

Town of Union Planning Board Minutes
Tuesday, August 29, 2006

A regular meeting of the Town of Union Planning Board was held on Tuesday, August 29, 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. with a Public Hearing on the proposed subdivision at 1135 Simon Road. The Planning Board meeting resumed at the conclusion of the Public Hearing at 7:15 p.m. Unless otherwise noted, the Chair does not vote on motions.

Members present: S. McLain, A. Elwood, L. Miller, T. Crowley

Members absent: R. Signorelli, A. Paniccia B. Seliga,

Others present: Paul Nelson, Marina Lane, George Akel, Philip Akel, Ron Compeau, Jim Mushock, Tracy Mushock, Ted Lauve, Tim Miller, David Petkosky

A. CALL TO ORDER

Chairperson McLain opened the regular meeting at the conclusion of the Public Hearing at 7:15 p.m.

B. APPROVAL OF MEETING MINUTES, JUNE 27, 2006

Chairman McLain asked for a motion to approve the August 1, 2006 meeting minutes as presented.

As there were not enough members present to vote on the minutes from the August 1, 2006 meeting, they will be held over until the next meeting.

C. WESTERN RIDGE PUBLIC HEARING – HELD AT 7:00 P.M.

D. CVS SITE PLAN REVIEW, 800 HOOPER ROAD

Chairman McLain asked for the status of the project.

Mr. Nelson indicated the last few were being dealt with on this project. Additional information regarding the signage was received this morning. They have also received a landscaping plan. There was one minor change recommended for the stormwater system. The only outstanding issue is the composition of the building material on the outside of the building. There had been discussion as to whether the material was to be brick of a similar size and color as that on the existing Giant building at the plaza or a split-faced block. Mr. Nelson asked what was being proposed for the exterior of the building.

Mr. Akel indicated that the proposed material would be split-faced block in the same color as the existing Giant Market.

It was decided that the Planning Board members would visit the Giant Market building at Hooper Road prior to the next meeting in order to understand what split-faced block looked like.

Chairman McLain indicated this item would be tabled until the next meeting. The site plan should be ready for a vote at the next meeting.

E. ADVISORY OPINION TO THE TOWN BOARD: THE PINES AT STONEY CREEK

Chairman McLain advised the visitors that the Public Hearing on The Pines at Stoney Creek was held previously and that this was not a public hearing. She advised that she would not be opening the floor to questions. She indicated that she would allow one spokesperson for the group to address the Planning Board at the end of the Planning Board's work session.

Mr. Nelson distributed to Planning Board members the completed Summary Impact Evaluation Worksheet for the Pines at Stoney Creek.

The Board discussed with Mr. Petkosky whether the development would be a gated community or open to the public.

Mr. Nelson indicated that originally the plan showed 154 units – 90 in the condominium and 64 single-family units. Mr. Petkosky indicated the original plan was for 167 units. Mr. Nelson indicated the plan now shows a total of 200 units and wanted to make sure the Board was clear on how many units were being proposed.

The Board reviewed maps showing renditions of what the proposed development might look like and what the proposed condominium building might look like to surrounding properties. Colored maps provided a view from different vantage points.

Mr. Petkosky indicated that they are proposing six stories for the condominium building. He will obtain some architectural renderings for the Board. The style of the buildings will be a mission craftsman or lodge style.

Mr. Petkosky explained that the project would be built in phases over a period of approximately four years.

Mr. Nelson explained that in terms of the Planned Unit Development process, this project meets the requirement of a minimum of two different house styles. If the Town Board approves the concept plan, it will come back to the Planning Board to work out the details.

Chairman McLain allowed a representative of the residents (Mr. Thorpe) to address the Planning Board. Mr. Carnevale then addressed the Planning Board.

Mr. Nelson reminded the public that there would be a public hearing held by the Town Board on this issue.

Chairman McLain asked for a motion to make an advisory opinion to the Town Board approving the change of zoning from agricultural to PUD.

Motion made: T. Crowley
Motion seconded: A. Elwood
MOTION: Recommending change of zoning from Agricultural to PUD
VOTE: **In Favor:** L. Miller, A. Elwood, T. Crowley, S. McLain
Opposed: None
Abstained: None
Motion Carried

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

The Board decided to meet on the following dates as work sessions to complete the comprehensive plan: Tuesday, September 12, 2006, Tuesday, September 19, 2006 and Tuesday September 26, 2006. Marina Lane will inquire of all Board members via e-mail of their preferred start time (6:00 p.m. or 7:00 p.m.)

The next regular Planning Board meeting will be held on Thursday, September 14, 2006 at 7:00 p.m.

October 3, 2006 will be the regular Planning Board meeting for October.

G. ADJOURNMENT

Motion made: L. Miller
Motion seconded: A. Elwood
MOTION: Adjourning the meeting at 8:46 p.m.
VOTE: **In Favor:** A. Elwood, L. Miller, S. McLain, T. Crowley
Opposed: None
Abstained: None
Motion Carried

Meeting date

The next meeting of the Planning Board is scheduled for Thursday, September 14, 2006 at 7:00 p.m.

Respectfully submitted,
Kathleen C. Carney
Transcriptionist