

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, October 11, 2016, at 7:40 PM.

PRESENT:

Members present: L. Miller  
L. Cicciarella  
S. Daglio  
S. McLain  
T. Crowley

Others present: Marina Lane  
Paul Nelson  
Frank Bertoni  
Alan Pope  
Lisa Darling  
John Miller  
Sarah Campbell  
Daniel Faldzinski  
Jeffrey Stafford  
Chris Thomas  
Shawn Birchard  
Mitch Leech  
Jim Tofte  
Thomas Kerwin, Jr.  
Jennifer Kerwin  
Robert Schilkie  
Donald Krebbeks  
Allan Eagles  
Carl Guy  
Bobby Larnerd  
Al Moyle

MS. MILLER: The Town of Union Planning Board will conduct a Public Hearing relative to an application by Thomas Kerwin, Jr., of Tommy's Appliance Service & Repair, for a Special Permit for a retail use to sell appliances in an Industrial zoning district. The project is located at 728 Riverside Drive, Johnson City (property tax map number 143.62-1-21).

The public hearing will take place on Tuesday, October 11, 2016, at 7:05 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: If you would like to speak or have questions, we just ask that you give your name and address and keep your comments to three to five minutes.

MR. SCHILKIE: Sure, sure. Robert Schilkie I live at 12 Taylor Street, which is the side street on the properties on Riverside. That section runs more south. I live on Taylor Street which runs east to west. Taylor Street is a dead end street; there's parking on one side of the street so it's a narrow street that dead ends. My concern is that at the corner where you are there's no parking for about 25 feet of the corner because if someone parked there, there wouldn't be enough room for two cars. Someone entering from Riverside and someone trying to leave there wouldn't have enough room. So as it exists there is no parking, but because people don't always obey the signs there were two service vehicles there.

MR. KERWIN: Yes, we had maintenance there doing work.

MS. SCHILKIE: Yes, they were parked there today.

MR. KERWIN: So it's a potential hazard.

MR. SCHILKIE: The other thing, just one other thing, is that the parking in front goes back to the old days when people didn't have big SUVs, vans or pickup trucks. If someone parked directly in front I would have to almost pull up into the lane going south on Riverside to see the oncoming traffic. These big vehicles make it difficult. So that's just two concerns I have. I guess if you could ask your people not to park on the side where they're not supposed to park, where the sign says no parking from here to corner that would be great. The other one, it's not an ideal world, but it's just a potential hazard that I see.

MS. LANE: If I could try to address that? As you'll see on this site plan first of all, that back parking lot hopefully will be improved somewhat, he's going to put new paving there, so that will be improved hopefully for residents to park in. And then we do require that no vehicles be parked within 25 feet of the corner.

MR. SCHILKIE: Yes.

MS. LANE: And so right now what's proposed is that there will be a handicapped access aisle right there so nobody can park there either, and then the handicapped parking space here, so unless there's someone handicapped parking in there that will further remove vehicles from the corner that impairs visibility.

MR. SCHILKIE: Like I said, not everybody obeys the signs of not parking here.

MS. LANE: Who do you call when people park in handicapped spaces that are not supposed to? I don't know if that's police or not.

MS. MILLER: Yes, they could get a ticket.

MS. LANE: That's right.

MR. SCHILKIE: The other thing is, that section of Riverside is like a plateau, it drops down to go under the railroad tracks by what used to be Cosmos, it drops down to the exit off of Route 201. So sometimes you can't see the cars if they're doing more than the speed limit, if they're up there at fifty, so that's why it's a little bit dicey sometimes getting out of there.

MS. LANE: Well the County was concerned about these parking spaces here. But Mr. Kerwin needs to have at least nine parking spaces, and since this would be the front entrance of the building, it would be very difficult to have someone expect to park back here.

MR. SCHILKIE: I'm not talking about the back I'm talking about here and there.

MS. LANE: Yes, I know. So do you see what I'm saying that by moving all of this down it should make visibility easier.

MR. SCHILKIE: Okay, in that section.

MS. LANE: Yes, that's what I mean, and as far as parking on the side that's a police enforcement issue.

MR. SCHILKIE: And the street maintenance?

MR. KERWIN: Oh, we're going to clean it up.

MR. SCHILKIE: If you could ask all the customers not park where they're not supposed to.

MR. KERWIN: Right now there is some maintenance being done to the building.

MS. LANE: Can they park in back?

MR. KERWIN: I don't see why not.

MS. LANE: So they shouldn't park where it says not to. I hope that will help a little.

MS. MILLER: Any other questions?

MR. BERTO: Yes, Frank Bertoni, 327 Vermont Avenue, Endicott. When you read repair the parking lot, is there any specific standard that you repair it to, or is just like you fix a hole and that's repairing it? Or is it allowed to be, you know, like hard packed gravel? What does it mean by repair the parking lot, I guess?

MS. LANE: Well....

MR. KERWIN: We're going to have it top coated. The whole thing is going to be top coated.

MR. BERTONI: Okay, that's all.

MS. LANE: Oh no, valid question. He's very eager to have it be as attractive as possible so that's why I think it's a good thing he's moving to fix it up.

MS. MILLER: So you'll repave and stripe it?

MR. KERWIN: The front is supposed to be repaved and striped. I think we're looking at November. It was the soonest that we could find someone to do it.

MR. CROWLEY: So that lower section there was it flooded in 2011? Do you know how deep the water was down there? I know that it took out the body shop next door.

MR. KERWIN: I'm not aware how high.

MR. CROWLEY: I see in here that ...

MR. SCHILKIE: If I could interrupt, there was a repair shop in there at that time.

MR. CROWLEY: Yes, and I see in here it says that no hazardous materials will be stored in the building or garage space. So do you have any cleaning

solutions or everything else? Are they going to be up on the upper floors?

MR. KERWIN: They would be on the upper floors, yes.

MR. CROWLEY: Okay. There's not going to be any gas, oils or anything like that?

MRS. KERWIN: No, just regular household Windex.

MR. KERWIN: I'm not doing any refrigerant or anything either.

MR. CROWLEY: Okay.

MR. KERWIN: It's all just the basics.

MR. CROWLEY: More plug and play stuff?

MR. KERWIN: Yes.

MR. CROWLEY: Okay.

MS. LANE: Washing machines and things like that.

MR. KERWIN: Yes, those and we'll sell refrigerators.

MR. CICCARELLI: Everything will be stored inside. You have four garage bays that you're going to have everything?

MR. KERWIN: Yes, there are bays in the bottom, but we're not using them. We just store up top. We're supposed to have one bay at the garage which leads to a back room that goes up to the storage.

MR. CICCARELLI: So there won't be appliances stored outside, I'm guessing?

MR. KERWIN: No, not outside.

MS. MILLER: Okay.

MS. LANE: Specific to the Special Permit, I can't think of anything else that we talked about. Tom has really been working with Code Enforcement as closely as possible all along.

MR. KERWIN: It's a code problem building. It's going to take some time to get cleaned up. I think it's going to take more time the way we're going.

MS. MILLER: No other questions? Then we'll close the Public Hearing at 7:50 PM.

Meeting concluded: 7:50 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