

Testimony of a Public Hearing of the Town of Union Planning Board held at the Town Office Building, 3111 East Main Street, Endwell, NY, Tuesday, December 13, 2016, at 7:11 PM.

PRESENT:

Members present: L. Miller  
L. Cicciarelli  
S. Daglio  
S. McLain

Others present: Marina Lane  
Kurt Schrader  
Justin Marchuska  
Paul Woodward  
John Sacco  
Cheryl Sacco  
Mr. Dee  
Mr. Phout  
Sue Kimmel  
Pete Wilson

The Town of Union Planning Board will conduct a public hearing relative to an application by Oakdale Road Holdings, LLC. for a Special Use Permit for Outdoor Operations and Storage in an Industrial zoning district. The project, located at 900 Riverside Drive (property tax map number 143.54-02-08), is for a landscaping business storage yard and does not include any construction.

The public hearing will take place on Tuesday, December 13, 2016, at 7:00 PM in the Town Board Meeting Room on the second floor of the Town of Union Office Building located at 3111 East Main Street, Endwell, New York. The application is available for review in the Town of Union Planning Department (at the address listed above) during normal business hours (8 AM to 4PM).

Individuals with special needs requiring accommodations may contact the Planning Department at 786-2985 at least 24 hours prior to the scheduled public hearing. – Paul A. Nelson, Secretary

MS. MILLER: Would you like to give a presentation?

MS. LANE: So this presentation is specific to the outdoor storage?

MR. WOODWARD: Sure. Really, Marina covered most of it so I'll just do a quick recap. Basically, John is proposing to take his business, which is currently located in the town of Maine, and relocate it here with this property being used for material storage and vehicle fleet storage. John wants to come in and take a piece of property that has been abandoned for twenty plus years, clear it off, and make it useable again, and bring in some taxes for Johnson City. As you see, here are some photos of what it currently looks like, and they're going to take these storage bins here, line them up along the adjacent property, store their top soils, their mulches, the stones that they use in the landscape business, and stow them here. And they'll also keep their fleet vehicles here, the trucks that contain their lawnmowers and stuff like that. Currently the site is fenced in, which works well for security purposes. So what they would like to do is come in and clear all the over-brush over the whole property, even over here on the side. That way it is visible from all over because this is the type of equipment that they don't want people to get their hands on. For security purposes they are going to clear the whole lot and existing lighting may be supplemented a little bit, just again for security purposes. They'll have salt storage here; then the rest will be for their maintenance vehicles for their fleets.

MS. SACCO: We recognize that there is a building next door where there are people living. So if the light is supplemented, it will not escape the fenced-in area. There won't be any issues for lighting outside the property.

MR. CICCARELLI: So your hours of operation are from 7 AM till 8 PM?

MS. SACCO: Yes. Just so you know, for full disclosure, he is a lawn care and landscaping and snow removal company. And most of the time the vehicles are placed outside the area. But there may be times, especially if he is salting, weather permitting, when they exceed those hours. I just don't want there to be a concern about that.

MR. CICCARELLI: We know if he does salt storage, you're going to be loading trucks in the early morning.

MR. SACCO: We're not talking a full-sized truck; it will be salt sprayers on the back of a pick-up.

MR. CICCARELLI: Like a bobcat, or top loader?

MR. SACCO: Exactly.

MR. CICCARELLI: How about inbound traffic, like tractor trailers delivering mulch, stuff like that?

MR. SACCO: That all occurs in the springtime when we receive the bulk of our materials; normally they operate within our operating hours. We don't take off-hour deliveries.

MR. CICCARELLI: Do you expect a lot of traffic? I mean do you do a lot of turns with your mulch and such?

MR. SACCO: We take a dozen or so deliveries of mulch throughout the season.

MR. CICCARELLI: Okay.

MS. SACCO: This won't be something where you're getting direct sales to people. It will literally be deliveries to employees. The public will not be coming in.

MR. CICCARELLI: I'm just concerned about late night traffic disturbing the neighbors because it is residential in that area. It will be minimal, but we have to watch out for them as well.

MR. DAGLIO: Are the lawn care chemicals currently on site?

MR. WOODWARD: They're purchasing two properties here; actually there is another one at 100 Oakdale, but that is not inside the town here. So that is being permitted through the Village of Johnson City, and the chemicals are stored over there.

MS. SACCO: They are in double containers.

MR. CICCARELLI: I'm good.

MS. MILLER: Any other questions from the Board?

MS. LANE: I'll just bring up the one. The only product on site that would have been any kind of a concern, because this is also over the aquifer, is the salt storage, but they are complying with the requirement. You can have salt storage as long as it's covered. So their high bay...

MR. WOODWARD: I have a couple of pictures here.

MR. CICCARELLI: Is that going to be like the town's?

MR. WOODWARD: They're a miniature version, exactly.

MS. LANE: I did run that by Lou Caforio and that's exactly what he said; every municipality has one.

MS. MILLER: If anyone has any questions, we ask that you give your name and address if you would like to speak.

MR. PHOUT: We come from 862 and 864 Riverside Drive. My name is Phout and this is Dee, my son. I saw the sign.

MS. MILLER: Yes. Did you have any questions?

MR. PHOUT: I don't know. It's my first time coming here.

MS. LANE: You're not sure what to ask; is that what you mean?

MR. PHOUT: I am asking why they put the sign over there.

MS. LANE: I put two signs out.

MR. PHOUT: Yes, one on each side.

MS. LANE: Right, one was by the gate at the entrance of the property, but because the property extends down to... I think it's Fifth Street. Is that Fifth Street there, that little side street?

MR. WOODWARD: The little side street?

MR. NELSON: Fifth street is on the other side.

MS. MILLER: It's Irving.

MS. LANE: Oh yes, you're right, Paul. Irving. Because the property extends there, we always try to put a sign wherever the property faces a road. Is that the one you saw?

MR. PHOUT: I saw the sign from my apartment so I came to learn about it.

MS. LANE: So, Mr. Sacco was going to put a landscaping business there. We have a second public hearing tonight also so maybe you'll have more questions during that one.

MR. PHOUT: I don't have any questions about it. I just came because of the sign there.

MS. LANE: That sign will disappear in the next day or two.

MR. PHOUT: Okay!

MS. LANE: We're going to have a second public hearing in a few minutes.

MR. CICCARELLI: He doesn't have to stay; he can leave. I'm getting the gist that he just came to see what was going on. You saw the posting and you came here to see the procedures, to see what was happening. Correct?

MR. PHOUT: Yes.

MR. CICCARELLI: Well, thank-you for coming.

MS. SACCO: We're going to clean the property up and it will be better. It will be cleaner; it will be nicer; it will be lit; and there won't be junk in there.

MR. CICCARELLI: And we'll take the sign down (laughter). It won't affect you.

MS. LANE: It's just that it requires permission

MR. PHOUT: Okay.

MR. CICCARELLI: We have to notify the public surrounding the property. We appreciate your concern. Thank you for coming.

MS. MILLER: So if there are no more questions or comments, we will close the Public Hearing.

Meeting concluded: 7:21 PM.

I, CAROL M. KRAWCZYK, do hereby certify that the foregoing transcript of a Public Hearing of the Town of Union Planning Board is a true, accurate, and complete transcript of my stenographic notes/tape taken at the above time and place.

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CAROL M. KRAWCZYK