

Town of Union Planning Board Minutes

Tuesday, March 21, 2006

A regular meeting of the Town of Union Planning Board was held on Tuesday, March 21, 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, L. Miller

Members absent: A. Paniccia, B. Seliga

Others present: Paul Nelson, Marina Lane

I. APPROVAL OF MINUTES

Chairman McLain asked for any additions or corrections to the March 7, 2006 minutes. The opening announcement of the March 7, 2006 minutes was amended as follows:

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.

Chairman McLain asked for a motion to approve the March 7, 2006 minutes as amended.

Motion made: T. Crowley

Motion seconded: L. Miller

MOTION: Motion to approve minutes from March 7, 2006 as amended.

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

Opposed: None

Abstained: None

Motion Approved

The Planning Board discussed limiting public comments and questions to two, three or four minutes (per speaker). Mr. Signorelli suggested that one of the other Board members could assist the Chairman with the timing of comments and questions.

Mr. Nelson informed the Planning Board that the Town Board was holding a public hearing on the PUD on April 5, 2006.

APPROVAL OF PUBLIC HEARING TRANSCRIPT

Chairman McLain asked for a motion to accept the transcript from the Settler's Walk Subdivision Public Hearing.

Motion made: R. Signorelli
Motion seconded: T. Crowley
MOTION: Motion to accept the transcript from the Public Hearing on Settler's Walk Subdivision, held March 7, 2006.
VOTE: **In Favor:** A. Elwood, T. Crowley, R. Signorelli, L. Miller
Opposed: None
Abstained: None
Motion Approved

The transcript for the Homestead Village Subdivision Public Hearing will be accepted at a future meeting.

II. SETTLER'S WALK DISCUSSION

Mr. Nelson reported there were not many big issues with this subdivision. A listing of the conditions will be included in the approvals when they are completed. Mr. Nelson discussed alternatives to the road cut in that the developer is considering. The developer is considering curbs and gutters at the entryways to the development. There is a substantial tree line and a grading issue that would create a problem with the cut in for the entry road to the east. Ms. Lane suggested that the tree line should be maintained and that if the developer installs curbs and gutters, they should extend to where the tree line ends.

The DEC has been contacted regarding possible wetlands on the rear of the property. They will visit and investigate the property.

The Board discussed subdivisions and micro pool maintenance issues in connection with the public hearing from March 7, 2006. Mr. Nelson suggested the imposition of a maintenance bond as a condition of subdivision approval (in circumstances where micro pools are part of a subdivision) in the event the developer does not maintain the micro pools as agreed upon.

Mr. Nelson advised that the Town does not want to be responsible for performing the necessary maintenance on micro pools. The development of micro pools in subdivisions is a new and growing process. The Town feels that maintaining multiple micro pools would be a large maintenance issue. Mr. Nelson will discuss with Mr. Olevano the possibility of requiring a maintenance bond on micro pools for future subdivisions. He will also explore the development of specifications for micro pools and also the development of recommended disposal specifications for material removed from micro pools.

Mr. Nelson informed the Board that once a public hearing is held, a decision on the site plan must be made within 62 days from the day following the public hearing. If a decision is not made, a default approval could occur. If site plan approvals are not

ready to be made, the developer should ask for an extension. Mr. Nelson did not recommend default approvals.

III. LEGENDS AT DIMMOCK HILL DISCUSSION

Mr. Nelson presented the revised site plan for the proposed driving range. Issues of concern were the fencing, floodlights, hours of operation and the number of and positioning of parking spaces. Ms. Lane will contact Mr. Rafferty with regard to how the need for parking spaces was calculated. Mr. Crowley stressed that if putting/chipping off the grass spaces was planned, that additional parking spots would be needed. Mr. Nelson cautioned against adding more parking spaces than needed as it adds to the impervious surfaces. He felt that most municipal ordinances require more parking than is necessary.

Mr. Nelson will discuss the street lighting in the Dimmock Hill area with Mr. Rafferty to determine if lighting can be added in the area of the proposed driving range and the new soccer dome.

Ms. Lane has contacted the Army Corps of Engineers with regard to the wetlands that run through the property. Their only stipulation is that the owner cannot fill the wetlands. They had no comment that a lawn care vehicle would be driven across the area. The Army Corps of Engineers saw no need to contact the DEC with regard to water quality.

Prior to the public hearing on April 4, Mr. Nelson will ask the applicant how the number of parking spaces was calculated, what the required width of the pavement will be (as it is not correct on the plan) and will ask that the dimensions be printed on the plan. He will also ask that the detail on the fence be fixed and will double check the sign as it currently appears to be too large for the site.

The legal notice of the Public Hearing for Legends at Dimmock Hill on April 4, 2006 will be published on March 22, 2006 in the Press & Sun Bulletin.

IV. HOMESTEAD VILLAGE PUD DISCUSSION

Mr. Nelson reported that Mr. Walsh (Homestead Village) has decided to reduce the commercial development in the proposed Homestead Village development along Watson Boulevard. He reported that under the State Environmental Quality Review Act, if 10 or more acres of land are to be disturbed, a Type 1 Action Environmental Impact Statement must be prepared. This is a long process that is also quite costly.

Mr. Nelson also reported that the Town Board will not approve any plans for this subdivision that do not support an emergency access for Fairmont Park (in the event of a flood). The Town Board is still working on an agreement with the owner for the emergency use of this road.

Mr. Nelson has advised Mr. Walsh that it would be in his best interest (due to the issue of 62 day default approvals) to request an extension of his subdivision review. If the Town Board has not signed off on the preliminary plan within 62 days, or there is

something that is not designed to the point the Planning Board can approve it, in all likelihood he will be issued a denial.

Mr. Nelson asked that any questions Planning Board members have regarding the Homestead Village subdivision be e-mailed to him and he will address them to the engineers/owner.

V. ADJOURNMENT

Motion made: L. Miller

Motion seconded: R. Signorelli

MOTION: Adjourning the meeting at 9:23 p.m.

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

Opposed: None

Abstained: None

Motion approved.

Meeting date

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

Respectfully submitted,
Kathleen C. Carney
Transcriptionist