

Testimony of a Public Hearing of the Town of Union Planning Board held at the Town Office Building, 3111 East Main Street, Endwell, NY, Tuesday, August 13, 2019, at 8:40 p.m.

PRESENT:

Members present: L. Miller  
L. Cicciarelli  
S. McLain  
S. Forster  
T. Crowley  
M. Jaros  
D. Kudgus  
S. Yalamanchili

Others present: Marina Lane  
Sara Zubalsky-Peer  
Rick Materese  
Rose Pope  
Sue Kimmel  
John Bernardo  
Peter Wilson  
Ed Keplinger  
James Hunter  
Mark Parker  
Kevin Valenta  
Al Chapin  
Jean Chapin  
Carla Lamoreaux  
Diane Wild-Lister  
Monica Becker  
Joan Zopp  
Tammy Plummer  
Richard Smith  
Pete Shibosh  
Deborah Grassi  
Roger Hurlbut  
Michael Heide  
Mary Macek  
John Jones  
Quinton Perry  
Ashley Perry  
Anne Marie Jones

Laurie Jones  
Richard Jones  
Robert Potochniak

MS. MCLAIN: We will open the Public Hearing for a Special Permit for Two-Family Buildings in an Urban Single-Family zoning district in Fairmont Park and I will read the public hearing notice.

The Town of Union Planning Board will conduct a public hearing relative to an application by Two Plus Four Construction for a Special Permit to build two-family residential buildings in an Urban Single Family zoning district on the following properties: 12 Oak St. (TMP #142.11-1-20), 14 Oak St. (#142.11-1-21), 25 Poplar St. (#142.11-1-35), 37 Poplar St. (#142.11-1-22), 10 Woodland Ave. (#142.11-1-33), 12 Woodland Ave. (#142.11-1-34), 13 Woodland Ave. (#142.11-1-26), 15 Woodland Ave. (#142.11-1-25), 17 Woodland Ave. (#142.11-1-24), 29 Woodland Ave. (#142.11-2-44), 30 Woodland Ave. (#142.11-2-28), 20 Birch St. (#142.11-2-19), 22 Birch St. (#142.11-2-20), 24 Birch St. (#142.11-2-21), 25 Birch St. (#142.11-2-33), 27 Birch St. (#142.11-2-32), 28 Birch St. (#142.11-2-23), 29 Birch St. (#142.11-2-31), and 31 Birch Street (#142.11-2-30). The two-family use is permitted by Special Permit in an Urban Single Family zoning district.

The public hearing will take place on Tuesday, August 13, 2019, at 7:05 PM in the Town Board Meeting Room on the second floor of the Town of Union Office Building located at 3111 East Main Street, Endwell, New York. The application is available for review in the Town of Union Planning Department (at the address listed above) during normal business hours (8 AM to 4PM).

Individuals with special needs requiring accommodations may contact the Planning Department at (607) 786-2926 at least 24 hours prior to the scheduled public hearing.  
Sara Zubalsky-Peer, Secretary.

MS. MCLAIN: So what is the difference between this public hearing and the one we just had?

MS. LANE: Well this public hearing is specific to the two-family use, which is why you tried to get everyone to stay on the floodplain topic first, and now the two-family use. Just keeping in mind that we don't need to belabor what everybody already talked about.

MS. CHAPIN: This is going to all come down to nothing.

MS. LANE: It is not. This is why you have the opportunity to present the paperwork that you submitted to us. And the gentleman who wants to submit the Supreme Court case. All of that we have the next month to think about. The Planning Board members can take a drive through the neighborhood. Sue has generously offered to meet with people.

MS. CHAPIN: Well, we've met with her previously several years ago about this, so we know about it.

MR. FORSTER: If I can say one thing. You handed us out this packet before that we all have. And the top thing it says is the building of two-family units in Fairmont Park and other concerns. The first public hearing was for a special permit for floodplain development. This public hearing which just started, is for a special permit for two-family use in an Urban Single Family district. So all of these concerns which we have the paperwork for, basically are for this public hearing, not the one that was for the floodplain. It's all the same project but it's two different things that have to get talked about.

MS. CHAPIN: I understand.

MR. FORSTER: And a lot of people were talking about this subject at the last public hearing and we heard it and we remember it. So those of you who are left, this is about the two-family development in a single family neighborhood, as opposed to the last one that was development in the floodplain.

MS. CHAPIN: We understand that. Those are questions that people asked me to ask, and those are question that I wanted answered. I felt that if I typed it up and gave it to you, you would have something to look at and understand. My name and address, phone number, and email address is there. Specifically with the flooding, we have videos of the flooding on our computer. So if you come down, we will show you and talk to you.

MR. CROWLEY: Just so you understand, some of us on this board went through the floods in 2006 and 2011. I almost lost my business because of those floods. So we are well aware of how it affects people and businesses and things like that. So don't think we are not concerned and compassionate about that, because we are. We are listening to what your concerns are, but we are just following the guidance of the Town Board, like they said, that this could be developed in here. We are only following up on what is in front of us. As far as changing anything, we can't change anything. That is something that we have no control over. Just whatever is presented to us, that is all we can vote on and talk about.

MS. CHAPIN: Okay. But you are not voting on this tonight?

MR. CROWLEY: No, but I wanted to assure you that we are concerned about the flooding and things like that. If other issues come before the board

where people want to build in the floodplain, we will sit here and talk about what we went through at the time, and why should they be building in the floodplain, because every little bit of building in the floodplain along the river and everything, after a while it's going to affect it. So we're aware of that.

MS. CHAPIN: So like I said, I am at the lowest part on Woodland and I had water on my second floor. That's a lot of water. The person that lives at the end of Birch Street and Barton Avenue, they are the lowest on that side, and that house was pretty much covered. As I said, I have video on my computer, if you want to see that we can show you that also. It was hell.

MR. CROWLEY: I know it was.

MS. LANE: So we heard your concerns, and we have seven projects on the agenda tonight, and this is just the first. So we have asked that if you have something new to say, we are opening the hearing up. I understand that, I tried to wait until you were finished.

MS. CHAPIN: You need to understand that we are upset.

MS. LANE: We do. We do. We do. You just heard Tom say that they know exactly what you went through. But right now, we need to keep moving forward, rather than going over the same stuff. So if there are any questions about the proposed two-family use?

MR. POTOCHNIAK: Bob Potochniak, I am just curious are all the homes single-family homes right now? Is that correct?

MS. LANE: We did not do an inventory of the existing homes. It is, probably.

MR. POTOCHNIAK: Does anybody have an idea about how the neighborhood is going to change ratio wise when two-family houses are in the neighborhood?

MS. LANE: We've haven't had an application in that neighborhood to convert a single-family home to a two-family in the years since we had this rule, which was 2011. So it is probable and I am sure that neighbors could tell you if there are any duplexes there; probably not.

MR. POTOCHNIAK: Just curious. I came in late and didn't get all the information.

MS. MCLAIN: Any other comments or questions?

MR. MATERESE: Rick Materese, 1425 Campville Road. I just wanted to make a statement that I think will work. Can we guarantee these people that the comments that they made pertaining to the two-family hearing that were actually presented in the floodplain hearing will be transferred to the two-family hearing.

MS. LANE: No, but we've all heard it.

MR. MATERESE: Just so that no one can say that wasn't in the record.

MR. FORSTER: It will be in the record because it is word for word.

MR. MATERESE: Okay, just so that everybody understands that you are going to consider what was said back then, so it does not have to be said again.

MS. LANE: We all heard everything about what the concerns were. But because this is specific to the two-family use, I'm just asking if anybody had any questions that pertain to the two-family use. Do any Planning Board members?

MS. MCLAIN: Okay the Public Hearing is closed.

Public Hearing concluded: 8:48 p.m.

I, CAROL M. KRAWCZYK, do hereby certify that the foregoing transcript of a Public Hearing of the Town of Union Planning Board is a true, accurate, and complete transcript of my stenographic notes/tape taken at the above time and place.

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CAROL M. KRAWCZYK