

Town of Union Planning Board Minutes
Tuesday, October 17, 2006

A regular meeting of the Town of Union Planning Board was held on Tuesday, October 17, 2006 at the Town of Union Office Building, 3111 East Main Street, Endwell, New York. Chairperson McLain opened the Public Hearing at 7:00 p.m. After the conclusion of the Public Hearings at 7:44 p.m., Chairman McLain opened the Planning Board meeting at 7:45 p.m. Unless otherwise noted, the Chair does not vote on motions.

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

Members absent: B. Seliga

Others present: Paul Nelson, Marina Lane, Andrew Marino, Thad DeMulder, Bonnie Brown, Jeff Rotella, Charlie Barrett, Cynthia Johnson, Allen Johnson, B. Kashou

A. CALL TO ORDER

Chairperson McLain opened the regular meeting of the Planning Board at 7:45 p.m.

B. APPROVAL OF MEETING MINUTES: SEPTEMBER 12, 2006, SEPTEMBER 26, 2006 and OCTOBER 3, 2006

Chairman McLain asked for a motion to approve the minutes from the meeting held September 12, 2006.

Motion made: R. Signorelli
Motion seconded: L. Miller
MOTION: Approving the minutes from meeting held September 12, 2006.
VOTE: **In Favor:** S. McLain, T. Crowley, R. Signorelli, L. Miller,
Opposed: None.
Abstained: A. Elwood
Motion Carried

Chairman McLain asked for a motion to approve the minutes from the meeting held September 26, 2006.

Motion made: A. Elwood
Motion seconded: T. Crowley
MOTION: Approving the minutes from meeting held September 26, 2006.
VOTE: **In Favor:** S. McLain, T. Crowley, R. Signorelli, L. Miller,
A. Elwood
Opposed: None.
Abstained: None.
Motion Carried

Chairman McLain asked for a motion to approve the minutes from the meeting held October 3, 2006.

It was noted that the minutes should be changed to read Approval of Minutes for September 12 and September 26 instead of August 1.

Motion made: L. Miller
Motion seconded: R. Signorelli
MOTION: Approving the minutes from meeting held October 3, 2006 as amended.
VOTE: **In Favor:** S. McLain, T. Crowley, R. Signorelli, L. Miller, A. Elwood
Opposed: None.
Abstained: None.
Motion Carried

C. REALTY USA – MERLE WHITEHEAD: 3628-3640 GEORGE F. HIGHWAY

Public Hearing held 7:00 p.m.

D. SOUTHERN TIER INSULATIONS, 322-326 CHAUMONT DRIVE

Public Hearing held 7:00 p.m.

E. ROGER STEEN, 3901 WATSON BOULEVARD

Mr. Nelson asked the Board to review this issue and be prepared to render an advisory opinion to the Town Board by the meeting on October 25, 2006.

F. ALAN JOHNSON, 518 HOOPER ROAD, SITE PLAN REVISION

Mr. Johnson received a variance from the ZBA to reduce his green space requirement from 10 feet to 4 feet. They are proposing a 4 x 70 foot space as they are limited on parking. He is suggesting a low planting, possibly grass. He will be painting directional arrows to indicate entrances and exits to keep the traffic flow uniform.

Ms. Lane read the staff recommendations as follows:

The Planning Department recommends approval of the site plan with the following conditions:

1. The landscaping must be completed by November 30, 2006.

2. If the landscaping cannot be completed by November 30, 2006, the applicant shall be required to submit a cost-estimate for the improvements, and a performance bond for the same. Installation shall then be completed by June 1, 2007.
3. Should the applicant change the site plan once it has been approved by the Planning Board, even if by petition to the Town's Zoning Board of Appeals, the site plan approval will become null and void and the applicant must resubmit a new site plan to the Town of Union Planning Board.
4. The Planning Board recommends turf (grass), decorative stone, or wood chips, with plantings in containers during the growing season.

Chairman McLain asked for a motion to approve the Site Plan revision.

Motion made: T. Crowley
Motion seconded: A. Elwood
MOTION: Approving the Site Plan revision.
VOTE: **In Favor:** L. Miller, T. Crowley, A. Elwood, R. Signorelli
Opposed: None
Abstained: None
Motion Carried

G. ROBERT KASHOU, 1500 COUNTY AIRPORT ROAD: PERIMETER LANDSCAPING

Mr. Kashou is seeking a revision to the Site Plan to change his perimeter landscaping. He is unable to plant trees where NYSEG/Columbia Gas ran the gas transmission line. He is asking for a revision to remove the trees from his Site Plan. He is also moving the soccer field away from the gas transmission line.

His surveyor is currently drafting a revised Site Plan drawing. It should be ready in the near future.

The Board expressed concerns about lights being left on late into the night as well as maintenance issues with the property.

Mr. Signorelli felt there would still need to be a landscape buffer along the edge of the soccer field that faces the neighbor's property (Kuzel).

Mr. Kashou would like the \$13,000 landscaping bond released. Ms. Lane will check with the Town Board regarding a partial release. Mr. Kashou will return to the Planning Board with the revised Site Plan drawings to finalize Site Plan revisions.

No action was taken at this meeting.

H. CHARLES BARRETT, 870 HOOPER ROAD, SITE PLAN REVISION/PERIMETER LANDSCAPING

Mr. Barrett presented and explained the revised landscaping plans to the Board.

Ms. Lane read the staff recommendations and review as follows:

The Planning Department recommends approval of the site plan with the following conditions:

1. The landscaping must be completed by October 30, 2006.
2. If the landscaping cannot be completed by October 30, 2006, installation shall then be completed by June 30, 2007. The landscaping shall be reviewed and approved by the Building Official (Sect. 205-39) prior to the release of the performance bond currently held by the Town of Union.
3. Should the applicant change the site plan once it has been approved by the Planning Board, even if by petition to the Town's Zoning Board of Appeals, the site plan approval will become null and void and the applicant must resubmit a new plan to the Town of Union Planning Board.

Chairman McLain asked for a motion to approve the landscaping plan.

Motion made: L. Miller
Motion seconded: T. Crowley
MOTION: Approving the revised landscaping plan.
VOTE: **In Favor:** L. Miller, T. Crowley, A. Elwood, R. Signorelli
Opposed: None
Abstained: None
Motion Carried

I. OTHER SUCH MATTERS AS MAY PROPERLY COME BEFORE THE PLANNING BOARD

Mr. Nelson asked the Board to begin to formulate a consensus on the Pines at Stoney Creek. He would like to be prepared to provide direction to Mr. Petkosky should the Town Board approve the proposed change in zoning.

Mr. Akel provided Mr. Nelson with samples of architectural masonry. Mr. Nelson shared these samples with the Board. They requested to see other samples in the color "Carolina Clay". Mr. Nelson will request the additional samples and inquire as to the size of the blocks.

Chairman McLain informed the Planning Board that the Town Board has accepted Mr. Paniccia's resignation.

J. ADJOURNMENT

Motion made: L. Miller
Motion seconded: T. Crowley
MOTION: Adjourning the meeting at 9:52 p.m.
VOTE: **In Favor:** L. Miller, T. Crowley, A. Elwood, R. Signorelli
Opposed: None
Abstained: None
Motion Carried

Meeting date

The next meeting of the Planning Board is scheduled for Wednesday, October 25, 2006 at 7:00 p.m.

Respectfully submitted,
Marina Lane
Senior Planner