at 7:00 p.m.
VOTE: **In Favor:** A. Elwood, T. Crowley, R. Signorelli, B. Seliga, L. Miller
Opposed: None
Abstained: None
Motion Approved

III. HOMESTEAD DEVELOPMENT GROUP TRAFFIC STUDY REQUEST FROM BMTS

Chairman McLain asked for a motion to recommend that the Homestead Development Group conduct a traffic study for the Homestead Subdivisions.

Motion made: A. Elwood
Motion seconded: B. Seliga
MOTION: Motion requiring a formal traffic study be conducted by the Homestead Development Group.
VOTE: **In Favor:** A. Elwood, T. Crowley, L. Miller and B. Seliga
Opposed: None
Abstained: R. Signorelli
Motion Approved

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

The Board discussed possible subdivision plans that may be coming before the Board in the near future.

The Board discussed some of the comments received during the Public Hearing that was held March 7, 2006 relative to the Homestead Development plan.

The Board discussed the current traffic concerns in Fairmont Park and some possible remedies.

Mr. Nelson informed the Board that unless the Homestead Development Group reduces the number of commercial lots they are currently planning, they will trigger the need to perform an environmental impact statement due to the fact that they will be disturbing more than 10 acres of land for non-residential purposes. Mr. Nelson has informed Homestead Development Group of this possibility.

V. ADJOURNMENT

Motion made: B. Seliga
Motion seconded: L. Miller
MOTION: Adjourning the meeting at 9:48 p.m.
VOTE: **In Favor:** A. Elwood, T. Crowley, R. Signorelli, L. Miller, B. Seliga
Opposed: None
Abstained: None
Motion approved.

Meeting date

The next meeting will be held on Tuesday, March 21, 2006 at 7:00 p.m. The next Public Hearing will be held on Tuesday, April 4, 2006 at 7:00 p.m.

Respectfully submitted,
Kathleen C. Carney
Transcriptionist