

Town of Union Planning Board Minutes
Tuesday, October 3, 2006

A regular meeting of the Town of Union Planning Board was held on Tuesday, October 3, 2006 at the Town of Union Office Building, 3111 East Main Street, Endwell, New York. Chairperson McLain opened the meeting at 6:00 p.m. Unless otherwise noted, the Chair does not vote on motions.

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

Members absent: None

Others present: Paul Nelson, Marina Lane, Jeremy Evans

A. CALL TO ORDER

Chairperson McLain opened the regular meeting of the Planning Board at 6:00 p.m.

B. APPROVAL OF MEETING MINUTES, SEPTEMBER 12th and 26th, 2006

Deferred to October 17, 2006 meeting.

C. WESTERN RIDGE SUBDIVISION

Ms. Lane presented the proposed amendments to the conditions for approval dated September 26, 2006. She explained that the amendments were minor clarifications proposed by Ted Lauve of Keystone Associates. The specific amendments proposed are highlighted below, numbered according to the original conditions:

2. **Six** original plans shall be brought to the Planning Department for the Planning Board Chairperson's signature and filed in the Broome County Clerk's Office no later than November 28, 2006, sixty-two (62) days after Planning Board approval (*Section 181-14P*).

3. No work shall begin on the subdivision until the plat is recorded in the County Clerk's Office and submitted to the Planning Department. The original plans shall have the Broome County Health Department's stamp. A receipt from the Broome County Clerk's office shall be submitted to the Planning Department. The stamped originals are to be distributed as follows: one (1) to the County Department of Health, one (1) to the architectural/engineering firm, one (1) to the developer, **one (1) to NYSEG**, and the two (2) remaining signed originals to the Planning Department. Two (2) paper copies of the signed original plans, and one (1) reproducible drawing (mylar), shall be submitted to the Engineering Department. (*Section 181-14M, N, O and P*)

11. Any construction activity that disturbs one acre or more shall require **coverage under the** General Permit for Storm Water Discharges from New York State

Department of Environmental Conservation. The permit is related to the construction activity. A Notice of Intent (NOI) is required to be submitted at least two days prior to starting construction. NYSDEC requires preparation of a storm water prevention plan, an on-site monitoring program, utilization of Best Management Practices, and accurate documentation for record keeping prior to submitting the affidavit. **The SWPPP was prepared and coverage under the General Permit obtained with Permit Identification Number NYR10L578 assigned to the project by NYSDEC.** Once the final subdivision plans are finalized and approved by the Town of Union, an addendum to the SWPPP will be prepared substituting a reduced set of Final Subdivision Plans for the reduced set of Preliminary Subdivision Plans in Appendix G – Stormwater Management Plans, Details, and Specifications.

13. Micro-pool maintenance language must be reviewed and approved by Town Attorney prior to stamped approval by the Planning Board Chairperson. The following shall be submitted to the Town Attorney for review:

“This conveyance is also subject to the terms and provisions of the Western Ridge Subdivision Storm Water Prevention Plan approved by the Town of Union Engineer and made part of the final Subdivision approval granted by the Town of Union on September 26, 2006. The Storm Water Prevention Plan requires the construction and maintenance of one (1) micropool, integral parts of this Plan, located on Lot 15 of the Subdivision on lands currently owned by the Developer. The Plan requires that the Developer / **Lot** Owner continue to own the pond and be responsible for continuing maintenance of the micropool. In the event that the Developer / **Lot** Owner fails to perform the required maintenance, the necessary maintenance shall be provided by the Town of Union. Any charge for this maintenance by the Town of Union shall be paid by the owners of the Subdivision lots on an equal, pro rata basis.

14. The applicant **submitted** typical lot details for an uphill lot and a down hill lot showing erosion control measures to be undertaken during construction. **The details are shown on Sheet No. C500 – Stormwater Details.**

15. Overall subdivision plans show erosion control measures that will be in place during construction. **When required,** construction shall be phased so that there are no more than 5 acres of land disturbed (i.e. exposed soil) at any given time.

Chairman McLain asked for a motion to approve the conditions as amended.

Motion made: A. Elwood
 Motion seconded: B. Seliga
 MOTION: Approving the conditions for approval as amended.
 VOTE: **In Favor:** A. Elwood, T. Crowley, R. Signorelli, L. Miller,
 B. Seliga

Opposed: None.
Abstained: None.

Motion Carried

D. REALTY USA – MERLE WHITEHEAD

Chairman McLain asked for a motion calling for a Public Hearing on October 17, 2006, for a Special Permit required to build in the flood fringe (Article IX).

Motion made: R. Signorelli
Motion seconded: A. Elwood
MOTION: Setting a Public Hearing on October 17, 2006
VOTE: **In Favor:** A. Elwood, L. Miller, T. Crowley, R. Signorelli
Opposed: None
Abstained: None

Motion Carried

E. DISCUSSION FOR COMPREHENSIVE PLAN – FUTURE LAND USE

There was a group discussion about various naming conventions and density classifications, particularly as they pertain to residential classifications. Maps were discussed as a tool for determining areas of types of future land use. It was suggested that the maps should include those roads which can support heavy trucks. Also, adding the power lines would indicate areas not open for development.

F. ADJOURNMENT

Motion made:
Motion seconded:
MOTION: Adjourning the meeting at 8:00 p.m.
VOTE: **In Favor:** L. Miller, T. Crowley, B. Seliga, R. Signorelli
Opposed: None
Abstained: None
Motion Carried

Meeting date

The next meeting of the Planning Board is scheduled for Tuesday, October 17, 2006 at 7:00 p.m.

Respectfully submitted,
Marina Lane
Senior Planner