

Town of Union Planning Board Minutes
Tuesday, November 1, 2016

A meeting of the Town of Union Planning Board was held Tuesday, November 1, 2016, at the Town of Union Office Building, 3111 East Main Street, Endwell, New York.

Members present: L. Miller, L. Cicciarelli, S. McLain, T. Crowley, S. Forster

Members absent: A. Elwood, S. Daglio

Others present: Marina Lane, Carl Guy, Allan Eagles, Jim Tofte, Robert Larnerd, Dan Buchanan, J. Tiesi, Justin Marchuska, Paul Woodward, John Sacco, Cheryl Sacco

A. CALL TO ORDER

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

B. MEETING MINUTES

1. Approval of October 11, 2016, Meeting Minutes and Public Hearings

Approval of the October 11, 2016 meeting minutes and public hearings was postponed until the next meeting, scheduled for December 13, 2016.

C. Express Auto Fill Project: 3658 River Road; C. Guy

1. SEQRA Determination

This project is taking advantage of construction by the Hooper Road bridge, using the spoils from the DOT road project, which is in the same floodplain as the Eagles property at 3658 River. Ms. Lane reviewed Parts 1 and 2 of the Short Environmental Assessment Form with members of the Planning Board and noted that all of the potential impacts were small to none. Per the Determination of Significance, the applicant plans to add 3 to 4 feet of clean fill from the DOT street repair project to level out 3658 River Road. The area of street repair, temporary fill storage and proposed final fill site are within the same stretch of floodplain area. No other construction is planned at this time. The 0.65-acre property is located to the south of an existing auto sales business, Express Auto, which owns both properties and may eventually park vehicles on the area after it has settled, if approved by site plan review.

The site plan details the erosion control plan. The project will have a small impact on wildlife and flora. This area has not been identified as having any rare or endangered plants or animal species; nevertheless, tree removal will be limited to between October 1st through March 31st to prevent harm to any nesting Northern Long-eared bats. There will be no significant impacts from odors, noise or lighting, and the fill project will not impact traffic or utilities. Although the property is within the buffer of an archeologically sensitive area, this project will not have any impacts since no soil removal is planned.

This property is located within the buffer area of the NYS DEC remediation site #704038, the Endicott Area-Wide Investigation, but is not directly impacted by contamination.

The property is located in the 100-year floodplain and the fill will not raise the base flood elevation significantly, as it would be stored in the same floodplain regardless. In all areas of special flood hazard in which base flood elevation data is available, the cumulative effects of any proposed development, when combined with all other existing and anticipated development, shall not increase the water surface elevation of the base flood more than one inch at any point

Upon close review, the project as proposed will not have a significant adverse impact upon the environment. Ms. Lane recommended a Negative Declaration under SEQRA.

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

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

2. Public Hearing for Floodplain Development: Vote at Planning Board's Discretion

Chairman Miller opened the public hearing related to the Special Permit for Floodplain Development at 3658 River Road at 7:07PM.

Several Planning Board members were concerned about how the fill would affect the floodplain and felt that more study was needed to determine if there would be any impact to the floodplain. Ms. Lane reminded the members that at the previous meeting the Planning Board had decided that a HEC-RAS study was not necessary, and therefore it seemed unfair to reverse that decision at this meeting. It was also noted that the Town did not want all the fill placed in the Hooper Road ramp circle, as was happening at this time. The Planning Board members agreed that more specific guidelines for floodplain development needed to be developed in the Town's zoning code for future projects. Chairman Miller closed the public hearing at 7:38 PM.

Ms. Lane then summarized her report for the members of the Planning Board. Carl Guy of the FAHS Construction Group submitted the application on behalf of Allan and Jessica Eagles for a fill permit at 3658 River Road. The 0.65-acre property is in the one-hundred-year floodplain, and therefore this action requires a Special Permit. The project entails adding approximately 3,000 cubic yards of clean fill to level the sloping property with up to 4 feet of fill. The fill comes from street reconstruction associated with the replacement of the Patterson Creek Bridge on George F. Highway, SR 17C. This is a NYS DOT project, and they are currently placing the material in the Hooper Road ramp circle. Therefore, the fill will be placed at either 3658 River Road, or in the Hooper Road circle that is 1,300 feet to the west and located in the same floodplain.

The property owners also own 3652 George F. Highway and the properties are back to back in a General Commercial zoning area. The owners are taking advantage of an offer from the DOT to use the fill, and at this time no other development is proposed. Eventually, the owners may submit a site plan application to develop the area.

Base flood elevation at the site is 835 feet above sea level (835'asl), and current contour maps show the property sloping from 836'asl to 828'asl southward. The final contours will remain between 836'asl to 828'asl, but the slope will be more gradual from the north to the south, and then will decline more sharply at the property's southern edge.

This location was subject to a 239-Review, as it lies within 500 feet of State Route 17C. Broome County Planning noted that the project site is located partially within the Existing FEMA Special Flood Hazard Area and partially within the Preliminary FEMA Special Flood Hazard Area. Broome County Planning recommended that the Town Planning Board should exercise caution in approving a project located in the Special Flood Hazard Area and also advised that the applicant be made aware of the potential for flooding. Broome County Planning also recommended that as a condition of approval, the applicant should be required to remove the vehicles from the parcel until they receive site plan approval.

Broome County DPW Engineering felt that there were no obvious impacts to County infrastructure. However, if there are plans to merge this lot with the adjacent lot and develop it in the future, County DPW expects to review that project when it becomes available, and reserves the right to provide additional comments at that time.

The Regional Construction and Environmental units of the NYS DOT determined that the fill material from the roadway excavation would be considered suitable as it does not contain invasive species. NYS DOT requested permission to place the fill on the lot.

Code Enforcement and the Department of Public Works have reviewed the project and had no site plan concerns.

The Planning Department recommends approval of the Special Permit for Floodplain Development with the following stipulations:

1. The applicant shall apply for a fill and grading permit from the Code Enforcement Office prior to any action on the property.
2. An elevation certificate from a licensed surveyor or engineer shall be submitted to the Code Enforcement Office no less than one month from the completion of the fill project in order to show that the fill project followed the approved fill plan.
3. No additional uses shall be permitted on the lot until a new site plan has been approved.
4. The applicant shall be required to acknowledge all of the above conditions, in writing, prior to the issuance of a Certificate of Compliance.
5. The applicant agrees to develop and maintain the project in strict accordance with the site plan approved by the Planning Board. Should the applicant change the site plan or specially permitted use approved by the Planning board, even if by petition to the Town's Zoning Board of Appeals, the site plan approval will become null and void and the applicant must resubmit a new application to the Town of Union Planning Board.

Chairman Miller then asked for a motion to approve the Special Permit for Floodplain Development at 3658 River Road with stipulations.

Motion Made:	L. Cicciarelli
Motion Seconded:	S. McLain
MOTION:	Motion to approve the Special Permit for Floodplain Development at 3658 River Road with stipulations.
VOTE	In Favor: L. Miller, S. McLain, S. Forster, L. Cicciarelli Opposed: T. Crowley Abstained: None Motion Carried

**D. Bobby's Tavern & Grill, 3017 Watson Boulevard; B. Larnerd
Special Permit for Restaurant Use**

1. SEQRA Determination

The applicant plans to lease a commercial 1,044 square-foot building at 3017 Watson Boulevard to open a new restaurant. Ms. Lane reviewed Parts 1 and 2 of the Short Environmental Assessment Form with members of the Planning Board and noted that all of the potential impacts were small to none.

Ms. Lane then reviewed the Determination of Significance. The property is zoned Neighborhood Commercial and a restaurant use is permitted by Special Permit from the Planning Board. The building has been used for food service or taverns for a number of years.

There is an existing parking lot with 19 parking spaces, and this supports the requirement for having a maximum of 25 seats. The project will not significantly impact traffic, existing utilities, and will not impact wildlife or flora as no new construction is planned. There will be no significant impacts pertaining to odors, noise or lighting.

A stormwater remediation plan is not required since no soil disturbance is planned. The property is not in the 100-floodplain and there are no wetlands on the property. This property is located within the buffer area of the NYS DEC remediation site #704038, the Endicott Area-Wide Investigation, but is not directly impacted by the contamination.

Upon careful review, the project as proposed will not have a significantly negative impact upon the environment. Ms. Lane recommended a Negative Declaration under SEQRA.

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

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

2. Public Hearing for Restaurant Use: Vote at Planning Board's Discretion

Chairman Miller opened the public hearing related to the Special Permit for Restaurant Use at 3017 Watson Boulevard at 7:55 PM. Mr. Larnerd explained his enjoyment of cooking and having a place that people can come to relax. Hours of operation, parking, and signage were discussed. Chairman Miller closed the public hearing at 8:03 PM.

The Planning and Code Enforcement Departments required a Special Permit for Bobby's Tavern and Grill since alcohol will be served at the restaurant, whereas the previous tenant, although also a restaurant, did not serve alcohol. The restaurant will be a family establishment and cater to the residents in the neighborhood. Mr. Larnerd noted that there is a parking agreement in place for parking spaces on the adjacent property at 3015 Watson Boulevard. It was commented that since this was a neighborhood restaurant, many of his patrons would walk to the restaurant. The Planning Board also asked whether there would be any outdoor seating or cooking for the restaurant, and Mr. Larnerd said that he would not be doing any outdoor cooking, and he noted all of his food would be served inside the restaurant.

Mr. Scott Forster made a motion to extend the closing hours on Friday and Saturday nights until 3 AM and his motion was seconded by Mr. Tom Crowley. After some discussion, Mr. Crowley withdrew his motion because other Planning Board members felt that that extending weekend closing hours to 3 AM was not appropriate in a Neighborhood Commercial district. In addition, Mr. Larnerd had not requested the extension.

Ms. Lane then read her staff report regarding the proposed restaurant at 3017 Watson Boulevard. The property is located in a Neighborhood Commercial zoning district and the restaurant use is permitted by Special Permit from the Planning Board. This building has housed pubs, an ice cream shop, and a restaurant most recently.

Between the two lots, 3015 & 3017 Watson Boulevard, there are nineteen parking spaces shown on the site plan. Based on the dimensions of the restaurant, maximum occupancy is 28, including staff. The number of seats is limited to 25 based on maximum occupancy and a staff of three. Therefore, the restaurant use requires thirteen parking spaces, one space for every two seats. This leaves six spaces for other uses on the two properties.

The project was not subject to a 239-Review. The Town Engineering Department has reviewed the project and had no concerns. Code Enforcement has reviewed the project and has determined the maximum occupancy to be 28, including staff.

The Planning Department recommended the approval of the Special Permit for a restaurant in a Neighborhood Commercial zone with the following stipulations:

- 1) No cooking shall take place outdoors.
- 2) The hours of public operation shall be between 7:00 a.m. and 1:00 a.m., due to the proximity of residences.
- 3) Special permit modification approval will be required if there are any changes to the site plan or change in use of the property.
- 4) The Special Permit shall expire should the property or business be sold or transferred to another entity, per § 300-66.11. Transferability:
 - a. A special permit is not transferable except upon approval by resolution of the issuing board.
 - b. A special permit shall authorize only one special use and shall expire if the special use ceases for more than three months for any reason.
- 5) The applicant shall be required to acknowledge all of the above stipulations, in writing, prior to the issuance of a Certificate of Compliance.

Chairman Miller asked for a motion to approve the Special Permit for Restaurant Use at 3017 Watson Boulevard with stipulations.

Motion Made:	L. Cicciarelli
Motion Seconded:	T. Crowley
MOTION:	Approval of the Special Permit for Restaurant Use at 3017 Watson Boulevard with stipulations.
VOTE	In Favor: L. Miller, S. McLain, T. Crowley, L. Cicciarelli, S. Forster Opposed: None Abstained: None Motion Carried

3. Site Plan Review, Pending Approval of Special Permit

Ms. Lane reviewed her report for the site plan review for Bobby's Tavern & Grill restaurant. Mr. Robert Larnerd has applied to use an existing 1,044 square-foot commercial building located at 3017 Watson Boulevard as a restaurant in a Neighborhood Commercial zoning district. The restaurant use is permitted by Special Permit. The 0.17-acre site has existing public

water and sewer, and as there will be in no increase in impervious area, there is no post-renovation stormwater remediation required.

Mr. Larnerd plans to open a restaurant which serves alcohol. There are two to three employees per shift and the proposed hours of operation are 11:00 a.m. to 1:00 a.m. Monday through Friday, and 1:00 p.m. to 1:00 a.m. on Saturdays, and 12 noon to 1 a.m. on Sundays. A maximum occupancy of 28 including staff limits the number of patron seats to 25. There are 19 parking spaces including one handicapped accessible space the lot at 3017 Watson Boulevard and the adjacent lot, 3015 Watson Boulevard, and the owner of the properties has provided a letter permitting parking on both lots for the business. The nineteen parking spaces include parking for other uses on the properties.

The staff recommendation is to approve the Site Plan with the following stipulations:

1. The required handicap parking shall conform to the Property Maintenance code of NYS, and shall be provided with signage displaying the international symbol of accessibility. The access aisle shall be provided with signage reading "No Parking Anytime." Signs shall be permanently installed at a clear height of between 60 inches and 84 inches above grade and shall not interfere with an accessible route from an access aisle.
2. If the applicant wishes to add any outdoor lighting, the lighting plan shall be submitted to Code Enforcement for their approval prior to installation.
3. The applicant shall apply for a sign permit from the Building Official. All temporary signs (including price signs), portable signs, search lights, balloons, sidewalk and curb signs shall be reviewed and approved by the Code Enforcement Office prior to being placed on the property. Signs that blink, rotate, or move are not permitted.
4. Per NYS law, all restaurants must be inspected by the Municipal Fire Code Inspector every three years. It is your responsibility to coordinate that inspection by calling the Code Enforcement office at (607) 786-2920.
5. Site plan approval shall be valid for one year, unless substantial improvements have been made pursuant to the approved site plan.
6. The applicant shall be required to acknowledge all of the above stipulations, in writing, prior to the issuance of a Building Permit. The applicant agrees to construct the project in strict accordance with the site plan approved by the Planning Board. Should the applicant change the site plan approved by the Planning Board, even if by petition to the Town's Zoning Board of Appeals, the site plan approval will become null

and void and the applicant must resubmit a new site plan to the Town of Union Planning Board.

Chairman Miller asked for a motion to approve the Site Plan for Bobby's Tavern & Grill restaurant 3017 Watson Boulevard with stipulations.

Motion Made: L. Cicciarelli
Motion Seconded: S. McLain
MOTION: Approval of the Site Plan for Bobby's Tavern & Grill restaurant at 3017 Watson Boulevard with stipulations.

VOTE **In Favor:** L. Miller, S. McLain, T. Crowley, L. Cicciarelli, S. Forster
Opposed: None
Abstained: None
Motion Carried

E. Southern Tier Technologies, 307 Chaumont Drive; D. Buchanan

1. Declare Lead Agency

Chairman Miller asked for a motion to declare the Planning Board Lead Agency.

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

2. Declare Action as Unlisted Action

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

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

3. SEQRA Determination

Mr. Dan Buchanan submitted an application to open an engineering and manufacturing business at 307 Chaumont Drive. Ms. Lane reviewed Parts 1 and 2 of the Short Environmental Assessment Form with members of the Planning Board and noted that all of the potential impacts were small to none.

Per the Determination of the Significance, the project was reviewed for any potential negative impacts to the environment. The property is zoned Industrial, and the use is permitted. The building is existing, and parking is currently provided in front of the building. The proposal includes seven employees at this time, and the site plan shows the required seven parking spaces. There is existing public water and sanitary sewer at the site.

The front, or west end, of the property is covered by either building or pavement, and Brixius Creek (DEC stream number 931-140) runs through the eastern end, or rear, of the property. Slope issues are significant around the creek and no construction or new parking is currently possible in this area.

Although part of the building is in the 100-year floodplain, there will be no impacts to the base flood elevation as there is no new construction. In addition, no chemicals or toxic fluids are used in this engineering and manufacturing business, so there is no potential for contamination should the building flood. The location is also within an archeologically-sensitive buffer, but will not impact any artifacts as no ground disturbance will occur. This property is also located with the buffer area of the NYS DEC remediation site #704038, the Endicott Area-Wide Investigation, but is not directly impacted by the contamination.

As the building is existing and no changes are proposed, this project will not have any negative impacts on fauna or flora, ground water or the air. No noises or odors will be generated. The business fits in with the surrounding office, repair, and industrial uses.

The proposal was reviewed for significant environmental impacts. No significant environmental impacts were found. Ms. Lane recommended a Negative Declaration under SEQRA.

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

Motion Made:	S. McLain
Motion Seconded:	L. Cicciarelli
MOTION:	Approval of the Negative Declaration under SEQRA.
VOTE	In Favor: L. Miller, S. McLain, T. Crowley,

S. Forster, L. Cicciarelli

Opposed: None

Abstained: None

Motion Carried

4. Site Plan Review

Mr. Buchanan, the president of Southern Tier Technologies, gave a short presentation about the company to the Planning Board. Mr. Buchanan noted that the company currently has four products which are designed to provide solutions that ensure clean power, system reliability and improved operational efficiency for companies. Eventually, the company plans to add a mix of technical, administrative, and manufacturing jobs. The building is an existing commercial building which did not take any water during the 2006 and 2011 floods. The company hopes to purchase an adjacent lot to add parking spaces to accommodate the fifteen to twenty additional employees they plan to hire within the next three to five years.

Ms. Lane presented her staff report to the Planning Board. Mr. Buchanan has applied to use an existing 6,300 square-foot one-story building located at 307 Chaumont Drive for an engineering and manufacturing business in an Industrial zoning district. The manufacturing use is permitted. The 0.38-acre site has existing public water and sanitary sewer. Stormwater drains into Brixius Creek to the east of the building, and into the Town's stormwater system to the west, and then flows south towards the Susquehanna River.

The engineering and manufacturing business does not use any chemicals, so although the building is partially in the 100-year floodplain, there was no requirement for a floodplain development permit. There are seven employees and seven parking spaces, one per employee as required. The business will be open during typical office hours. It is not a high traffic business and not in a high traffic area, and so although parking does not conform to Town requirements because employees can back into the road, Code Enforcement has approved the parking plan.

The project is subject to a 239-Review. Broome County Planning did not identify any significant county-wide impacts, but recommended that the applicant be made aware of being located in the both the existing and the preliminary floodplain. They also recommend landscaping, but the front of the lot is reserved for required parking. The Broome County Department of Health stated that any discharge points of floor drains in portions of the building that would be used for manufacturing should be closed, or the owner should obtain a USEPA Underground Injection Control permit. Similarly, outdoor chemical and fuel storage should be avoided. These recommendations are not necessary as there are no liquid chemicals or

fuels used in the manufacturing business. The Town Departments of Public Works and Code Enforcement have reviewed the project and have no concerns.

The Planning staff recommend approval the Site Plan, with the following stipulations:

1. The owner shall maintain the paved handicapped-accessible parking space, access aisle, and appropriate signage per the most recent NYS Property Maintenance code.
2. If the applicant wishes to add any outdoor lighting, the lighting plan shall be submitted to Code Enforcement for their approval prior to installation.
3. If the applicant wishes to add signage in the future, the applicant shall apply for a sign permit from the Building Official. All temporary signs (including price signs), portable signs, search lights, balloons, sidewalk and curb signs shall be reviewed and approved by the Code Enforcement Office prior to being placed on the property. Signs that blink, rotate, or move are not permitted.
4. Per NYS law, all commercial buildings must be inspected by the Municipal Fire Code Inspector every three years. It is your responsibility to coordinate that inspection by calling the Code Enforcement office at (607) 786-2920.
5. Site plan approval shall be valid for one year, unless substantial improvements have been made pursuant to the approved site plan.
6. The applicant shall be required to acknowledge all of the above stipulations, in writing, prior to the issuance of a Certificate of Compliance. The applicant agrees to construct the project in strict accordance with the site plan approved by the Planning Board. Should the applicant change the site plan approved by the Planning Board, even if by petition to the Town's Zoning Board of Appeals, the site plan approval will become null and void and the applicant must resubmit a new site plan to the Town of Union Planning Board

Chairman Miller asked for a motion to approve the Site Plan for Southern Tier Technologies at 307 Chaumont Drive with stipulations:

Motion Made:	S. Forster
Motion Seconded:	L. Cicciarelli
MOTION:	Approval of the Site Plan for Southern Tier Technologies at 307 Chaumont Drive, with stipulations.
VOTE	In Favor: L. Miller, S. McLain, T. Crowley,

L. Cicciarelli, S. Forster

Opposed: None

Abstained: None

Motion Carried

F. Choconut Center Fire Addition, 1011 Middle Stella Ireland Road;

J. Marchuska

Advisory Opinion to the ZBA: Area Variance

1. SEQRA Determination

The Choconut Center Fire Company had applied to add a 45-foot by 10-foot single-story addition to an existing fire station for the express purpose of storing a new fire truck that is too long for the existing structure. Ms. Lane reviewed Parts 1 and 2 of the Short Environmental Assessment Form with members of the Planning Board and noted that all of the potential impacts were small to none.

Per the Determination of Significance, the fire station is in a Neighborhood Commercial zoning district and the use is permitted. The 0.34-acre property is composed of the existing building and the paved parking lot with 4 parking spaces.

A rear setback variance is necessary for the expansion of the building. The adjacent lot is residential, and a small shed and garage are located approximately 11 to 12 feet from the rear property line, and a fence is between the two properties. The house is approximately 71.5 feet from the property line, and the 8.67-foot setback variance for the ten-foot deep addition should not have a significant adverse impact on the residents.

The proposal will not have negative impacts on utilities, wildlife, or plants. The proposed use will not generate noise or odors. The parcel is not in the floodplain or an archeologically sensitive area. There are no wetlands on the property.

Upon close review, the project as proposed will not have a significant adverse impact upon the environment. Ms. Lane recommended a Negative Declaration under SEQRA.

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

Motion Made: L. Cicciarelli

Motion Seconded: S. Forster

MOTION: Approval of the Negative Declaration under SEQRA.

VOTE **In Favor:** L. Miller, S. McLain, T. Crowley,

S, Forster, L. Cicciarelli

Opposed: None

Abstained: None

Motion Carried

2. Advisory Opinion for a rear setback variance of 8.67 feet

Justin Marchuska gave a short presentation about the addition to the Choconut Center Fire Station. Mr. Marchuska noted that the addition had been in the discussion phase for about three to five years. The fire department had just purchased a new fire truck and authorized an addition to accommodate the new truck. That addition requires a setback variance because it is too close to the neighboring property.

Ms. Lane summarized her staff report for the Planning Board. The proposed rear setback of the addition varies from 11.33 feet to 11.96 feet from the adjacent property, and a twenty (20) foot rear setback is required, per Section 300-21.4 Table 21-3. The requested variance is an 8.67-foot rear setback area variance from the property line.

The Planning Department recommended approval of the 8.67-foot rear setback by the Zoning Board of Appeals. Planning staff feels that the addition as proposed will not cause a detriment to the health, safety and welfare of the neighborhood or community.

Chairman Miller asked for a motion to recommend to the ZBA approval of the rear setback variance of 8.67 feet.

Motion Made: S. Forster

Motion Seconded: T. Crowley

MOTION: Recommendation of approval of the rear setback variance of 8.67-feet by the Zoning Board of Appeals.

VOTE: **In Favor:** S. McLain, T. Crowley,
L. Miller, S. Forster, L. Cicciarelli

Opposed: None

Abstained: None

Motion Carried

G. A Great Choice Landscaping Storage, 900 Riverside Drive; P. Woodward

Mr. Paul Woodward, of Keystone Engineering, gave a short presentation about the project. Mr. Sacco, the applicant, is proposing to redevelop the existing site for use as their mulch and fleet vehicle storage area. The contractor will use large precast concrete blocks to store mulch, topsoil, salt and stone for his business. Mr. Sacco, the business owner, currently has 32 employees. They

are also applying to use 100 Oakdale Avenue in the Village of Johnson City as their office and chemical storage location.

Ms. Lane noted that the applicant is applying for the broadest number of permits so that he has all the approvals he needs before relocating his business. Therefore, two public meetings are scheduled for the next Planning Board meeting.

1. Declare Lead Agency

Chairman Miller asked for a motion to declare the Planning Board Lead Agency.

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

2. Declare Action as Unlisted Action

Chairman Miller 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:** S. McLain, L. Miller, T. Crowley,
S. Forster, L. Cicciarelli
Opposed: None
Abstained: None
Motion Carried

3. Call for a Public Hearing for a Special Permit for Outdoor Operations and Storage to be held December 13, 2016, at 7:00 PM.

Motion Made: S. Forster
Motion Seconded: L. Cicciarelli
MOTION: Approval of Public Hearing for a Special Permit for Outdoor Operations and Storage to be held on December 13, 2016, at 7:00PM.
VOTE: **In Favor:** S. McLain, L. Miller, T. Crowley,
L. Cicciarelli, S. Forster
Opposed: None
Abstained: None
Motion Carried

4. Call for a Public Hearing for a Special Permit for Floodplain Development to be held December 13, 2016, at 7:05 PM.

Motion Made: S. Forster
Motion Seconded: L. Cicciarelli
MOTION: Approval of Public Hearing for a Special Permit for Floodplain Development to be held on December 13, 2016, at 7:05 PM.
VOTE: **In Favor:** S. McLain, L. Miller, T. Crowley, L. Cicciarelli, S. Forster
Opposed: None
Abstained: None
Motion Carried

H. Other Such Matters as May Properly Come Before the

There were no other matters that were discussed.

I. Adjournment

Chairman Miller asked for a motion to adjourn the meeting at 8:55 PM.

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

Next Meeting Date

The next meeting of the Planning Board is scheduled for Tuesday, December 13, 2016 at 7:00 PM.

Respectfully Submitted,
Carol Krawczyk