

TOWN OF ERWIN PLANNING BOARD MEETING

WEDNESDAY, SEPTEMBER 7, 2016

7 P.M. ERWIN TOWN HALL

310 TOWN CENTER ROAD

Present: John Gargano, Brian Harpster, Ted Metarko, Wayne Kennedy, Patricia Thiel, Matt Maslyn,
James McCarthy

Absent: Doug Porter, Joseph Reilly

Guests: Jeffrey Vosburgh, Steve Coots, Kathleen Coots, John Alderman, Wilma Alderman, Doug Cole, P.
Patel, D. Patel, Woody Swan, Jared Vieselmeyer, David Lineman, Tom Dobrydney, Rita McCarthy,
Barb Lucas

CHAIRMAN JOHN GARGANO OPENS THE MEETING AT 7:03 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 AUGUST 1, 2016 MEETING

MOTION BY: PATRICIA THIEL

SECONDED BY: BRIAN HARPSTER

DISPOSITION: 7-0

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| <p>1. APPLICATION FOR A TWO LOT SUBDIVISION/RESUBDIVISION FROM JEFF VOSBURGH AND LINDSAY NICHOLS TO TAKE .69 ACRES OFF THE LOT AT 374 VICTORY HIGHWAY AND COMBINE IT WITH THE LOT AT 380 VICTORY HIGHWAY. WITH PUBLIC HEARING</p> |
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POINTS TO CONSIDER:

The project is located in an R12.5 Residential zone.

The applicants seek to take .69 acres off of the Vosburgh parcel, 374 Victory Highway, and add it to the Nichols parcel, 380 Victory Highway.

The existing Vosburgh lot is 1.99 acres. The .69 acres will not alter compliance with zoning regarding lot size, setbacks, lot coverage, or width at building line. The addition to the Nichols parcel will not alter compliance with zoning regarding lot size, setbacks, lot coverage, or width at building line.

Additional items necessary:

SEQR needs to be submitted

Signed, stamped survey

The application was presented by Jeffrey Vosburgh and Lindsay Nichols. It was noted that Mr. Vosburgh is selling the vacant land, which is behind and adjacent to the Nichols property, to Ms. Nichols. A signed stamped survey and SEQR were provided.

THE PLANNING BOARD DECLARES THE APPLICATION TO BE COMPLETE.

PLANNING BOARD REVIEWS THE EAF.

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

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| 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 RESIDENTIAL DEVELOPMENT OF LESS THAN 50 UNITS WITHOUT PUBLIC WATER AND SEWER, DECLARES ITSELF LEAD AGENCY, AND MAKES A NEGATIVE DECLARATION OF ENVIRONMENTAL SIGNIFICANCE.

MOTION BY: TED METARKO

SECONDED BY: MATT MASLYN

DISPOSITION: 7-0

CHAIRMAN GARGANO OPENS THE PUBLIC HEARING AT 7:06PM.

CHAIRMAN GARGANO CLOSES THE PUBLIC HEARING AT 7:07PM.

UPON HEARING NO APPLICABLE ADVERSE COMMENT FROM THE PUBLIC, THE PLANNING BOARD APPROVES THE SUBDIVISION/RESUBDIVISION APPLICATION.

MOTION BY: JAMES McCARTHY

SECONDED BY: PATRICIA THIEL

DISPOSITION: 7-0

The applicant is advised that the approval expires if the plat is not filed with the County Clerk within 62 days of signature.

2. APPLICATION FOR A TWO LOT SUBDIVISION/RESUBDIVISION FROM WILMA ALDERMAN AND STEVE T. AND KATHLEEN S. COOTS TO TAKE 1.976 ACRES OFF THE LOT AT 321 BEARTOWN RD AND COMBINE IT WITH THE LOT AT 309 BEARTOWN RD. WITH PUBLIC HEARING

POINTS TO CONSIDER:

The project is located in an R12.5 Residential zone.

The applicants seek to take 1.976 acres off of the Alderman parcel, 321 Beartown Rd, and add it to the Coots parcel, 309 Beartown Rd.

The existing Alderman lot is 3.25 acres. The 1.976 acres parcel will not alter compliance with zoning regarding lot size, setbacks, lot coverage, or width at building line. The addition to the Coots parcel will not alter compliance with zoning regarding lot size, setbacks, lot coverage, or width at building line.

Additional items necessary:

Signed, stamped survey

The application was presented by Steve Coots. Wilma Alderman was in attendance. Mr. Coots noted that he is developing adjacent property and the additional land will simplify providing sewer and water access to his parcel.

THE PLANNING BOARD DECLARES THE APPLICATION TO BE COMPLETE.

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 RESIDENTIAL DEVELOPMENT OF LESS THAN 50 UNITS WITHOUT PUBLIC WATER AND SEWER, DECLARES ITSELF LEAD AGENCY, AND MAKES A NEGATIVE DECLARATION OF ENVIRONMENTAL SIGNIFICANCE.

MOTION BY: WAYNE KENNEDY
DISPOSITION: 7-0

SECONDED BY: BRIAN HARPSTER

CHAIRMAN GARGANO OPENS THE PUBLIC HEARING AT 7:13PM.

CHAIRMAN GARGANO CLOSES THE PUBLIC HEARING AT 7:14PM.

UPON HEARING NO APPLICABLE ADVERSE COMMENT FROM THE PUBLIC, THE PLANNING BOARD APPROVES THE SUBDIVISION/RESUBDIVISION APPLICATION.

MOTION BY: TED METARKO
DISPOSITION: 7-0

SECONDED BY: PATRICIA THIEL

The applicant is advised that the approval expires if the plat is not filed with the County Clerk within 62 days of signature.

3. SITE PLAN AMENDMENT APPLICATION FROM ECONO LODGE FOR A 15' x 30' STORAGE SHED AT 200 ROBERT DANN DRIVE. WITH PUBLIC HEARING

The applicant seeks to construct a 15' X 30' storage shed at the Econo Lodge.

POINTS TO CONSIDER:

The project is located in a T-C Town Center Zone.

This is an accessory building. It will eliminate a grass median. Applicant states this is a wood building on skids. The color will match the existing tan building.

<u>Criteria:</u>	<u>Required:</u>	<u>Proposed:</u>
Parking	63 rooms, 63-65 spaces	70
Setbacks		
Side	10'	50+
Rear	15'	50+

The application was presented by P. Patel. He noted that he would like to build a 15'x32' storage building behind the hotel. It will be located in an area which is currently impervious. It will be on a skid, have a pitched roof and be painted the same color as the hotel.

THE PLANNING BOARD DECLARES THE APPLICATION TO BE COMPLETE.

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, ground water, 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

RESOLUTION TO CLASSIFY THIS AS AN UNLISTED ACTION SINCE IT IS A NON-RESIDENTIAL DEVELOPMENT OF LESS THAN 10 ACRES, DECLARE THE PLANNING BOARD LEAD AGENCY AND MAKE A NEGATIVE DECLARATION OF ENVIRONMENTAL SIGNIFICANCE.

MOTION BY: JAMES McCARTHY

SECONDED BY: MATT MASLYN

DISPOSITION: 7-0

CHAIRMAN GARGANO OPENS THE PUBLIC HEARING AT 7:20PM.

CHAIRMAN GARGANO CLOSES THE PUBLIC HEARING AT 7:21PM.

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

MOTION BY: WAYNE KENNEDY

SECONDED BY: PATRICIA THIEL

DISPOSITION: 7-0

4. CONCEPT SITE PLAN AMENDMENT APPLICATION FROM BEARTOWN ROAD ALLIANCE CHURCH TO ADD 6,973 SQ FT TO THE CHURCH AND 1,500 SQ FT TO THE PARKING LOT AT 21 BEARTOWN RD.

POINTS TO CONSIDER:

The applicant seeks to connect the existing gym and church structures, construct an addition to the gym, and expand the gravel parking lot accessible from Mills Ave. Total additional building sq ft is 6,973, total additional parking is 1,500 sq ft.

On October 1, 2012, the Planning Board approved a site plan amendment for a new, 121' X 134' (16,214 sq ft) parking lot with a new curb cut off Mills Ave.

A Town of Erwin Highway Work Permit will be required for paving the Mills Avenue curb cut.

The parking lot was never constructed.

The property is located in an R-7.2 Residential District.

Criteria:	Required:	Proposed:
Parking	107 spaces	147
Setbacks		
Front	30'	?????
Side	10'	?????
Rear	25'	?????

Additional information required:

Lot coverage percent

Storm water management/drainage

Amount of area to be disturbed

Elevation view

Lighting

The concept plan was presented by Tom Dobrydney of Fagan Engineers, Planner for the applicant, Woody Swan and David Lineman from Beartown Road Alliance Church and Jared Vieselmeyer, of Elmira Structures.

Woody Swan explained that the Church has experienced 10% - 15% growth for the last 4 or 5 years. In order to alleviate the resulting overcrowded conditions, a second Sunday service was begun the previous year. Anticipating future growth, the Church would like to add classroom and parking space. Additional improvements planned include widening the driveway entrance on Beartown Road and connecting the two existing buildings.

Planner Dobrydney noted that there is very little grading necessary for the project. The entire area of disturbance would be less than one acre and no SWPPP would be necessary. The Beartown Rd driveway would be widened approximately 4 feet to facilitate simultaneous ingress and egress of vehicles. One of the two existing parking areas would be expanded providing an all-weather, dust-free gravel surface.

In response to questions from the Planning Board the following design elements were noted:

- The maximum height of the building at the ridge line will be 23'8".
- The building will be sided with a brick wainscot and fiber cement or vinyl siding to match the appearance of the existing building in style and color.
- The roof will be asphalt.
- The windows will be aluminum.

Member James McCarthy asked what the total lot coverage would be.

Planner Dobrydney noted that a survey has been done determining the existing lot coverage to be 33% which exceeds allowable. The applicant plans to submit an application the Zoning Board of Appeals for a variance. The exact amount of the variance requested is not yet known.

Member Brian Harpster questioned whether storm water runoff is of concern.

Planner Dobrydney noted that a formal SWPPP is not required because the total area of disturbance is less than one acre however storm water concerns will be addressed in the basic plan. It was also noted that the Church property is at a lower elevation than surrounding properties.

PLANNING BOARD DECLARES THE APPLICATION TO BE INCOMPLETE

RESOLUTION TO ADJOURN THE MEETING AT 7:40PM.

MOTION BY: JAMES McCARTHY

SECONDED BY: JOHN GARGANO

DISPOSITION: 7-0