

Town of Union Planning Board Minutes
Tuesday, March 8, 2022

The Town of Union Planning Board held a regular meeting on Tuesday, December 14, 2021, at the Town of Union Office Building, 3111 East Main Street, Endwell, New York.

Members present: L. Miller, D. Kudgus, S. McLain, T. Crowley, S. Forster, M. Jaros, K. Rose, C. Curtin (Alternate)
Others present: Marina Lane, Rick Materese, Erin Brown, Kelly Sullivan, Peter Dolgos, Bill Walsh

A. CALL TO ORDER

Chairman Miller called the meeting to order at 7:03 p.m.

B. MEETING MINUTES

- Page 7, second paragraph, third line delete the word “were” after “rapidly.”
- Page 9, first paragraph, add the phrase “split between 5,000 gallons premium fuel and 5,000 gallons diesel fuel” to the third sentence.
- Page 12; remove Scott Foster from the approval of the adjournment motion.

1. Acceptance of February 8, 2022, Meeting Minutes

Chairman Miller asked for a motion to accept the February 8, 2022, Meeting Minutes as revised.

Motion Made: T. Crowley

Motion Seconded: M. Jaros

MOTION: Acceptance of the February 8, 2022, Meeting Minutes as revised.

VOTE: **In Favor:** L. Miller, D. Kudgus, S. McLain, T. Crowley, S. Forster, M. Jaros, K. Rose

Opposed: None

Abstained: None

Motion Carried

C. 3100 Watson Boulevard – Byrne Dairy & Deli, Erin Brown

Ms. Brown gave a short presentation about changes that were made to the Byrne Dairy site plan after they received input from the neighbors who are adjacent to the project site. One neighbor asked Byrne Dairy to extend the fence along the southern property line to the concrete pad on his property to deter pedestrians from trespassing. Byrne Dairy also extended the fencing to the east property line to close off the rear property line. All of the fencing changes are in compliance with town code requirements. The code requires that fencing closer than eight feet from a street property line shall be no greater than three feet in height.

Byrne Dairy also submitted a landscaping plan and a lighting plan. The landscaping plan shows two different kinds of deciduous trees (European Hornbeam and European Ash) proposed along each of the frontages. When the trees are mature, they will fit appropriately in those spaces. There will also be landscaping around the monument sign. The lighting plan shows that there will be no light spillage from any of the light sources on the property.

Two area variances are requested for the project, a rear setback variance of 10-feet and a 992-square-foot variance for the fuel canopy. Byrne Dairy proposes three fuel pumps with six fueling stations.

There was a question about whether the rear setback variance would allow the fire company to access the rear of the property. Ms. Lane explained that the fire company would be able to get their hoses to the back of the property if needed. The Endwell fire company will also review the aquifer permit for the project. When asked, Ms. Brown estimated that tree size at planting would be between 2 and 2½ inches in caliper and 4 to 6-feet in height.

1. SEQRA Review

Ms. Lane reviewed Part 1 of the EAF. The project includes the construction of a 4,232 square foot convenience store with fueling facilities on a 1.2-acre site. Ms. Miller reviewed Part 2 of the EAF and noted all the environmental impacts were small to none.

Ms. Lane stated that the site formerly housed Warehouse Carpet, but now the site is a parking lot with scraggly old trees. The proposed project would be adding green space to the site, plus storm water management to the property, in addition to a fresh new building.

Per the Determination of Significance, Sonbyrne Sales applied to construct a Byrne Dairy sales and gas station business in a new 4,232 s.f. building at 3100 Watson Boulevard, zoned Neighborhood Commercial. Retail is a permitted use, and a gas station requires a special use permit from the Planning Board. In addition, the proposal requires an aquifer permit for the storage of fuel at greater than 25-gallons per month. The applicant also applied for a rear setback variance of 10 feet, and an area variance of 992 s.f. for the fuel canopy. The variances are not extreme and would not have any negative impacts. A former 11,800-s.f. warehouse building on the 1.2-acre vacant property was recently demolished.

A fence along the rear property line which would provide screening for the neighborhood and this helps justify the 10-foot rear setback variance.

The proposed action would not have any significant negative impacts on existing air quality, noise levels, existing traffic patterns, solid waste production or disposal. The main corridor route is traveled regularly by traffic not associated with the project, and the number of vehicles parked on the property is controlled by the number of parking spaces and fueling stations. There is

another gas station and retail business across the street, which would handle any overflow.

The proposed action will not result in adverse impacts to aesthetic, agricultural, historic or other natural or cultural resources; or community or neighborhood character. The road is now a mixed residential and commercial corridor. There will not be any significant impacts to any Critical Environmental Area, or endangered or threatened vegetation or animals. The proposal will not create a hazard to environmental resources or human health. The DEC will regulate the 20,000 and 10,000-gallon underground fuel tanks. The property is not in the 100-year floodplain, and there are no wetlands on the site.

The proposed project will not adversely impact the use of energy, nor have adverse impacts on subsequent development. The proposed action will not result in any adverse effects on the community's existing plans or goals, or significant change in use or intensity of land use.

The review of the project found no significant adverse impacts to the environment. The recommendation is to make a negative declaration.

Chairman Miller asked for a motion to approve the Negative Declaration under SEQRA.

Motion Made:	S. Forster
Motion Seconded:	D. Kudgus
MOTION:	Approval of the Negative Declaration under SEQRA
VOTE:	In Favor: L. Miller, D. Kudgus, S. McLain, T. Crowley, S. Forster, M. Jaros, K. Rose
	Opposed: None
	Abstained: None
	Motion Carried

2. Advisory Opinion to the ZBA: Area Variances

Planning Department staff recommends that the Planning Board recommend to the ZBA that they approve the rear setback variance of 10-feet. The applicant chose to have larger than required parking spaces and distances between parking spaces to better accommodate large vehicles on site in a safe manner for both drivers and pedestrians. In addition, the applicant has been communicating directly with adjacent residential neighbors to provide an attractive screening fence along the rear property.

Planning staff also recommends approval of the area variance for the canopy over the gas pumps. The applicant proposes only three gas pumps (six fueling stations), and the proposed canopy is the smallest that will provide coverage for clients who are fueling their vehicles.

Chairman Miller asked for a motion to recommend ZBA approval of the rear setback area variance of 10-feet.

Motion Made: S. Forster
Motion Seconded: M. Jaros
MOTION: Recommendation that the ZBA approve a 10-foot rear setback area variance.
VOTE: **In Favor:** L. Miller, D. Kudgus, S. McLain, T. Crowley, S. Forster, M. Jaros, K. Rose
Opposed: None
Absent: None
Motion Carried

Chairman Miller asked for a motion to recommend ZBA approval of an area variance of 992-square-feet for the fuel canopy.

Motion Made: S. Forster
Motion Seconded: K. Rose
MOTION: Recommendation that the ZBA approve an area variance of 992 square-feet for the fuel canopy.
VOTE: **In Favor:** L. Miller, D. Kudgus, S. McLain, T. Crowley, S. Forster, M. Jaros, K. Rose
Opposed: None
Absent: None
Motion Carried

3. Call for a Public Hearing for an Aquifer Permit for a Gasoline Station on April 12, 2022, at 7:00 p.m. Planning Board Meeting.

Chairman Miller asked for a motion to call for a Public Hearing for an Aquifer Permit for a Gasoline Station, on April 12, 2022, at 7:00 p.m. Planning Board Meeting.

Motion Made: S. McLain
Motion Seconded: D. Kudgus
MOTION: Call for a Public Hearing for a Special Use Permit for an Aquifer Permit for a Gasoline Station, on April 12, 2022, at 7:00 p.m. Planning Board Meeting
VOTE: **In Favor:** L. Miller, D. Kudgus, S. McLain, T. Crowley, S. Forster, M. Jaros, K. Rose
Opposed: S. Forster
Abstained: None
Motion Carried

4. Call for a Public Hearing for a Special Use Permit for a Gasoline Station on April 12, 2022, at 7:00 p.m. Planning Board Meeting.

Chairman Miller asked for a motion to call for a Public Hearing for a Special Use Permit for a Gasoline Station, on April 12, 2022, at 7:00 p.m. Planning Board Meeting.

Motion Made: D. Kudgus
Motion Seconded: S. Forster

MOTION: Call for a Public Hearing for a Special Use Permit for a Gasoline Station, on April 12, 2022, at 7:00 p.m. Planning Board Meeting

VOTE: **In Favor:** L. Miller, D. Kudgus, S. McLain, T. Crowley, S. Forster, M. Jaros, K. Rose
Opposed: S. Forster
Abstained: None
Motion Carried

D. Homestead Village PUD / 4311 Watson Boulevard, DR Solar Farm Project,
Kelly Sullivan

1. Presentation with Updates

Ms. Kelly Sullivan, the Senior Project Manager for Bergmann, gave a short presentation about the changes to the project based on the comments from the Barton and Loguidice review of the SWPPP and decommissioning plan.

They have added a stormwater management plan per the comments from Barton and Loguidice. The SWPPP provides for two new ponds to the site plan, some vegetative strips by the concrete equipment pads, and small drainage ditches that go to the ponds. These changes will ensure that there is no runoff from the project.

They have updated their consultation with SHPO for the full size of the project. On February 24, they received a letter from the DEC that there is no impact on bald eagles and no additional review will be required from the DEC.

Ms. Sullivan noted that she is also working with Buckeye Pipeline. Someone from the company came out to locate the gas line on the property so she updated the language on the site plan to show the location of the pipeline. They still need to provide more details about the pipeline with regard to how many feet deep it is and how far away the arrays have to be from the pipeline. After all aspects about the pipeline have been agreed to by both parties, they will provide a copy of the agreement that they have with Buckeye Pipeline to the Planning Department.

Ms. Sullivan met with the Waterman Conservation Board and town representatives to discuss possible mitigation options to shield the solar arrays from view within the IBM Glen, which is owned and managed by the Waterman Center. Some of the arrays would be visible from one of the trails near the project. Delaware River Solar personnel, Waterman Conservation Board officials and Mr. John Freer from Code Enforcement walked through the Glen near the project site. The property line, the fence line and the location of the solar arrays in relation to the Waterman property were flagged. There was a small area of concern about the visibility of the project from one of the trails. Ms. Sullivan said that they would address this concern with additional

screening in that particular area. The Waterman Conservation Board will provide Delaware River Solar with a preferred vegetation list for the buffer area. In sensitive areas of the proposed cut trees, only the tallest trees will be cut to keep the screening around the facility, and the cut trees will be left on the ground to further add stability. After the walk-through of the Glen, Mr. John Freer, the Code Department Official, reported feeling positive about the screening efforts.

Ms. Lane noted that her concerns about the erosion on the property have been addressed by the SWPPP submitted to the Planning Board. Barton and Loguidice had done such a thorough review of the project that she felt comfortable making an advisory opinion to the Town Board in favor of the project.

Ms. Sullivan explained how the visual simulations were completed for the project. The highest point of view is from the highway, which is about a mile away from the project. The photo simulation demonstrated that only the tips of the panels would be visible from the highway. There was a question about glare from the panels affecting drivers. Ms. Lane addressed this concern by saying that the FAA, who is more concerned about glare than the average driver, had already made a determination of no hazard for the project.

For the benefit of newer Planning Board members, Ms. Lane explained that this property is part of a larger Planned Unit Development, zoned as such in 2004. The PUD zoning gave flexibility to the Town Board to approve what types of projects would come into this large historical property. The Town Board is the only agency that has the authority to approve a new use in a Planned Unit Development. When a developer introduces a new use into a PUD, it has to go through the whole PUD review process. The Town Board is the Lead Agency on the new Planned Unit Development, which currently includes the subdivision, offices, the golf course, Traditions, and Glidepath.

Ms. Lane reviewed her staff report for the Planning Board. The Town of Union received an application from Homestead Village Development Group, LLC in conjunction with NY Union I and NY Union II, LLC / Delaware River Solar, LLC for a new Homestead Village Planned Unit Development (PUD) Plan located at 4101 Watson Boulevard, 4311 Watson Boulevard, the Homestead Village Subdivision, and 12, 13 and 16 Beech Street. The proposed PUD includes the addition of one 4.98-MegaWatt alternating current (MWac) and another 4.75-MWac renewable energy solar system on 63-acres of 4311 Watson Boulevard, a 256-acre lot extending north between Watson Boulevard and Robinson Hill Road within the PUD. The facilities will connect to the NYSEG Oakdale Substation across Robinson Hill Road to the east. The project is adjacent to the recently approved 14-acre GlidePath Battery Storage project, which similarly connects to the grid via the Oakdale Substation, although the two projects are unrelated.

The solar energy system portion of the project will involve the installation of ground-mounted photovoltaic panels as well as the associated access road, electric utility upgrades, and power inverters to convert direct current to alternating current. Some energy is lost in the conversion, so final energy generation is shown in the resulting alternating current output. A fence will enclose the system, required by the Public Service Commission.

The project calls for clearing, i.e.: removing, approximately 48-acres of trees, and 14-acres of trees will be cut only around the perimeter to prevent shading of the solar panels. The roots of the cut trees around the perimeter will help stabilize the soil, particularly on steep slopes. In sensitive areas of the cut trees, only the tallest of those trees will be cut to add to the screening around the facility, and the cut trees will be left on the ground to further add stability. A Storm Water Pollution Prevention Plan (SWPPP) has been submitted and Barton & Loguidice have concluded that the design will prevent an increase in the rate of stormwater runoff between pre- and post-construction.

This amendment to the PUD requires the submittal of a new Preliminary PUD Development Plan. All the properties are zoned PUD and the uses are permitted. The total PUD is 421.3-acres, and with 109.5-acres open space, greater than twenty-five percent (25%) of the total PUD property has been dedicated for open space, as required.

Planning staff recommends the Planning Board recommend to the Town Board approval of the new Homestead Village PUD Development Plan to include installation of the renewable energy solar facility. The subsequent new 421.3-acre Planned Unit Development would include the following mixed uses: a townhouse residential development, a hotel and conference center including a golf course, office use, a public utility facility and similar renewable energy facility.

Renewable energy facilities are permitted in every zoning district, and in PUD districts, a 50-foot side setback is required. The proposed solar panels are positioned approximately a minimum of 89-feet to the east of the forever-wild IBM Glen, owned and maintained by the Waterman Center. In addition to the proposed panels being above grade from the Glen, the hiking trails are naturally screened with forest trees. Any additional plantings needed to further screen will be planted with recommendations from the Waterman Center's executive office and consultants. The remainder of the project is surrounded by natural wooded landscape. The proposed facility will not have a significant impact on the adjacent properties.

Ms. Lane noted she had done research on what was the most effective way to cut down on our carbon footprint. Her research indicated that solar panels are better than trees for limiting our carbon footprint.

There was some further discussion about the tree cutting that would be required for the project. Mr. Bill Walsh noted that the area in question had

been a horse farm and that currently it is a young growth forest. He had logged the area three years ago to remove all the ash trees because they were diseased. Delaware River Solar will be responsible for removing the trees that are cut down from the property.

There were also questions about which seed mix and what method of cutting would be used under the solar panels. An Upstate State seed mix would be used under the panels, and Mr. Dolgos added that the grass would be mowed periodically. Ms. Sullivan said they use weld fencing and raise it six-inches off the ground to let small animals through, which also protects the environment. In addition, during the construction phase of the project, no more than 5-acres of land would be disturbed at one time.

Ms. Lane stated that the Town Board will hold a Public Hearing and the Waterman Center would be attending the meeting. Ms. Lane commented that the review had been very detailed and expensive. She thanked Ms. Sullivan and Mr. Dolgos for attending the Planning Board meeting. Ms. Lane will be working with Rick Materese on the project to move it forward. She wants the Town Board members to feel comfortable with their understanding of the project when they vote on the Preliminary PUD.

2. Advisory Opinion to Town Board

Chairman Miller asked for a motion to recommend the Town Board approve the addition of the Delaware River Solar Farm to the Homestead Village PUD.

Motion Made:	T. Crowley
Motion Seconded:	M. Jaros
MOTION:	Recommend the Town Board approve the addition of the Delaware River Solar Farm to the Homestead Village PUD Development Plan.
VOTE:	In Favor: L. Miller, D. Kudgus, S. McLain, T. Crowley, S. Forster, M. Jaros, K. Rose Opposed: None Abstained: None Motion Carried

E. American Rescue Plan Act Infrastructure Improvements Project, 450 Airport Road, 340 Scarborough Drive, 4101 Watson Boulevard, and 4320 Watson Boulevard

The Town has received money from the federal government to make infrastructure improvements in the Town. Some of this money will be used to replace pumping stations in the Town.

Mr. Crowley commented that this was the first time he was hearing about the infrastructure project on his property. The new pump station would be raised up

to protect it from flooding. Mr. Crowley is not sure if there is a water pump on his property at 450 Airport Road. Ms. Lane added that there would be a separate public hearing for each project at the next Planning Board meeting. Mr. Crowley does not need to recuse himself from this aspect of the project.

Tom Crowley chose to recuse himself from voting on the Infrastructure Improvement motions. Then Ms. Miller appointed Colleen Curtin as an alternate to vote on the collective projects.

1. Declare Lead Agency

Chairman Miller asked for a motion to Declare Lead Agency.

Motion Made: D. Kudgus
Motion Seconded: S. McLain
MOTION: Declare the Planning Board as Lead Agency.
VOTE: **In Favor:** L. Miller, D. Kudgus, S. McLain,
S. Forster, M. Jaros, K. Rose, C. Curtin
Opposed: None
Abstained: None
Motion Carried

2. Classify as Unlisted Actions

Chairman Miller asked for a motion to classify the projects as Unlisted Actions.

Motion Made: S. McLain
Motion Seconded: D. Kudgus
MOTION: Classify as Unlisted Actions
VOTE: **In Favor:** L. Miller, D. Kudgus, S. McLain,
S. Forster, M. Jaros, K. Rose, C. Curtin
Opposed: None
Abstained: None
Motion Carried

3. Call for a Public Hearings for a Development in the Floodplain on April 12, 2022, at 7:00 p.m. Planning Board Meeting

Chairman Miller asked for a motion to call for Public Hearings for Development in the Floodplain, on April 12, 2022, at 7:00 p.m. Planning Board Meeting

Motion Made: M. Jaros
Motion Seconded: D. Kudgus
MOTION: Call for Public Hearings for Development in the Floodplain on April 12, 2022, at 7:00 p.m. Planning Board Meeting
VOTE: **In Favor:** L. Miller, D. Kudgus, S. McLain,
S. Forster, M. Jaros, K. Rose, C. Curtin
Opposed: None
Abstained: None
Motion Carried

F. 15 Delaware Avenue – Auto Rentals for U-Haul, Venture at Endicott, Steve Nickels

Ms. Lane explained that the property owner was cited by the Code Department for having a U-Haul truck business on the property. As soon as they received the citation, the owners called the Planning Department to apply for the special use permit that is required to run the business. The Planning Board approved a small convenience store for this address in 2021 and there is also an adult brain trauma daycare located there. Right now, there are only a few trucks in the parking lot.

1. Declare Lead Agency

Chairman Miller asked for a motion to Declare Lead Agency.

Motion Made: D. Kudgus
Motion Seconded: T. Crowley
MOTION: Declare the Planning Board as Lead Agency.
VOTE: **In Favor:** L. Miller, D. Kudgus, S. McLain,
T. Crowley, S. Forster, M. Jaros, K. Rose
Opposed: None
Abstained: None
Motion Carried

2. Classify Project as an Unlisted Action

Chairman Miller asked for a motion to classify the project as an Unlisted Action.

Motion Made: S. McLain
Motion Seconded: M. Jaros
MOTION: Classify Project as an Unlisted Action
VOTE: **In Favor:** L. Miller, D. Kudgus, S. McLain,
T. Crowley, S. Forster, M. Jaros, K. Rose
Opposed: None
Abstained: None
Motion Carried

3. Call for a Public Hearing for a Special Use Permit for Auto Rentals on April 12, 2022, at the 7:00 p.m. Planning Board Meeting

Chairman Miller asked for a motion to call for a Public Hearing for a Special Use Permit for Auto Rentals, on April 12, 2022, at the 7:00 p.m. Planning Board Meeting.

Motion Made: K. Rose
Motion Seconded: M. Jaros
MOTION: Call for a Public Hearing for a Special Use Permit
for Auto Rentals on April 12, 2022, at the 7:00 p.m.
Planning Board Meeting
VOTE: **In Favor:** L. Miller, D. Kudgus, S. McLain,
T. Crowley, S. Forster, M. Jaros, K. Rose
Opposed: None
Abstained: None

Motion Carried

There was some discussion by the Planning Board that the parking lot be restriped with a specific area for the U-Haul trucks. Ms. Lane said that she will do her best to visit the site to see what condition the parking lot is in. She is not sure if the striping shown on the site plan is correct.

G. Proposed amendment to the Town of Union Zoning Chapter 300, Part 3, Overlay and Special Purpose Districts, to include Article 35. The Cannabis Business Overlay (CBO) District.

1. Advisory Opinion to Town Board

The retail sale of cannabis will be permitted in the Town. However, onsite consumption, like a hookah bar, would not be permitted because the Town opted out of the onsite consumption of cannabis. The Town is very eager to get the rules in place for the sale of cannabis before the State issues the licenses to run the cannabis dispensaries. The Town has come up with overlay zones to permit the sale of cannabis. Ms. Lane said that the Town is following all of the state regulations for the sale of cannabis.

Mr. Materese explained that the State Liquor Authority would oversee the regulations for the cannabis dispensaries. The cannabis sales restrictions are very similar to the restrictions for alcohol sales; for instance, the dispensary shall not be located within 500 feet of a school or park. The Town is making stricter rules for the sale of cannabis by limiting sales to very specific areas in the Town. They propose three Cannabis Business Overlay Districts in Town on George F. Highway, Airport Road and Union Center-Maine Highway. Mr. Materese added that he doubts that the Town of Union would get more than one license. Since Johnson City, Endicott, Vestal and Owego opted in to the sale of cannabis, it did not make sense for the Town of Union to opt out of the sale of cannabis.

Ms. Lane noted that the point of the overlay districts was not to make cannabis easily accessible to everyone in town. The Town Board wanted to locate the overlay districts where there were not a lot of families. There were a couple of Town Board members who were against allowing the sale of cannabis and in an effort to compromise, they created the overlay districts where there are a limited number of families. Mr. Materese noted that one council member was completely for opting out of retail sales, and another member wanted to opt out because the state had not come out with all of the regulations yet. Mr. Materese noted that because the Town had not opted out for the sale of cannabis the Town would get to share the taxes generated from the cannabis sales, regardless of how much income was generated at a Town of Union site.

Mr. Materese noted that cannabis dispensaries would sell only cannabis products. There will be a person who checks identification at the door, and there would be a person inside the dispensary who acts like a pharmacist. This person would describe the attributes of various cannabis products and what they are used for. Mr. Materese commented that illegal cannabis was

often adulterated with harmful substances and this was another reason that the Town did not opt out for the legal sale of cannabis. The new cannabis retail stores will also be highly regulated in terms of their location, hours, signage and clientele.

Some of the Planning Board members commented that beer and tobacco stores are so numerous all over town, it seems hypocritical to be so concerned about the location of one cannabis store in Town. Several members noted that the Beer and Smokes shop located at 518 Hooper Road was not the type of store that was discussed when the Planning Board gave their approval for the project. Ms. Lane promised to check with the Code Enforcement department to ensure that the owner was meeting the sign code requirements.

Chairman Miller asked for a motion to recommend approval of the amendment to the Town of Union Zoning Chapter 300, Part 3 Overlay and Special Purpose districts, to include Article 35.

Motion Made:	T. Crowley
Motion Seconded:	D. Kudgus
MOTION:	Recommend the Town Board approve the amendment to the Town of Union Zoning Chapter 300, Part 3, Overlay and Special Purpose Districts to include Article 35, the Cannabis Business Overlay (CBO) District.
VOTE:	In Favor: L. Miller, D. Kudgus, S. McLain, T. Crowley, S. Forster, M. Jaros, K. Rose Opposed: None Abstained: None Motion Carried

H. Other Such Matters as May Properly Come Before the Board

Ms. Lane noted she will be meeting with the Wellhead Committee about Byrne Dairy. This committee meets to discuss any project that could have an impact on the town aquifer. The entire town is within the Clinton Street Ballpark Sole Source Aquifer. There are three different zones within the aquifer. Zone 1 is the area immediately around the wellheads, which are in Johnson City and the Village of Endicott and are the primary sources of drinking water for the Town and Villages. Zone 2 is a slightly wider area outside of Zone 1. Zone 3 comprises areas where stormwater runoff is coming down to the wells. If you are within Zone 1 or Zone 2 of the aquifer, you are restricted as to what you may put in or on the ground; for instance, you cannot have a one hundred pounds of exposed salt.

Ms. Lane will meet with the Wellhead Committee to discuss the Byrne Dairy project because the fuel tanks would be located right on the edge of Zone 2. The committee will make recommendations to the Planning Board about the project. The DEC regulates fuel tanks, but Town code requires that the Wellhead Committee give a report to the Planning Board as well. The Wellhead Committee

members include Kevin Pero, who is charge of the all the water and the wellhead facility in Endicott; Josh Holland, the Director of Public Works for Johnson City; Lou Caforio, the Commissioner of Public Works; the Assistant Director for Environmental Health and Safety for SUNY Binghamton; Bob Bennett and the fire chief of the Endwell fire department. All of the members are very knowledgeable.

Chairman Miller asked for a motion to adjourn the meeting at 8:46 p.m.

Motion Made:	K. Rose
Motion Seconded:	D. Kudgus
MOTION:	Adjourning the meeting.
VOTE:	In Favor: L. Miller, D. Kudgus, S. McLain, T. Crowley, S. Forster, M. Jaros, K. Rose
	Opposed: None
	Abstained: None
	Motion Carried

Next Meeting Date

The next meeting of the Planning Board is tentatively scheduled for Tuesday, April 12, 2022, at 7:00 p.m.

Respectfully Submitted,
Carol Krawczyk