

## Town of Union Planning Board Minutes

Tuesday, January 14, 2014

A regular meeting of the Town of Union Planning Board was held Tuesday, January 14, 2014 at the Town of Union Office Building, 3111 East Main Street, Endwell, New York.

Members present: S. McLain, L. Miller, T. Crowley, R. Mack, A. Elwood, S. Forster

Members absent: J. Rotella

Others present: Marina Lane, Alan Pope, Domenic Emilio, Jim Kirkwood, LaQuone Pittman, Alyssa Luna, Dean Brown, Nathan VanWhy

### A. CALL TO ORDER

Chairman McLain opened the meeting of the Planning Board at 7:00 PM.

### B. APPROVAL OF THE 12/10/13 MEETING MINUTES AND PUBLIC HEARING TRANSCRIPT

#### 1. Approval of the 12/10/13 Meeting Minutes

Chairman McLain asked for a motion to approve the 12/10/13 meeting minutes as written.

Motion Made: A. Elwood

Motion Seconded: R. Mack

MOTION: Approval of the 12/10/13 meeting minutes as written.

VOTE: **In Favor:** R. Mack, A. Elwood, S. Forster, S. McLain, L. Miller, T. Crowley

**Opposed:** None

**Abstained:** None

Motion Carried

#### 2. Approval of the 12/10/13 Horizons FCU Public Hearing Transcript

Chairman McLain asked for a motion to approve the Horizons FCU Public Hearing transcript as written.

Motion Made: R. Mack

Motion Seconded: L. Miller

MOTION: Approval of the 12/10/13 Public Hearing transcript as written.

VOTE: **In Favor:** R. Mack, A. Elwood, S. Forster, S. McLain, L. Miller, T. Crowley

**Opposed:** None  
**Abstained:** None  
Motion Carried

**C. ENGINEERING MANUFACTURING TECHNOLOGIES: 101 Delaware Ave;  
D. Emilio**

**1. Declare Lead Agency**

Chairman McLain asked for a motion to declare the Planning Board Lead Agency for Engineering Manufacturing Technologies

Motion Made: R. Mack  
Motion Seconded: S. Forster  
MOTION: Declaring the Planning Board Lead Agency.  
VOTE: **In Favor:** R. Mack, A. Elwood, S. McLain,  
L. Miller, T. Crowley, S. Forster  
**Opposed:** None  
**Abstained:** None  
Motion Carried

**2. Declare project an Unlisted Action**

Chairman McLain asked for a motion to declare the Engineering Manufacturing Technologies project an Unlisted Action under SEQRA.

Motion Made: S. Forster  
Motion Seconded: L. Miller  
MOTION: Declaring the project an Unlisted Action under SEQRA.  
VOTE: **In Favor:** R. Mack, A. Elwood, S. McLain,  
L. Miller, T. Crowley, S. Forster  
**Opposed:** None  
**Abstained:** None  
Motion Carried

**3. SEQRA Determination**

Engineering Manufacturing Technologies is proposing the construction of two additions to their existing building located at 101 Delaware Avenue. The proposed additions will measure 8,000 square feet (on the north east corner) and 2,700 square feet (on the south east corner) and will be built on the existing lot which is located in an existing Industrial Zoning District. There are no residential properties in the area adjacent to the property.

As there will be minimal impact to the project area, the additions should not have a negative impact on the visual or physical environment. Drainage concerns are being addressed as part of the site plan review process.

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

Motion Made: R. Mack  
Motion Seconded: L. Miller  
MOTION: Approval of the Negative Declaration under SEQRA.  
VOTE: **In Favor:** R. Mack, A. Elwood, S. McLain, L. Miller, T. Crowley, S. Forster  
**Opposed:** None  
**Abstained:** None  
Motion Carried

#### **4. Advisory Opinion to the ZBA:**

Ms. Lane presented her memorandum to the Board. As noted, Engineering Manufacturing Technologies, LLC, has submitted plans to construct two additions on their existing building located at 101 Delaware Avenue. A 98' x 81.64' or 8,000 square foot addition is proposed for the north east corner of the building, and a trapezoidal shaped 2,700 square foot addition is proposed for the south east corner. The additions will fall within the required 20 foot setbacks along Lewis Street and Heath Avenue and the increased building footprint will cover more than 60% of the lot as permitted by Code. Due to the total increase in building footprint, the following variances are requested:

- a) A front setback variance of 16.6' (proposing 3.4' to 5.2' setback on Lewis)
- b) A front setback variance of 19.5' (proposing 0.5' to 9.3' setback on Heath)
- c) An Area Variance to increase building coverage from 60% to 80% of the lot.

The additions will provide greater ceiling height which will allow the company to update the manufacturing equipment for their business. The addition exteriors will be matched to the existing building. A minimum of 75 parking spaces are required to cover employee parking at maximum shift times and 90 spaces are currently available for the approximately 120 to 150 company employees.

Due to the fact that the business is located in an Industrial Zoning District and is surrounded by other industrial and commercial uses, the Planning Board recommends approval of the following:

- 1) The front setback variance of 17' on Lewis Street;
- 2) The front setback variance of 20' on Heath Avenue; and
- 3) Approval of the area variance to allow the building to cover 80% of the lot.

Chairman McLain asked for a motion to advise that the Planning Board recommend approval of the setback and area variances by the ZBA as follows:

a) The front setback variance of 17 feet (proposed 3.4' to 5.2' setback on Lewis).

Motion Made: S. Forster  
Motion Seconded: T. Crowley  
MOTION: Recommendation that the ZBA approve the 17 foot front setback variance on Lewis Street.  
VOTE: **In Favor:** R. Mack, A. Elwood, S. McLain, L. Miller, T. Crowley, S. Forster  
**Opposed:** None  
**Abstained:** None  
Motion Carried

b) The front setback variance of 20 feet (proposed 0.5' to 9.3' setback on Heath Avenue).

Motion Made: R. Mack  
Motion Seconded: L. Miller  
MOTION: Recommendation that the ZBA approve the 20 foot front setback variance on Heath Avenue.  
VOTE: **In Favor:** R. Mack, A. Elwood, S. McLain, L. Miller, T. Crowley, S. Forster  
**Opposed:** None  
**Abstained:** None  
Motion Carried

c) Area Variance to increase building coverage from 60% to 80% of the lot.

Motion Made: T. Crowley  
Motion Seconded: A. Elwood  
MOTION: Recommendation that the ZBA approve the increase in building coverage from 60% of the lot to 80%.  
VOTE: **In Favor:** R. Mack, A. Elwood, S. McLain, L. Miller, T. Crowley, S. Forster  
**Opposed:** None  
**Abstained:** None  
Motion Carried

**D. HANDICAPPED CHILDREN'S ASSOCIATION: 1329 Campville Road**  
**1. Advisory Opinion to the Town Board**

Mr. Nathan VanWhy addressed the Board on behalf of the Handicapped Children's Association and use of the existing building located at 1329 Campville Road. While the building was most recently used as a church, in the past it was used as commercial office space and at one point housed an insurance company. The building was rezoned to Residential/Urban Residential recently as part of the Town's Comprehensive Plan. As this is clearly a commercial building, Mr. VanWhy is requesting a Use Variance for the Handicapped Children's Association who would like to purchase the building to use as office space. Members of the Board were in agreement that the building fits in well with the neighborhood and that the office space use would be a good transition for the property. It was also confirmed that should the Use Variance be passed, the said variance would stay with the building which could then be sold as a commercial property.

Chairman McLain asked for a motion to recommend approval of the Use Variance by the ZBA for the existing building to be used as commercial office space.

Motion Made: T. Crowley  
Motion Seconded: A. Elwood  
MOTION: Recommendation that the ZBA approve the Use Variance for the existing building to be used as commercial office space.  
VOTE: **In Favor:** A. Elwood, S. McLain, L. Miller, T. Crowley, S. Forster  
**Opposed:** None  
**Recused:** R. Mack  
**Abstained:** None  
Motion Carried

## 2. Recommendation to hold in Abeyance

Chairman McLain asked for a motion to recommend that the Town Board hold in abeyance the Planning Department's recommendation.

Motion Made: S. Forster  
Motion Seconded: A. Elwood  
MOTION: Recommendation that the Town Board hold in abeyance the Planning Department's recommendation to the ZBA.  
VOTE: **In Favor:** A. Elwood, S. McLain, L. Miller, T. Crowley, S. Forster  
**Opposed:** None  
**Recused:** R. Mack  
**Abstained:** None  
Motion Carried

**E. HOMESTEAD VILLAGE PUD: Traditions Resort & Casino; 4101 & 4311 Watson Blvd.: Presentation**

**1. Environmental Review**

Ms. Lane went through the Full Environmental Assessment Form with the members of the Planning Board and asked for their opinion regarding the casino project proposed for 4101 & 4311 Watson Boulevard. Upon discussion and review, items were rated as having either minimal to no impact, or a moderate to large impact. The main concerns voiced by all members of the Board included parking, lighting (including headlights), erosion prevention measures, impacts on water, sewer and utilities, flooding impacts, noise pollution and overall environmental impacts. The primary concern of all Board members had to do with traffic routing. A traffic study is planned as part of the project workup. Concerns included the potential for congestion at the 201/Harry L. Drive/Oakdale Road intersection, installation of traffic lights at the entrance/exit of the Traditions property and alternate routes for casino visitors. Ms. Lane advised the Board that a Positive Declaration is a possibility depending on the results of the Trip Generation Study (traffic study), utility reviews and other studies related to this project.

**2. Advisory Opinion to the Town Board**

Ms. Lane advised that the Planning Board members' concerns and recommendations will be noted and relayed to the Town Board in regards to scoping for the SEQRA Review for the Traditions Resort and Casino project.

**F. OTHER SUCH MATTERS AS MAY PROPERLY COME BEFORE THE BOARD**

• **NYSEG**

Ms. Lane advised the members of the Board that there were some minor changes to the NYSEG site plan for the control center house at 722 Riverside Drive. The original footprint size submitted was 48' x 26' and the new dimensions will be 60' x 26'. The 12-foot increase in length will allow necessary control panels and equipment will be installed inside the control house. The yard size has also been adjusted to allow the larger control house to remain within the fence line. This change was reviewed in house as part of a minor site plan review.

- LaQuone Pittman addressed the Board at the beginning of the meeting. He advised that due to capacity and parking concerns, he is considering using one of the smaller rooms on the 1st floor of the 15 Delaware Avenue building for his new ministry. Mr. Pittman plans to address the Board at the February meeting to present his revised plan. Ms. Lane again verified that churches are permitted in all zoning districts.

**G. ADJOURNMENT**

Chairman McLain asked for a motion to adjourn the meeting at 8:36 PM.

Motion Made: R. Mack  
Motion Seconded: S. Forster  
MOTION: Adjourning the meeting.  
VOTE: **In Favor:** S. McLain, A. Elwood,  
L. Miller, T. Crowley, R. Mack, S. Forster  
**Opposed:** None  
**Abstained:** None  
Motion Carried

**Next Meeting Date**

The next meeting of the Planning Board is tentatively scheduled for Tuesday, February 11, 2013 at 7:00 PM.

Respectfully Submitted,  
Sandra Cragle