

TOWN OF ERWIN PLANNING BOARD MEETING

MONDAY, DECEMBER 5, 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, Doug Porter, Matt Maslyn

Guests: Frank Curreri, Byron Paris, 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.

**1. 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**

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.

**POINTS TO CONSIDER:**

The project is located in an R12.5 zone.

The applicant seeks to construct a single, 2304 sf addition to the west, as a garage to house fire equipment vehicles. There will be a driveway the entire width of the new structure to allow fire truck access.

The Applicant needed a variance for lot coverage since the existing conditions were pre-existing, non-conforming and this application proposes to increase the non-conformance. The applicant also required a variance for the rear yard setback for the addition. Both variances were granted by the Zoning Board of Appeals on November 15, 2016.

The application was presented by Alexandra Williams of Hunt Engineers, engineer for the Applicant, and Byron Paris representing the CPLA Fire District. Mr. Paris gave a brief history of the project noting that an addition to the fire station was previously approved by the Planning Board. Construction of the addition was delayed while the Fire District considered an alternative which had arisen and meanwhile the Planning Board approval expired. The Fire District submitted a new site plan to the Planning Board and it was discovered by Hunt Engineers that the Zoning Board variances granted for the project were not adequate. The new site plan moves the 48'x48' addition toward the rear of the

property, aligning the rear of the addition with the rear of the existing building. Moving the addition allows the fire department to park a truck in the front of the building without encroaching on the street. A variance for rear yard setback was required in addition to a new variance for the correct amount of lot coverage required. The Fire District returned to the Zoning Board and all necessary variances for the current application have been granted.

Town Manager Rita McCarthy noted that the Jody Allen of Labella Associates, acting as the engineer for the Town reviewed the plan and has no outstanding engineering issues.

**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

**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 7:12 PM.**

**CHAIRMAN GARGANO CLOSES THE PUBLIC HEARING AT 7:13 PM.**

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

**MOTION BY: BRIAN HARPSTER**

**SECONDED BY: JAMES MCCARTHY**

**DISPOSITION: 7-0**

**RESOLUTION TO ADJOURN THE MEETING.**

**MOTION BY: JAMES MCCARTHY**

**SECONDED BY: PATRICIA THIEL**

**DISPOSITION: 7-0**