

**Town of Union Planning Board Minutes**  
Tuesday, June 26, 2007

A regular meeting of the Town of Union Planning Board was held on Tuesday, June 26, 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.

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

Members absent: T. Crowley, J. Rotella

Others present: Paul Nelson, Marina Lane, Alan Pope

**A. CALL TO ORDER**

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

**B. APPROVAL OF MEETING MINUTES: May 22, 2007 AND JUNE 19, 2007.**

Chairperson McLain asked for a motion to accept the May 22, 2007 meeting minutes with a correction to the first line to read *“A regular meeting of the Town of Union Planning Board”* rather than *“A joint meeting of the Town of Union Planning Board and the Town of Union Town Board.”*

Motion made: R. Signorelli  
Motion seconded: L. Miller  
MOTION: Approving the minutes from May 22, 2007 as amended.  
VOTE: **In Favor:** L. Miller, A. Elwood, B. Seliga, S. McLain,  
R. Signorelli  
**Opposed:** None  
Motion Carried

Chairperson McLain asked for a motion to accept the June 19, 2007 meeting minutes with clarification of the discussion of 1500 Airport Road regarding trees that had been planted. The clarification is that the trees listed on the original plan had several varieties that grew much larger than those ultimately planted by Mr. Kashou, with some of them growing to heights as high as 150 feet.

Motion made: B. Seliga  
Motion seconded: A. Elwood  
MOTION: Approving the minutes from June 19, 2007 as clarified.  
VOTE: **In Favor:** L. Miller, A. Elwood, B. Seliga, S. McLain

**Opposed:** None  
**Abstained:** R. Signorelli  
Motion Carried

**C. CVS: 800 HOOPER ROAD: DISCUSSION PERTAINING TO WINDOW STYLES**

Ms. Lane presented a request by the builders of this property regarding a change in window styles. The rear windows that would face Hooper Road were originally supposed to be clear. Because of federal legislation and aesthetics, the builders are requesting that they be allowed to change the windows to a subdued gray so the interior of the pharmacy can't be seen from the street. The windows would be similar to those of the CVS on Pennsylvania Avenue and it was agreed that they would be attractive and would not be a concern. Ms. Lane also mentioned that BKa Architects is requesting permission to extend the dentil molding and column breaks on the rear elevation of the building (where the compactor is) so that it would be consistent with the other three sides of the building. Ms. Lane also clarified that the narrow vertical breaks were in fact downspouts and not column breaks as originally thought. It was agreed that Ms. Lane would get further clarification and report back to the Board.

**D. REZONING REQUEST – ADVISORY OPINION: 3901 & PORTION OF 4101 WATSON BLVD.**

Mr. Nelson opened discussion on this topic by referencing a map that showed that this property was originally designated on the 1979 Future Land Use Map as Residential on the north side and Conservation on the southern portion. In the fall of last year, November 1, 2006, the Town Board approved Roger Steen's request to rezone the northern portion of 3901 Watson Blvd. from Residential Suburban High Density (RS-H) to Residential Multifamily/Office (RU-M/O) to conform to the remainder of the property. Walsh Realty has since purchased the property on May 8, 2007, as it is adjacent to the Walsh property at 4101 Watson Blvd. Walsh Realty's reason for requesting the zoning change for the southern portion of both 3901 and 4101 Watson Blvd. to Light Industrial is unclear to the Board. When the request was originally presented it was proposed for the purpose of relocating their operation from their Vestal Parkway location, including offices, storage and equipment. Since that meeting, it has been learned that there would most likely be a woodworking shop as well and that might explain the request for Light Industrial zoning. Walsh Realty has proceeded with studies required for the rezoning request, including an archaeological dig on the south side of Watson Boulevard, a wetlands delineation study, and the 239-Review. Mr. Walsh told Ms. Lane that the delineation was ready and they were working with the Army Corps of Engineers to fill in the area north of Watson Boulevard and create more wetlands on the South side of Watson Boulevard.

It was suggested that Walsh Realty be invited to attend the regular Planning Board meeting on July 10, 2007. This would allow for a clearer plan from the Walshes before sending the Advisory Opinion to the Town Board at their July 11, 2007 meeting. It was also suggested that Board members drive past the Vestal site to see exactly what the operation is like, including the woodworking portion. Since, according to Mr. Walsh, they store their large equipment on their job sites during the week and then return them on Fridays, a Friday visit would be most reflective of the size and scope of their operation.

Chairperson McLain asked for a motion to hold over until July 10, 2007

Motion made: B. Seliga  
Motion seconded: A. Elwood  
MOTION: Motion to hold over until July 10, 2007 and invite Walshes to appear.  
VOTE: **In Favor:** L. Miller, A. Elwood, B. Seliga, S. McLain, R. Signorelli  
**Opposed:** None  
Motion Carried

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

Mr. Pope suggested that he, as Town Attorney, write Mr. Kashou a letter regarding 1500 Airport Road emphasizing that there are to be no changes to the letter signed by Mr. Kashou. Mr. Pope's letter would provide an additional reminder to Mr. Kashou of his need to follow the plans he agreed on. The Board agreed that it would be an excellent idea.

Ms. Lane also mentioned that she spoke with Code Enforcement about the turf that was installed at 1500 Airport Road. It is a high-end turf with packed gravel underneath. Rubber pellets mixed with sand are then ground into the "real" grass giving it its softness. Ms. Lane consulted with Alex Urda at Keystone Associates and he stated that often the drainage for newer versions of artificial turf is better than grass.

Ms. Lane brought several pictures of projects recently approved by the Board in order to document their progress. It was suggested that The Planning Department send out friendly reminders to owners of their responsibilities to do agreed improvements such as landscaping. Ms. Lane agreed to write the reminders and copy them to the Town Board.

Mr. Pope, Town Attorney, left the meeting at 7:50 p.m.

#### **F. COMPREHENSIVE PLAN: DISCUSSION**

Discussion began on Future Land Use recommendations. Maps were distributed and concern about land use category names was discussed. There were several that seemed to overlap. It was suggested that the maps would be difficult to color code and read because there were so many categories. It was agreed that there does need to be a distinction between the types of business that would be allowed and where. The Comprehensive Plan is a general overall view, with zoning changes being the responsibility of the Town Board, the elected body with the legal right to make those changes. Future Land Use categories are typically generic however distinctions between neighborhoods should be considered. Concern about changing too many parcels to a PUD was discussed. Properties should not be designated PUD when there are no specific plans for development. One reason there are so many Mixed Use categories is because there are multiple uses already built within PUDs. It was stated that agricultural zoning needs to be looked at since there are so few working farms in the Town. In addition, there are very few areas in the Town left suitable for Light Industrial classifications.

North Street was discussed. It is currently zoned Light Industrial and Commercial Industrial with a variety of businesses including, among others, a car dealership, salvage yard, pizza shop, and hairdresser. When classifying this area the Board found it difficult to differentiate among Mixed Use Residential/Office, Mixed Use Office/Commercial and Mixed Use Office/Research/Industrial because of the variety of businesses. It was during this conversation that the need for one Mixed Use category was evident. The category could be further defined by the use of individual neighborhood profiles with more specific land use recommendation, demographics and assessed values included. There will be an individual neighborhood plan for each of the 25 neighborhoods. It was agreed that this would solve the problem of a generic Mixed Use category, allowing the Planning Board to handle the implementation.

After extensive discussion, the following changes were made to the future land categories:

- Delete Light Industrial (becomes part of Mixed Use Office/Research/Industrial which later combined into Mixed Use).
- Delete Regional Shopping (becomes part of Corridor Commercial).
- Delete Health Care (becomes part of Institutional).
- Combine three Mixed Use categories (Residential/Office, Office/Commercial and Office Research/Industrial) into one category called Mixed Use using the color brown for the map.

West Corners, Rte 26, North Street would most likely be Mixed Use and Main Street would remain Corridor Commercial. The Oakdale Mall would also be coded Corridor Commercial.

The Hooper Road area was also discussed. There is a need to be careful with recommendations in this area because of the number of businesses that are opening

next to residences. It was agreed that the east side of Hooper Road above the commercial area should be Medium Density Residential. Because of the amount of traffic on Hooper Road, it will get increasingly difficult to keep this a Low Density Residential area. On the West side along Hooper Road the designation should be Professional Office. The corner piece on that side, where Our Lady of Angels church is, should remain Low Density Residential.

**G. ADJOURNMENT**

Motion made: B. Seglia  
Motion seconded: L. Miller  
MOTION: Adjourning the meeting at 9:15 p.m.  
VOTE: **In Favor:** L. Miller, A. Elwood, S.McLain, B. Seliga, R. Signorelli  
**Opposed:** None  
Motion Carried

**Meeting Date**

The next meeting of the Planning Board is scheduled for Tuesday, July 10, 2007 at 7:00 p.m.

Respectfully submitted,

Dawn Foti