

Town of Union Planning Board Minutes

Tuesday, March 10, 2015

A regular meeting of the Town of Union Planning Board was held Tuesday, March 10, 2015 at the Town of Union Office Building, 3111 East Main Street, Endwell, New York.

Members present: S. McLain, L. Miller, A. Elwood, S. Forster, Steve Daglio,
L. Cicciarelli

Members absent: T. Crowley

Others present: Marina Lane, Iliya Honovich, David Rosado, Alex Urda

A. CALL TO ORDER

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

B. MEETING MINUTES

1. Approval of 1/13/15 Meeting Minutes

Chairman McLain asked for a motion to approve the 1/13/15 Meeting Minutes as written.

Motion Made: L. Miller

Motion Seconded: L. Cicciarelli

MOTION: Approval of the January 13, 2015 meeting minutes as written.

VOTE: **In Favor:** A. Elwood, S. McLain, L. Cicciarelli,
L. Miller, S. Forster

Opposed: None

Abstained: S. Daglio

Motion Carried

2. Approval of 2/10/15 Meeting Minutes

Approval of the February 10, 2015 meeting minutes was postponed until the next meeting.

C. STEAKHOUSE (RESTAURANT), 737 West Main Street: I. Honovich, D. Rosado

1. Presentation

Mr. Honovich and Mr. Rosado provided Board members with a brief description of their plans for the former Russell's Steakhouse restaurant located at 737 West Main Street. They hope to reopen the location as a steak and seafood restaurant with reasonable pricing. The plan is to update the handicap facilities and parking, replace stolen pipes throughout the

building, upgrade outdoor lighting, and make a number of improvements on the exterior of the structure. Because the property has stood vacant for a number of years, a special permit for the restaurant use is required before any renovations can begin. Ms. Lane explained that all construction plans, signage, and lighting changes will need to be reviewed. The required number of parking spaces should be available due to a 50-space parking easement granted by the neighboring hotel a number of years ago; however, parking will be based on overall seating capacity.

Mr. Honovich and Mr. Rosado stated that they hope to open within 4 to 6 months depending on construction and menu options.

2. Declare Lead Agency

Chairman McLain asked for a motion to declare the Planning Board Lead Agency for the proposed restaurant project.

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

3. Determine Action as Unlisted Action

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

Motion Made: S. Forster
Motion Seconded: L. Cicciarelli
MOTION: Declaring the action an Unlisted Action.
VOTE: **In Favor:** A. Elwood, S. McLain, L. Cicciarelli,
L. Miller. S. Forster, S. Daglio
Opposed: None
Abstained: None
Motion Carried

4. Call for a Public Hearing for Restaurant Use to be held April 14, 2015

Chairman McLain asked for a motion to call for a Public Hearing for the Restaurant Use to be held Tuesday, April 14, 2015 at 7:00 PM.

Motion Made: A. Elwood
Motion Seconded: L. Cicciarelli

MOTION: Call for a Public Hearing 4/14/15 at 7:00 PM
VOTE: **In Favor:** A. Elwood, S. McLain, L. Cicciarelli,
L. Miller, S. Forster, S. Daglio
Opposed: None
Abstained: None
Motion Carried

**D. LANDSCAPE DEPOT: 1000 West Main Street.; M. Boland
Special Permit for Outdoor Sales, Display or Storage**

1. Presentation

Mr. Urda presented the Landscape Depot project to members of the Planning Board on behalf of Mr. Boland. Mr. Boland owns the property located at 1000 West Main Street which has a current fill permit for clearing and adding clean fill on the property. Mr. Boland currently provides mulch and to Agway and other buyers, and would like to set up a mulch and landscaping outdoor sales facility on top of the fill. The proposed outdoor sales and display use requires a special permit from the Planning Board. Because he is closed during the winter months, the special permit would be required each year/season. His intention is to have approximately 8 cribs of mulch and seasonal plants. Trucks would simply pull up to the site, trucks would be loaded with mulch, and customers would drive away. Only one employee will be provided and a small gravel area is proposed to serve as parking space for visiting customers. No fencing, electricity, or water service is planned, and no shelter is proposed. Per Mr. Urda, a portable toilet unit will be provided for the employee; no public restroom will be provided. Mr. Boland would like to utilize his fill area, selling what he has available. The existing sanitary sewer and gas pipelines that run through the property limit the number of potential projects and limit the amount of fill that can be added to the site. The proposed mulch and plant business would be open between April and November each year.

Planning Board members did voice some concerns related to traffic impacts due to the nearby National Pipe and Plastics complex and the potential for mulch/wood debris when trucks/customers are pulling out on to the main road. It was confirmed that the previous stormwater permit for the property is still currently active.

2. Declare Lead Agency; Determine Action as Unlisted Action

a. Declare Lead Agency

Chairman McLain asked for a motion to declare the Planning Board Lead Agency for Landscape Depot.

Motion Made: S. Forster
Motion Seconded: L. Miller
MOTION: Declaring the Planning Board Lead Agency.

VOTE: **In Favor:** A. Elwood, S. McLain, S. Daglio,
L. Miller, S. Forster, L. Cicciarelli
Opposed: None
Abstained: None
Motion Carried

b. Determine Action as Unlisted Action under SEQRA

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

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

3. Call for a Public Hearing for Outdoor Sales to be held April 14, 2015

Chairman McLain asked for a motion to call for a Public Hearing for the Landscape Depot Special Permit for Outdoor Sales, Display or Storage to be held Tuesday April 14, 2015 at 7:05 PM.

Motion Made: L. Cicciarelli
Motion Seconded: S. Daglio
MOTION: Call for a Public Hearing to be held April 14, 2015 at 7:05 PM.
VOTE: **In Favor:** A. Elwood, S. McLain, S. Daglio,
L. Miller, S. Forster, L. Cicciarelli
Opposed: None
Abstained: None
Motion Carried

E. OTHER SUCH MATTERS AS MAY PROPERLY COME BEFORE THE BOARD

- Ms. Lane advised the Board that a minor site plan has been submitted for review by Mr. Kashou. He applied to enclose the existing walkway between the restroom/locker facilities and the dome entrance.
- Traditions is proposing to create an 18-hole FootGolf course on an area of golf course/wetland area on the previous 9-hole golf course at 4101 Watson Boulevard. The holes will be approximately 21" wide and 12" deep and can be covered when not in use to protect the area wildlife and .

Ms. Lane advised that no filling or dredging is planned and that only site plan review will be needed for the proposed project.

F. ADJOURNMENT

Chairman McLain asked for a motion to adjourn the meeting at 7:47 PM.

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

Next Meeting Date

The next meeting of the Planning Board is tentatively scheduled for Tuesday, April 14, 2015 at 7:00 PM.

Respectfully Submitted,
Sandra Cragle