

Town of Union Planning Board Minutes
Tuesday, October 30, 2007

A regular meeting of the Town of Union Planning Board was held on Tuesday, October 30, 2007 at the Town of Union Office Building, 3111 East Main Street, Endwell, New York. Chairman McLain opened the Planning Board meeting at 7:00 p.m.

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

Members absent: T. Crowley, J. Rotella

Others present: Paul Nelson, Marina Lane, Nancy LaBare

A. CALL TO ORDER

Chairman McLain opened the regular meeting of the Planning Board at 7:05 p.m.

B. COMPREHENSIVE PLAN: Future Land Use: Discussion of Final Areas

Ms. Lane distributed several maps to the members of the Board including sewer maps, water pipe maps showing steep slopes, and various maps showing proposed Land Uses.

Mr. Nelson stated that the neighborhood meetings to present the proposed Comprehensive Plan will not be scheduled until January. The reports closest to being done are the Goals and Objectives, with the exception of Agricultural, Cultural and Regional Issues, which need mission statements. The Planning Board is recommending the elimination of the Agricultural section completely because of the lack of farms. Mr. Nelson also showed the Board some of the sections that are close to completion in the Technical Background area, broken down by individual neighborhoods. Included were maps that showed service areas for grocery stores, professional health related services, restaurants/fast food, department stores, home goods, and automobile related goods and services. The maps clearly demonstrated how much of the Town is served in these areas, with department stores servicing the least and automobile related goods and services the greatest. Mr. Nelson will distribute sections to members by e-mail as they are completed.

Discussion continued with review of the sewer and water maps. Ms. Lane said that for several years the Town of Union has not been giving Endicott as-builts so not all water lines were shown on Endicott's maps. The Village has only paper maps so she is now working with the Village's Water Department to update their information with more recent as-builts. She has also been working with Town of Union Engineering to get as-builts to update the GIS sanitary sewer maps, but it is a slow

process. The absence of water and sewer infrastructure in several areas was noted. Mr. Nelson said that the Comprehensive Plan would not recommend extending utilities to areas where they do not exist. One of the policies outlined in the objectives is to focus development in areas already served by water and sewer. Compact developments preserve open space and make better use of services. Ms. Elwood and Ms. Miller recently attended a workshop on that subject and agreed that it is the recommendation in many communities.

The following is a summary of specific geographic areas in the Comprehensive Plan that were discussed:

- County Airport Road – The maps indicated that water extends farther north than sewer. The water pipes go up one side of Airport Road and the sewer would go down the other, toward Endicott. The area has good access to Route 17 and the airport making it a valuable location for business development. It seems likely that a business choosing to build would be willing to pay for a portion of the cost of development. Currently the sewer lines stop at Airport and Lewis Roads. No change is recommended for Future Land Use in this area.
- Route 26 Corridor – This area is currently zoned Commercial Industrial for approximately 250 feet with Agricultural beyond that. The determination of Future Land Use revolved around the issues of steep slopes, flood plains, wetlands, and lack of public water and sewer. There was discussion of categorizing it as Mixed Use because of the variety of businesses that exist interspersed with private residences. Mr. Nelson cautioned that if Mixed Use is used that detailed recommendations need to be included in order to control development as there is concern about the type of commercial uses that could be done in this area. Ms. Lane said that Mr. Pope will make a decision about the Code Book because of the conflict between the Zoning Chapter stating that the Planning Board issues a special permit with conditions to develop in the floodplain, and the Floodplain Management Chapter where it just requires an engineering study.

Although the corridor is currently zoned Commercial Industrial, Planning Board members were not receptive to industrial uses because of the flood plain and environmentally abusive practices that might occur. Because of the flood plain, a Mixed Use Neighborhood Commercial, which would include residences, was suggested. There is concern about people using fill on properties because of the flood plain. Discussion of using overlays to show limitation on development was suggested. Specific design standards stating that lots cannot be filled, that buildings have to be raised and that parking has to be at the existing grade would be enforced. It was then agreed that a Neighborhood Commercial land use is intended for an area that has more of a 'hub' rather than a 'corridor' such as Route 26. The northern-most part of Route 26 is conducive for uses such as a storage yard. Mr. Crowley had suggested at the last meeting that the farms that are along Route 26, which

will probably be available for development in the future, would be good properties to put residences on. The final decision was to designate the future land use Corridor Commercial with a recommendation for sub-uses by special permit. It was agreed that the recommendations should have strict requirements to protect environmental issues.

- Payne Road Area on Route 26 – This area has primarily residential uses but the Board agreed the location of a subdivision with direct access to Route 26 fits the description of a “hub.” The members proposed the Future Land Use of Neighborhood Commercial.
- Giant Area of Route 26 (West Corners) – This area has mixed uses, largely commercial, which the Board agreed fit into the proposed Future Land Use of Neighborhood Commercial.
- Day Hollow Road – Dental Office Area – There was discussion about the dental office and surrounding properties near Carl Street, Harvard Street and Lake View Drive. There are four lots on the corner of Day Hollow and Ward Street that the members agreed would be best categorized as Professional Office. Two of the lots are vacant and are in back and on the side of the dental office, which sits on the corner. The fourth property has a building on it, but if redeveloped in the future would best fit in this category. On the corner across the street to the east of this property there are three lots which also were decided to be best categorized as Professional Office. One of those lots is currently a bus garage but as Future Land Use, categorized as Professional Office, would fit well into the surrounding properties.
- Day Hollow Road – Firehouse Area - The proposed category for this area is Neighborhood Commercial. There are three properties and two of them are not currently residences. The properties are surrounded on three sides with residential, so if redeveloped could go either commercial or residential. There was concern about encroaching too much on the surrounding properties by using a Neighborhood Commercial category. The Board agreed and it was decided that feedback from neighbors would be needed at the neighborhood meetings held next year.
- Extension of Carl Street – A variety of uses are possible here. This area will be discussed again.
- Argonne Avenue and River Road – Because of flooding, the Town is going to own a lot of property in this area. It is proposed as Conservation, and will be green space with only passive recreational use. It was agreed that it should be Conservation all the way to the street above Argonne Avenue. Clearer maps will be provided at the next discussion to better define the area.
- Hooper Road – Mr. Nelson and Ms. Lane suggested that the Board look at this area again. It is proposed for the properties on the southeast corner of

Country Club and Hooper to be Commercial Retail, but they are suggesting that it might be better suited as Professional Office to transition into the surrounding neighborhood. The property at the northeast corner of Hooper Road and Country Club might also be better categorized as Professional Office. The area on the west side of Hooper, above Smith Road, is Neighborhood Commercial for the first four lots, then Medium Density Residential and then Mixed Use. Concern again is that whoever decides to develop it needs to do it in the right manner and with the right scale. It was agreed that Professional Office would be a better use for this area.

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

Mr. Nelson said there has been progress on the Good Shepherd plan. The single family residential homes have been moved farther east. There are tall evergreens on the property lines that the developer said cannot be maintained. Mr. Nelson expects that this will not be met with favorably by neighbors and there will be further discussion.

D. ADJOURNMENT

Motion made: B. Seliga
Motion seconded: R. Signorelli
MOTION: Adjourning the meeting at 9:22 p.m.
VOTE: **In Favor:** S. McLean, A. Elwood, L. Miller, B. Seliga,
R. Signorelli
Opposed: None
Motion Carried

Meeting Date

The next meeting of the Planning Board is scheduled for Tuesday, November 13, 2007 at 7:00 p.m.

Respectfully submitted,

Dawn Foti