

## Town of Union Planning Board Minutes

Tuesday, August 1, 2006

A regular meeting of the Town of Union Planning Board was held on Tuesday, August 1, 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: S. McLain, A. Elwood, L. Miller, R. Signorelli, A. Paniccia

Members absent: T. Crowley, B. Seliga,

Others present: Paul Nelson, Marina Lane, Sharon Borges, George Akel, Tim Miller, Philip Akel, Ron Compeau

### A. CALL TO ORDER

Chairperson McLain opened the meeting at 7:00 p.m.

### B. APPROVAL OF MEETING MINUTES, JUNE 27, 2006

Chairman McLain asked for a motion to approve the June 27, 2006 meeting minutes as presented.

Motion made: R. Signorelli

Motion seconded: L. Miller

MOTION: Approving the meeting minutes from the June 27, 2006 meeting as presented.

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

**Opposed:** None

**Abstained:** None

Motion Carried

### C. CVS SITE PLAN REVIEW, 800 HOOPER ROAD

Mr. Nelson asked if final designs for the proposed CVS were ready for submittal. Mr. Philip Akel responded that they were waiting for Planning Board approval before noting that the plans were final (as opposed to preliminary). Mr. Nelson responded that the SWPPP (Stormwater Pollution Prevention Plan) plan was still needed as well as the landscaping plan, sign information and the lighting plan.

Mr. Signorelli explained the Board's preferences for elevation/relief on the building. The Planning Board would prefer the off white panels be replaced on all sides with brick, with possibly some relief or column-like relief. Mr. Signorelli provided pictures of other pharmacies in the area that portrayed this style of brick with some relief. The Board explained they would like all sides of the building uniform (brick).

Mr. Compeau and Ms. Borges will communicate the Board's desire for uniformity to CVS.

Ms. Borges informed the Board that brick samples will be obtained for comparison to the Giant store. It was felt that a comparable brick could be found for the CVS store.

The Board will plan on approving CVS' final site plan at the August 29, 2006 meeting. The following items need to be resolved/completed prior to that meeting: lighting, landscaping, signage, SWPPP plan (draft version) and the fencing detail for the refuse area.

**D. WESTERN RIDGE SUBDIVISION – SET PUBLIC HEARING FOR PRELIMINARY SUBDIVISION REVIEW/SITE VISIT DISCUSSION**

Chairman McLain asked for a motion to schedule a public hearing on Tuesday, August 29, 2006 at 7:00 p.m.

Motion made: A. Elwood  
Motion seconded: A. Paniccia  
MOTION: Scheduling a public hearing on Tuesday, August 29, 2006 at 7:00 p.m.  
VOTE: **In Favor:** L. Miller, A. Elwood, R. Signorelli, A. Paniccia  
**Opposed:** None  
**Abstained:** None  
Motion Carried

**E. ZBA REFERRAL – 659 MAIN STREET PERIMETER WAIVER**

The Planning Board recommends the waiver of the 10-foot perimeter strip on the east side of the property only from 10 feet to 3 feet. There are some minor site plan issues that the Planning Board would like to address once the variance is granted and the site plan is prepared for submission. They are:

1. The landscaping plan.
2. Closing of the existing curb cuts at the entrance of the parking lot.
3. An explanation of handicap accessibility.

Since the change in the use is not exempted under the ordinance, the Planning Board expects that a site plan will be submitted to the Planning Department.

Motion made: R. Signorelli  
Motion seconded: L. Miller  
MOTION: Recommending waiver of the perimeter strip on the east side only of the property from 10 feet to 3 feet as stated above.  
VOTE: **In Favor:** L. Miller, A. Elwood, R. Signorelli, A. Paniccia  
**Opposed:** None  
**Abstained:** None  
Motion Carried

**F. THE PINES AT STONEY CREEK**

Mr. Nelson asked the Board members for their availability the week of August 21, 2006 for a tour of the site for The Pines at Stoney Creek. The Board agreed on August 22 or August 24 for the visit. The Town Board will schedule the tour and notify the Planning Board of the date.

**G. ADJOURNMENT**

Motion made: A. Paniccia  
Motion seconded: L. Miller  
MOTION: Adjourning the meeting at 8:33 p.m.  
VOTE: **In Favor:** A. Elwood, L. Miller, R. Signorelli, A. Paniccia  
**Opposed:** None  
**Abstained:** None  
Motion Carried

**Meeting date**

The next meeting and public hearing of the Planning Board is scheduled for Tuesday, August 29, 2006 at 7:00 p.m.

Respectfully submitted,  
Kathleen C. Carney  
Transcriptionist