

Town of Union Planning Board Minutes

Tuesday, June 27, 2006

A regular meeting of the Town of Union Planning Board was held on Tuesday, June 27, 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, L. Miller, B. Seliga, R. Signorelli, A. Paniccia

Members absent: T. Crowley

Others present: Paul Nelson, Marina Lane, Paul Capra, Bob Merritt, Denise Murray, Alex Urda, Theodore Lauve, Dan Whelan, John Sokol, Bill Walsh, Jim Mushock, Richard Miller II

I. APPROVAL OF MEETING MINUTES, JUNE 14, 2006

Chairman McLain asked for a motion to approve the June 14, 2006 meeting minutes as presented.

Motion made: A. Elwood

Motion seconded: L. Miller

MOTION: Approving the meeting minutes from the June 14, 2006 meeting as presented.

VOTE: **In Favor:** L. Miller, B. Seliga, A. Elwood, S. McLain

Opposed: None

Abstained: R. Signorelli, A. Paniccia

Motion Carried

II. LOT C10 SITE PLAN PRESENTATION: HOMESTEAD ROAD

Mr. Walsh presented plans for the latest development at the Homestead and introduced the project team. He introduced Dan Whelan and John Sokol, representatives from Bearsch Compeau Knudson. He also introduced Paul Capra, Bob Merritt and Denise Murray of the American Cancer Society, the organization that will own the building, and from Keystone Engineering, Alex Urda.

Mr. Walsh provided a brief synopsis of the plan.

Denise Murray spoke briefly about the operations the American Cancer Society will conduct from their proposed site on Homestead Road.

A representative from Bearsch Compeau Knudson briefly explained the building layout and floor plan.

Alex Urda presented the site plan details including storm water management, site grade, driveway width, trash hauling, exterior lighting, landscaping, and preliminary sign details. These plans also include 35 parking spaces with space for 10 overflow

spots if those are needed. (The ordinance requires 45 spaces). Mr. Nelson indicated that 35 parking spaces should be sufficient. The Planning Department does not recommend more parking than will be needed. The Planning Board can make the necessary modifications to the parking requirement when approving the site plan.

Approvals for the project will be sought at the next meeting.

Mr. Nelson asked Bearsch Compeau Knudson to submit a brief narrative summary of the square footage.

III. STONEHEDGE SUBDIVISION SKETCH PLAN

Ted Lauve of Keystone Associates introduced Jim Mushock of Mushock Development and attorney Rick Miller, representing Mushock Development. Mr. Lauve presented a sketch plan for the Stonehedge Subdivision. The subdivision will be a 21-lot subdivision between Norman Drive and Simon Road. The subdivision will be renamed Western Ridge Subdivision. The entire parcel falls within an archeologically sensitive area. Archeological studies required by the state (1A and 1B) have been done and have not found anything significant. These reports will be sent to the state historical office and a no adverse impact letter is anticipated.

IV. CVS

The Board reviewed the latest renderings for the proposed CVS at 800 Hooper Road. Mr. Nelson will request that the cream panels on the right elevation be replaced with brick insets (with no awnings). The Board would like the awnings to remain along the left elevation. CVS will install plantings along Hooper Road which will provide additional screening. The brick will be matched as closely as possible to that on the Giant building.

V. TRIPLE CITIES SERVICES, INC.

Mr. Nelson updated the Board on the status of the perimeter strip at Triple Cities Services (Pack and Mail) on Hooper Road. They have removed the perimeter strip (which is required by the ordinance). Triple Cities Services has received a citation for removing the perimeter strip and are now approaching the Zoning Board to have the requirement waived. The Board discussed a recommendation to the ZBA.

Motion made: R. Signorelli

Motion seconded: A. Paniccia

MOTION: Reestablish a four-foot perimeter strip and change the diagonal parking consistent with traffic in a northerly direction. If a variance is approved, Triple Cities Services will return to the Planning Board for Site Plan approval.

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

Opposed: None

Abstained: None

Motion Carried

VI. ADJOURNMENT

Motion made: B. Seliga
Motion seconded: A. Paniccia
MOTION: Adjourning the meeting at 8:42 p.m.
VOTE: **In Favor:** A. Elwood, L. Miller, B. Seliga, R. Signorelli,
A. Paniccia
Opposed: None
Abstained: None
Motion Carried

Meeting date

The next meeting of the Planning Board is tentatively scheduled for Thursday, July 20, 2006 at 7:00 p.m.

Respectfully submitted,
Kathleen C. Carney
Transcriptionist