

TOWN OF ERWIN PLANNING BOARD MEETING

MONDAY, OCTOBER 3, 2016

7 P.M. ERWIN TOWN HALL

310 TOWN CENTER ROAD

Present: John Gargano, Brian Harpster, Ted Metarko, Wayne Kennedy, Patricia Thiel, James McCarthy, Joseph Reilly

Absent: Doug Porter, Matt Maslyn

Guests: Frank Thiel, Jim Sirianni, Woody Swan, Jared Vieselmeyer, Gary Roush, Byron Paris, Tom Dobrydney, Robert Drew, Alexandra Williams, Rita McCarthy, Barb Lucas

**CHAIRMAN JOHN GARGANO 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 SEPTEMBER 7, 2016 MEETING**

**MOTION BY: JAMES MCCARTHY**

**SECONDED BY: PATRICIA THIEL**

**DISPOSITION: 6-0-1**

<p><b>1. 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.</b></p>
--

**POINTS TO CONSIDER:**

The applicant seeks to do a two phase expansion of the facility. Phase I for which they are seeking approval now is 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. Phase II will be an expansion to the chapel and a second parking lot expansion. Both phases are depicted on the plans. An Area Variance will be required for lot coverage and has been applied for at the October 25, 2016 Zoning Board meeting.

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 to widen the entrance on Beartown Road.

The parking lot was never constructed.

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

<u>Criteria:</u>	<u>Required:</u>	<u>Proposed:</u>
Parking	107 spaces	147
Setbacks		
Front	30'	30'
Side	10'	10'
Rear	25'	52.09'
Lot Coverage	33%	46% VARIANCE NEEDED

The amount of acreage to be disturbed is .9 acres so no SWPPP is required.

Additional information required:

Lighting cut sheets

Driveway engineering details

Response to engineering comments

The application was presented by Tom Dobrydney of Fagan Engineers, Planner for the Applicant, Jared Vieselmeyer of Elmira Structures and Woody Swan representing the Beartown Road Alliance Church. Planner Dobrydney noted that the entire project is divided into two phases. Drawing Sheet C2 defines the Master Plan which includes both phases. The applicant is seeking approval from the Planning Board for Phase I at this time and will return to the Planning Board at a later date for approval of Phase II. Phase II includes expansion of the chapel and parking. Planner Dobrydney emphasized that the applicant intends to complete both phases but the timing is not yet known.

It was noted that the applicant has submitted an application to the Zoning Board of Appeals seeking approval for a lot coverage variance of 53.9% which includes both Phases I and II. Phase I requires only 46% however, the DEC requires consideration of the entire project for SEQR. Segmentation of a project into smaller scale projects, potentially bypassing the need for a SWPPP (Storm Water Pollution Prevention Plan) or other requirements, is not allowed. The applicant would also like assurance that the entire project will be allowed prior to beginning Phase I.

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

<p><b>2. SITE PLAN AMENDMENT APPLICATION FROM COOPERS PLAINS LONG ACRES FIRE DEPARTMENT TO MOVE THE LOCATION OF THE 2304 SQ FT ADDITION AT 210 MAIN STREET. WITH PUBLIC HEARING</b></p>
---

**POINTS TO CONSIDER:**

The construction of the addition was approved by the Planning Board on August 1, 2016. In response to a question regarding the roof design, the applicant stated:

...that the drawings presented are concept drawings rather than construction drawings. The final design could change slightly to accommodate storage in the attic of the addition.

This was interpreted as the interior design of the building could change as could the roof design.

In the approved application, the applicant had the front of the addition in line with the front of the existing building. Here the applicant wishes to line the back of the addition up with the existing building.

Applicant should confirm whether setback, lot coverage and lot size remain unchanged for the August approval. Engineering comments need to be responded to.

Chairman Gargano stated that the Site Plan Application from Coopers Plains Long Acres Fire Department would not be able to proceed. Robert Drew, P.E. of Hunt Engineers, engineer for the Applicant, noted that due to mathematical errors, the variances previously requested by the Applicant and approved by the Zoning Board of Appeals, were not adequate for the proposed site plan. It would be necessary for the Applicant to return to the Zoning Board of Appeals for accurate variances for lot coverage and setback.

Byron Paris, representing the Fire District, said that the location of the building on the lot had been discussed previously with the Town and the Town never said a variance was necessary when the site plan was previously approved.

In response, Town Manager Rita McCarthy noted that the previously approved site plan drawing, provided by the Applicant, did not require a setback variance.

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

<p><b>3. SITE PLAN AMENDMENT APPLICATION FROM SIRIANNI HARDWOOD FOR AN 80' X 120' ADDITION AT 912 ADDISON ROAD. WITH PUBLIC HEARING</b></p>
---

**POINTS TO CONSIDER:**

Property is located in an I-2 Industrial Zone

The applicant seeks to construct an 80' X 120' steel addition to an existing building to provide for indoor truck loading. The location of the addition is already paved. The addition does not affect setbacks nor lot coverage since the area is already paved.

Applicant states there will be no additional lighting. The addition will have the same ridge line and color as the existing structure. The dimension between buildings and the drive path need to be depicted.

The application was presented by Jim Sirianni. He noted that a kiln dried hard wood is presently loaded onto trucks in an area without coverage. They would like to enclose the loading area for protection of the product. The addition would expand the building at the same height, in the same materials and color as the existing building. It was noted that the drawings provide all necessary dimensions and diagrams of the turning radii for trucks throughout the site.

Member Joseph Reilly expressed concern regarding adequate space for fire department equipment and it was decided to add fire department approval as a contingency for Planning Board approval. Mr. Sirianni noted that the fire department often uses his site for practice and is very familiar with the conditions.

**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: PATRICIA THIEL**

**SECONDED BY: TED METARKO**

**DISPOSITION: 7-0**

**CHAIRMAN GARGANO OPENS THE PUBLIC HEARING AT 7:42 PM.**

**CHAIRMAN GARGANO CLOSES THE PUBLIC HEARING AT 7:43 PM.**

**UPON HEARING NO APPLICABLE ADVERSE COMMENT FROM THE PUBLIC, THE PLANNING BOARD APPROVES THE SITE PLAN AMENDMENT CONTINGENT ON FIRE DEPARTMENT APPROVAL.**

**MOTION BY: JOSEPH REILLY**

**SECONDED BY: BRIAN HARPSTER**

**DISPOSITION: 7-0**

**RESOLUTION TO ADJOURN THE MEETING AT 7:45 PM**

**MOTION BY: JAMES MCCARTHY**

**SECONDED BY: BRIAN HARPSTER**

**DISPOSITION: 7-0**