

TOWN OF ERWIN PLANNING BOARD MEETING

MONDAY, JUNE 6, 2016

7 P.M. ERWIN TOWN HALL

310 TOWN CENTER ROAD

Present: Vice Chairman James McCarthy, Brian Harpster, Ted Metarko, Joseph Reilly, Wayne Kennedy,  
Doug Porter, Patricia Thiel, Matt Maslyn

Absent: Chairman John Gargano

Guests: Lin Hough, Cindy Hough, Mike Lewis, Pat Buel, Robert Drew, Rita McCarthy, Barb Lucas

**ACTING CHAIRMAN JAMES MCCARTHY OPENS THE MEETING AT 7:00 PM.**

In accordance with the Planning Board's established procedure, the Board will hear all matters up until 9 PM. Any matters not completed by that time will be held over to the next regular meeting. As is the usual practice, the Board's consultants have met with the applicants prior to this meeting and have gone over the applications to ensure that they are as complete as possible and to point out any errors or omissions that can delay approval.

**MOTION TO APPROVE THE MINUTES OF THE MAY 2, 2016 MEETING**

**MOTION BY: DOUG PORTER**

**SECONDED BY: WAYNE KENNEDY**

**DISPOSITION: 5-0-2**

**1. SITE PLAN APPLICATION FROM LIN HOUGH FOR A MINI STORAGE AT 731 ADDISON RD.**

The project is located in a B-3 Neighborhood Services zone.

The project is located on State Rt. 417, therefore NYSDOT is an Involved Agency.

The applicant states that he is seeking to construct six 30' X 80' mini storage units in two phases, based on market response. He is seeking approval for the first three units, two of which he plans to build right away. Then, depending on market demand, he will build the third unit. Future units will require future approval by the Planning Board.

There is an existing structure on the property that the applicant intends to demolish.

The property is approx 4 acres, split by the flood control levee, leaving 2 developable acres.

Criteria:	Required:	Proposed:
Lot Size	10,000 sq ft	2 acres
Lot width	50'	400'
Lot Coverage	75% max	?????????
Setbacks		
Side	10'	?????????
Front	50' (20' planting strip, 24' access rd)	20' planting strip
Rear	20'	200'+
Lighting	10'-12', no spillover light	Wall pack all 4 sides each bldg
Color	Historic pallet color	Blue and Stone

Elements needed:

- Fire Chief sign off
- Storm Water management
- Wall pack cut sheets
- Lot coverage %
- Layout plan showing building locations
- Signage
- Asbestos inspection prior to demolition

The application was presented by Lin Hough. Mr. Hough noted that he owns Crystal City Storage on Route 414 and would like to expand the business and establish a satellite location with 6 additional buildings. Three buildings would be built now and an additional three in the future, if needed.

Questioned regarding establishing a septic system, Mr. Hough noted that no septic system is required.

It was noted that a DOT Highway Work Permit will be required. Town Manager Rita McCarthy offered to email a list to Mr. Hough of all other elements required prior to final approval.

**THE PLANNING BOARD DECLARES THE APPLICATION TO BE INCOMPLETE.**

**BASED ON THE SHORT EAF, THE PLANNING BOARD CLASSIFIES THIS AS AN UNLISTED ACTION SINCE IT INVOLVES A NON-RESIDENTIAL DEVELOPMENT OF LESS THAN 10 ACRES, AND DECLARES ITS INTENT TO BECOME LEAD AGENCY.**

**MOTION BY: MATT MASLYN**

**SECONDED BY: PATRICIA THIEL**

**DISPOSITION: 7-0**

## **2. SITE PLAN AMENDMENT APPLICATION FROM PATRICK BARDO TO ESTABLISH A BOXING CLUB AND RING AT 100 VICTORY HIGHWAY. WITH PUBLIC HEARING**

### **POINTS TO CONSIDER:**

The project is located in an R-S Regional Services District.

The applicant seeks to create a boxing ring and training facility for a USA Boxing youth program.

The project is located within an existing building in a plaza. The applicant proposes no change to the footprint of the building or the parking. The applicant's space is approximately 3,000 sq ft. Applicant states his hours of operation will be approximately 4 pm – 6:30 pm.

The applicant proposes to replace an existing building sign with a sign listing his business.

Elements needed:

- Sketch of the area within the existing building to be utilized

- Letter of Agency

- Short EAF

The application was presented by Patrick Bardo. He would like to establish a boxing gym for non-profit amateur boxing. Located in Elmira for 20 years, he would like to relocate to Erwin.

Member Joseph Reilly asked if there would be events in addition to workouts.

Mr. Bardo responded that he was not sure, but it was a possibility. An event would typically attract 100 to 150 people, primarily parents of the boxers. He intends to target at-risk children.

Member Ted Metarko asked what ages of children participate.

Mr. Bardo noted that individuals from the age of 8 through 25 are allowed. Typically children start at age 12. Head gear and gloves are worn. There have never been any major injuries.

Member Wayne Kennedy asked if there would be a sign and it was noted that, if so, a sign permit would be required.

Mr. Bardo noted that he had consulted with the Town's Code Enforcement officer who indicated that fire extinguishers and exit lighting are also required.

### **THE PLANNING BOARD DECLARES THE APPLICATION TO BE COMPLETE.**

Prior to reviewing the EAF, Robert Drew, Engineer for the Town, noted that the answer to question #16 was incorrect because the location is not in the 100 year flood plain. The answer was corrected and initialed by the applicant.

## PLANNING BOARD REVIEWS THE EAF:

### ENVIRONMENTAL ASSESSMENT FORM (EAF) – Part 2 – Impact Assessment

- |  |    |
|--|----|
| 1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?  | NO |
| 2. Will the proposed action result in a change in use or intensity of use of land?   | NO |
| 3. Will the proposed action impair the character or quality of the existing community?   | NO |
| 4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?                      | NO |
| 5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?            | NO |
| 6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? | NO |
| 7. Will the proposed action impact existing:   |    |
| a. public / private water supplies?  | NO |
| b. public / private wastewater treatment utilities?  | NO |
| 8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?                                   | NO |
| 9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?                     | NO |
| 10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?  | NO |
| 11. Will the proposed action create a hazard to environmental resources or human health?   | NO |

**THE PLANNING BOARD CLASSIFIES THIS AS AN UNLISTED ACTION SINCE IT INVOLVES A NON-RESIDENTIAL DEVELOPMENT OF LESS THAN 10 ACRES, AND MAKES A NEGATIVE DECLARATION OF ENVIRONMENTAL SIGNIFICANCE.**

**MOTION BY: BRIAN HARPSTER**

**SECONDED BY: TED METARKO**

**DISPOSITION: 7-0**

**ACTING CHAIRMAN MCCARTHY OPENS THE PUBLIC HEARING AT 7:26 PM**

**ACTING CHAIRMAN MCCARTHY CLOSES THE PUBLIC HEARING AT 7:27 PM**

**UPON HEARING NO APPLICABLE ADVERSE COMMENT FROM THE PUBLIC, THE PLANNING BOARD APPROVES THE SITE PLAN AMENDMENT APPLICATION.**

**MOTION BY: WAYNE KENNEDY**

**SECONDED BY: DOUG PORTER**

**DISPOSITION: 7-0**

**RESOLUTION TO ADJOURN THE MEETING**

**MOTION BY: BRIAN HARPSTER**

**SECONDED BY: JOSEPH REILLY**

**DISPOSITION: 7-0**