

## **Town of Union Planning Board Minutes**

Tuesday, May 8, 2018

A regular meeting of the Town of Union Planning Board was held Tuesday, May 8, 2018, at the Town of Union Office Building, 3111 East Main Street, Endwell, New York.

Members present: L. Miller, L. Cicciarelli, T. Crowley, S. Forster,  
S. Daglio, M. Jaros

Members absent: S. McLain

Others present: Marina Lane; Kurt Schrader, David Yacobelli, Jim Taber,  
Charles Lane, John Witinski, Amalia Roma-Circensi, John  
Circensi, Lori Maron, Andrew DeNardis, Renata Brennan

### **A. CALL TO ORDER**

Chairman Miller opened the meeting of the Planning Board at 7:01 pm.

Chairman Miller asked for a motion to go into executive session at 7:02 pm.

Motion Made:	L. Miller
Motion Seconded:	L. Cicciarelli
MOTION:	Go into Executive Session
VOTE:	<b>In Favor:</b> L. Miller, L. Cicciarelli, T. Crowley, S. Forster, S. Daglio, M. Jaros <b>Opposed:</b> None <b>Abstained:</b> None Motion Carried

Chairman Miller asked to amend her motion to go into executive session “to discuss litigation” at 7:32 pm.

Motion Made:	L. Miller
Motion Seconded:	L. Cicciarelli
MOTION:	Go into Executive Session to discuss litigation
VOTE:	<b>In Favor:</b> L. Miller, L. Cicciarelli, T. Crowley, S. Forster, S. Daglio, M. Jaros <b>Opposed:</b> None <b>Abstained:</b> None Motion Carried

### **B. MEETING MINUTES**

#### **1. Acceptance of April 10, 2018 Meeting Minutes**

Chairman Miller asked for a motion to accept the 4/10/18 Meeting Minutes, as written.

Motion Made:	L. Cicciarelli
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Motion Seconded: S. Daglio  
MOTION: Acceptance of the meeting minutes of April 10, 2018, as written.  
VOTE: **In Favor:** L. Miller, L. Cicciarelli, T. Crowley, S. Daglio, M. Jaros  
**Opposed:** None  
**Abstained:** S. Forster  
Motion Carried

**2. Acceptance of March 13th, 2018, Public Hearing Transcript – Tarpon Towers II / Verizon Wireless Special Permit for a Cellular Tower (Telecommunications Facility)**

Chairman Miller asked for a motion to accept the March 13, 2018, Public Hearing Transcript for the Tarpon Towers II / Verizon Wireless Special Permit for a Cellular Tower (Telecommunications Facility), as written.

Motion Made: M. Jaros  
Motion Seconded: T. Crowley  
MOTION: Acceptance of the March 13, 2018, Public Hearing Transcript for the Tarpon Towers II / Verizon Wireless Special Permit for a Cellular Tower (Telecommunications Facility), as written.  
VOTE: **In Favor:** L. Miller, T. Crowley, S. Forster, M. Jaros  
**Opposed:** None  
**Abstained:** L. Cicciarelli, S. Daglio  
Motion Carried

**C. Enviro Auto Wash, Sign Variances, 3128 Watson Boulevard, D. Yacobelli Advisory Opinion to the Zoning Board of Appeals**

Ms. Lane presented her staff report to the Planning Board. Jim Taber, of JAX Signs, submitted an application for an 8-foot high, internally illuminated monument sign for the Enviro Auto Wash located at 3128 Watson Boulevard. The proposed sign face is in a double-faced aluminum sign cabinet, and is proposed to be perpendicular to Watson Boulevard. The property is located in a Neighborhood Commercial zoning district and monument signs are permitted. Internal illumination of monument signs is not permitted, although external illumination is. In addition, the proposed sign is five feet from the front property line, and a minimum of eight feet is required by the Code. The proposed location for the sign is in the pavement between the street and building.

The applicant is applying for the following variances:

- 1) a 3-foot area variance for a 5-foot front setback; and
- 2) a variance for an internally illuminated sign in a Neighborhood Commercial zoning district.

The Planning Department staff recommends that the Planning Board recommend to the ZBA that they approve the variances for an internally illuminated monument sign and the 3-foot variance for a 5-foot front setback.

The sign would interfere significantly with the flow of traffic on site if it were located closer to the building. Therefore, the setback variance appears to be a matter of safety.

Internal illumination would not have a negative impact on the neighborhood as this particular section of the street is largely commercial with existing business lighting in the evening, and no homes would be directly impacted. Low-level illumination is recommended.

Mr. Forster asked if the sign is for the manual auto wash. Ms. Lane answered that the sign is for the auto wash next to the Broadway Diner. Mr. Yacobelli has already done some work on the property by moving the fence in the back to provide additional grassy area. The previous sign has been taken down and the new sign will be centered in front of the building on a pedestal.

Ms. Lane noted that a variance to place the sign out of the driveway is necessary. Mr. Cicciarelli asked if there is the potential for the sign to be hit. Mr. Taber answered that there is a stone base around the sign to protect it. Mr. Nelson noted that the sign rendering states that the sign is not illuminated. Mr. Taber clarified that the sign will be illuminated. Mr. Forster asked whether the sign will be similar to the illuminated sign at the Riverdale and Mr. Taber answered yes.

Chairman Miller called for a motion to recommend approval of the area variances by the Zoning Board of Appeals for an internally lit sign with a three-foot front setback variance at 3128 Watson Boulevard.

Motion Made:	L. Cicciarelli
Motion Seconded:	S. Daglio
MOTION:	Recommend the ZBA approve the variances for an internally lit sign with a three-foot front setback variance at 3128 Watson Boulevard.
VOTE	<b>In Favor:</b> L. Miller, L. Cicciarelli, T. Crowley, S. Forster, S. Daglio. M. Jaros
	<b>Opposed:</b> None
	<b>Abstained:</b> None
	Motion Carried

**D. Charles Lane Paving, Special Permit Extension, C. Lane, J. Witinski**  
**1. Extend Special Permit for Floodplain Development**

Ms. Lane reviewed her Special Permit staff report for the Planning Board. John Witinski, Jr. and Charles Lane applied to use an existing commercial building at 513 Fairmont Avenue as a contractor's storage yard. The property is located in an Urban Single Family zoning district and was granted a use variance for the indoor and outdoor storage of heavy contractor's equipment in 2016. The site is located in the 100-year floodplain, and on September 13, 2016, the Town of Union Planning Board issued a Negative Declaration under SEQRA, and granted the Special Permit for floodplain development for a period of eighteen (18) months, renewable upon request. Mr. Lane, leasing the property, was granted a two-month extension, through May 13, 2018, for the opportunity to finalize any outstanding items of approval, before requesting a permanent special permit. This special permit does not include the addition of fill, only that the business may operate from its location in the 100-year floodplain.

For the record, elevations have been provided by a licensed engineer, as had been requested. The North American Vertical Datum (NAVD) at the building and parking lot is 828.5 feet above sea level, and base flood elevation is approximately 835 feet above sea level.

Code Enforcement has reviewed the status of the project and has no concerns other than Code issues such as mowing and trimming, and maintenance of the property including removal of junk. A recent inspection failed due to a leaking roof, but the roof has since been repaired.

Mr. Crowley asked what Mr. Lane stores in the building during the winter months. Mr. Lane answered that he stores his paver, mini excavator, and roller and their fuel tanks are at least two-feet above ground. Mr. Lane mentioned that he recently installed heavy-duty shelving four-feet above ground to store the fuel for his trucks. Mr. Crowley asked Mr. Witinski how much water there was in the building during the last flood. Mr. Witinski answered that the water was two feet from the bottom of the door. Mr. Lane stated that he doesn't store much at the site because everything has to be used.

Mr. Lane noted that he had asked for an extension of the special permit due to the snow because he needed more time to clean up debris from the yard. Mr. Lane noted that the only materials that he has in the yard now are less than a truck load of #4 rock, a pile of crusher run that is used on most replacement driveways, and a small pile of millings which he is using on the property to stabilize the ground.

Ms. Miller asked for the Planning Department recommendations, which are approval of the Special Permit to have the paving company business in the floodplain with the following stipulations:

- 1) The use of the property as a contractor's storage yard shall meet the requirements of Town Code 121, Flood Damage Prevention:

Chapter 121-11. Establishment of development permit

A development permit shall be obtained before the start of construction or any other development within the area of special flood hazard as established in § 121-6. (Ms. Lane clarified that any future development, such as adding fill, would require that Mr. Lane first talk with Code Enforcement to ensure that he has the necessary approvals.)

- 2) The fence shall not be made any more impervious than the existing chain link fence, due to floodplain requirements for the free passage of flood water and debris.

- 3) A plan for landscape screening of the storage yard shall be submitted to the Planning Department prior to installation of plants, and no later than May 18, 2018. The approved plants shall be planted no later than June 15, 2018.

Mr. Lane noted that he had investigated some screening materials; however, he is somewhat limited by the requirement that water, leaves and sticks should be able to pass through because of being in the floodplain. Mr. Lane had ordered one box of screening material and discovered that it does not allow water, leaves and sticks to pass through; only the chain link will permit floodwater to pass through. Vines grow into the fence and naturally enclosed the property, and not much is visible from the road except in wintertime when the property is not being used. Mr. Lane suggested that he could plant "zebra" grasses to screen the fence, but he's not sure this solution is practical. Mr. Crowley agreed that adding more material to the fence would not be practical, having been through floods himself, that additional screening would catch floating debris. Ms. Lane noted that the most important thing for Mr. Lane is to maintain the property and remove materials that are not related to the business out of the yard. She suggested the Planning Board may want to revise her proposed stipulation #3. Mr. Lane suggested that if the Planning Board would give them four weeks, Mr. Witinski would bring a dumpster to the property and remove unrelated equipment from the property, and that Mr. Lane would grade the property to be more attractive. Mr. Cicciarelli reminded Mr. Lane that he cannot add any fill. Mr. Lane clarified that he would just backfill with existing earth, and he would add millings to stabilize. This would help eliminate weeds.

Ms. Lane asked the Board if leaving the existing vines would satisfy the requirement for screening. Mr. Cicciarelli suggested aesthetically maintaining the existing vines. Ms. Lane proposed revising #3 to "Existing, naturally-occurring vines shall be maintained along the perimeter of the fence."

- 4) The Municipal Fire Code Inspector shall re-inspect the facility for compliance with fire code.

5) The property shall be maintained in a neat and orderly manner. Trash and junk shall not be stored on the property, and landscaping shall be trimmed in an attractive manner.

Several members thought that “attractive” was too ambiguous, and Ms. Lane explained that Code needs to have a word to describe that the property will be maintained. Ms. Lane proposed revising #5 to include “Items which are not related to the paving business shall be removed within 30 days.”

6) No toxic, hazardous materials or flammable fluids shall be stored in the building less than two feet above base flood elevation (approximately 835’ a.s.l.).

7) § 300-66.11. Transferability.

a) The special permit is not transferable except upon approval by resolution of the issuing board.

b) The special permit shall authorize only one special use and shall expire if the special use ceases for more than six months for any reason, as the business is seasonal.

8) The applicant shall be required to acknowledge all of the above conditions, in writing. The applicant agrees to develop and maintain the project in strict accordance with the stipulations 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.

Mr. Nelson asked Mr. Lane whether he could use some of the stones and crusher run that are already in the yard to create a stabilized exit out of the yard. Mr. Nelson noted that a lot of the material from the yard is being tracked into the street by Mr. Lane’s trucks and this material eventually will need to be cleaned out of the catch basins by the Town. Mr. Lane noted that he will continue to pave the area in the yard that is now dirt throughout the summer. Mr. Lane also noted that he still had a pile of millings that he can use to stabilize the dirt area until he paves it. Mr. Nelson noted that typically, during construction projects, applicants are required to keep a stabilized entrance with large stones to clean tires so that dirt is not moved into the road. Mr. Lane replied that he has plans to pave the entire area where trucks park.

Ms. Lane also asked whether Mr. Lane would store sod that he removes from job sites in the yard. Mr. Lane answered that he had removed sod from a parking lot job at Rossi’s Pizza thinking that he would be able to use it on the property; however, he found out that area was owned by Mr. Ed Miller who did not wish to have the sod on his property, so he removed it. Mr. Lane also noted that the removal of sod was a one-time proposition which he did not intend to

do again. Ms. Lane added another stipulation that reads, “The entrance shall be stabilized with millings within thirty days.”

Ms. Lane also noted that no hazardous materials should be stored in the building less than six and a half feet about the base flood elevation. Mr. Lane responded that fuel is normally in the vehicles, but in the winter he will put fuel cans up on metal racks that are seven feet above the ground.

Ms. Lane also discussed the issue of transferability. Currently Mr. Witinski owns the property and Mr. Lane owns the business located at the property. So if Mr. Witinski were to sell the property to Mr. Lane, he should request to have the special permit transferred to Mr. Lane. Mr. Schrader confirmed that transferability depends on the ownership of the property.

Mr. Crowley asked where Mr. Lane stored his trucks during the winter and he answered that he has another property where he keeps the trucks. Mr. Lane also asked whether he can keep the cinder blocks that are in the yard because he uses them on some of his jobs. Ms. Lane responded that since the cinder blocks are related to the business, the blocks will not have to be moved from the site.

Chairman Miller asked for a motion to approve the Special Permit for Floodplain Development for Lane’s Sealcoating & Paving located at 513 Fairmont Avenue.

Motion Made:	S. Forster
Motion Seconded:	L. Cicciarelli
MOTION:	Approval of the Special Permit for Floodplain Development at 513 Fairmont Avenue, with stipulations.
VOTE:	<b>In Favor:</b> L. Miller, L. Cicciarelli, T. Crowley, S. Forster, S. Daglio, M. Jaros <b>Opposed:</b> None <b>Abstained:</b> None Motion Carried

**C. Up State Tower / Blue Wireless, 1209 Taft Avenue, M. Kerwin**

**1. Vote on Special Permit**

Ms. Lane read her staff report for the Planning Board. Matthew Kerwin of Barclay Damon, on behalf of Up State Tower Co., LLC and Buffalo-Lake Erie Wireless Systems (“Blue Wireless”), submitted an application to construct a telecommunications facility at 1209 Taft Avenue. The tower is proposed for a location at the north end of the wooded 2.87 square-foot property, owned by the Union Center Fire Company. The 160-foot lattice tower will be constructed on an area of the property zoned Rural Residential, and the cell tower is permitted by Special Permit from the Planning Board.

Initially Blue Wireless plans to locate its antennas and related equipment on the tower. Other cellular companies may collocate on the tower in the future. Cabling will connect the antennas to the Blue Wireless equipment location on a 10' x 12' concrete equipment pad near the base of the tower. A 50' x 50' fenced compound will surround the tower, equipment pad, and related equipment. Up State Tower has executed a lease agreement with the Union Center Fire Company concerning access, construction, and operation of the facility.

Blue Wireless is a public utility under NY Law and is licensed by the Federal Communications Commission. Communities are required to permit telecommunication facilities as long as the utility (1) demonstrates the need for the project to deliver reliable service to the area; and (2) demonstrates that the project, as proposed, is the least intrusive method of delivering the service while in an optimal location for such. The special permit review examines the submittal to ensure that such efforts have been made. The project site was partly selected because the property is used by a fire station (quasi-municipal), and has another existing antenna structure on the lot. Most importantly, the proposed location falls within the search ring for radio frequency transmissions to allow reliable service to the Endwell service area in a manner that coordinates transmissions with nearby towers that form the network that services the area in and around the Town of Union.

On Tuesday, August 8, 2017, the Town of Union Planning Board declared Lead Agency and the project a Type I Action. The Planning Board approved the Negative Declaration under SEQRA on September 12, 2017, for the Special Permit and Site Plan applications to construct a telecommunications tower at 1209 Taft Avenue. A 239-Review was required as the project property is on Taft Avenue, County Route 29. Broome County Planning had not identified any countywide or inter-community concerns. Requirements from Broome County Department of Public Works are addressed in the stipulations of approval. A Stormwater Pollution Prevention Plan was not required because the area to be disturbed is less than an acre.

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

- A. Should ownership and / or management of the tower change, the new owner or manager shall notify the Planning Department within one month.
- B. Aesthetics  
Telecommunications facilities shall be located and buffered to the maximum extent that is practical and technologically feasible to help ensure compatibility with the surrounding land uses.
  - 1. The proposed tower shall not be illuminated. Any proposed new



lighting shall first be submitted to the Code Enforcement Officer for review and approval.

2. Existing on-site trees and vegetation shall be preserved to the maximum extent possible.

3. No tower shall contain any signs or advertising devices. Appropriate signage indicating ownership of the facility and phone numbers to call in case of emergency shall be posted on the perimeter fence.

C. The telecommunications facility shall not be modified without the issuance of administrative minor site plan approval and a subsequent building permit, and such other permits or approvals as are prescribed by the Code of the Town of Union.

1. Co-located/existing structure antennas and modifications to existing towers/antennas; approvals and bulk requirements.

(1) Approvals. Minor site plan approval and a building permit shall be required, but no special use permit is required. The minor site plan application shall include:

(a) A structural analysis/report, certified by a New York State-licensed professional engineer, verifying the ability of the structure to handle the antenna.

(b) Certification by a qualified radio frequency engineer (signed and sealed by a New York State-licensed professional engineer) that the cumulative emissions from all antennas proposed to be located at the proposed site meet federal guidelines.

(c) Unless it meets the definition for a Type 1 action, upgrades to the equipment on the tower are a Type II action under SEQR.

(d) Proof of owner consent authorizing the modification.

(2) Bulk requirements. Per Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012, the existing height of the tower shall not be increased by more than 10%, or by the height of a new antenna not to exceed more than 20 feet, whichever is greater. The antenna and any mounting structure and related equipment shall be integrated into said structure in such a manner as to minimize its visual impact to the greatest extent practicable.

D. Radio Frequency; inspections.

The telecommunications antenna will be operated only at Federal Communications Commission (FCC) designated frequencies and power levels and/or Environmental Protection Agency (EPA) technical exposure

limits, per Town Code 186-4D.

E. Structural safety and verification.

1. A structural analysis shall be submitted for review and approval prior to the issuance of a building permit for the tower.
2. The proposed tower shall be maintained in good order and repair. Up State Tower Co., LLC shall inspect the tower every two years and shall maintain all maintenance records. Such records shall be submitted to the Town upon their request.

F. Removal of tower and demolition bonding. (Code 186-4F)

Up State Tower Co., LLC shall remove the tower if the telecommunications facility becomes obsolete or ceases to be used for its intended purpose for 12 consecutive months. Up State Tower shall provide an appropriate and adequate demolition bond for the purpose of removing the telecommunications facility and restoration of the land in case the applicant fails to do so as required above. The sufficiency of the demolition bond shall be confirmed at least every five years by the analysis and report of the cost of removal and property restoration, to be performed by a New York State licensed professional engineer, the cost of same to be borne by Up State Tower. If said analysis and report determines that the amount of the bond in force is insufficient to cover the removal, disposal and restoration costs, the bond shall be increased to the amount necessary to cover such costs, within ten (10) days of applicant's report. Failure to keep the bond in force shall be a violation of the special permit and site plan conditional approval.

G. Up State Tower Co., LLC shall allow other wireless communications to co-locate on its tower, provided the installation complies with Up State's co-location policy as set forth in Exhibit 12 of the application.

H. Up State Tower Co., LLC and Buffalo-Lake Erie Wireless Systems ("Blue Wireless") shall comply with the above stipulations, per Exhibit 13 of the application pertaining to Code Compliance.

Chairman Miller then asked for a motion to approve the Special Permit for a Telecommunications Facility at 1209 Taft Avenue, with stipulations.

Motion Made:	L. Cicciarelli
Motion Seconded:	T. Crowley
MOTION:	Approval of the Special Permit for a telecommunications facility at 1209 Taft Avenue, with stipulations.
VOTE:	<b>In Favor:</b> L. Miller, L. Cicciarelli, T. Crowley, S. Forster, S. Daglio, M. Jaros
	<b>Opposed:</b> None

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

## **2. Site Plan Review**

Ms. Lane summarized her staff report for the Planning Board. Ms. Lane noted that the first two paragraphs of the Site Plan report were the same as the Special Permit staff report so she did not read them. Ms. Lane then continued to summarize her report for the Planning Board. One parking space is required for the occasional site visit by maintenance personnel. As the driveway is rarely used after the tower has been constructed, the Town requires gravel to stabilize the access in order to minimize an increased rate of stormwater runoff. Any stormwater will be absorbed into the surrounding natural environment and into the swale along Taft Avenue.

The Planning Department recommends approval of the Site Plan with the following stipulations:

1. Erosion control measures shall be installed and monitored during the construction period.
2. Construction shall take place only between the business hours of 8:00 am and 5:00 pm.
3. Traffic, access, parking, and safety.
  - a. The driveway shall be designed in accordance with NYSDOT driveway standards and guidelines. Any work done in the County Right-of-Way shall require a Highway Work Permit issued by the Broome County Highway Department.
  - b. During the extension of the overhead electric line, any road closures or lane closures must be coordinated through the Broome County Department of Public Works, and a maintenance and protections of traffic plan may need to be submitted.
  - c. The tower shall include anti-climbing devices for a minimum of 25 feet extending above ground level.
  - d. Access to the tower and accessory equipment pad shall be through a locked gate.
4. Sheet C-3 shall be corrected to reflect any changes to the limits of clearing versus limits of re-grading the land.
5. Upon completion of site work, a mixture of coniferous trees no less than six feet in height shall be planted to the north, west, and south of the enclosed area to help stabilize the disturbed earth, and to replace trees removed for construction purposes.

6. The fence around the compound shall conform to Town Code.

7. Up State Tower Co., LLC and Buffalo-Lake Erie Wireless Systems (“Blue Wireless”) shall comply with the above stipulations, per Exhibit 13 of the application pertaining to Code Compliance.

The Planning Board members had several concerns about the stipulations for the site plan. Mr. Forster noted that normal construction hours are typically from 7:00 am to 5:00 pm and thought the hours needed to be changed. However, Mr. Jaros felt that consideration should be given to the neighbors that live adjacent to the property and Ms. Miller also felt that it was not asking too much to leave the hours from 8:00 am to 5:00 pm. Mr. Cicciarelli also thought that the hours were relatively uniform with what the Planning Board had done in the past and should remain the same. Mr. Crowley also agreed.

Mr. Jaros asked how close the trees would be when they were planted on the property. Ms. Lane answered that in October she had discussed a landscaping plan with Mr. Kerwin, but that these plans were never finalized (due to the court case). Ms. Lane noted that the trees that were being removed were on the Taft Avenue side of the property and there would still be some existing trees surrounding the north, west and south sides of the property that should provide screening to the neighborhood. Ms. Lane stated that the stipulation is calling for some in-fill for the trees that were removed during the construction. Mr. Jaros asked what the Planning Board is able to request legally. Mr. Schrader asked Mr. Jaros whether he was looking for some kind of standard for the trees, and Mr. Jaros answered yes. Mr. Schrader stated that the Planning Board could require screening if that is the purpose of the replanting. Per the discussion about the tree planting, Ms. Lane amended the fifth stipulation with “for screening by replacing trees that were removed for construction purposes.”

Mr. Forster still wanted to change the construction hours. Ms. Lane commented that Mr. Forster could make a motion to change the construction hours. Mr. Crowley stated that the applicant can come back to the Planning Board if they felt a need to change the hours of construction. Mr. Forster agreed, and did not offer a motion to change the hours.

Chairman Miller then asked for a motion to approve the Site Plan with Ms. Lane’s changes to the stipulations for a Telecommunications Facility at 1209 Taft Avenue, with stipulations.

Motion Made: L. Cicciarelli

Motion Seconded: S. Daglio

MOTION: Motion to approve the Site Plan with changes for a Telecommunications Facility at 1209 Taft Avenue, with stipulations

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

F. Other Such Matters as May Properly Come Before the Board

Mr. Nelson explained that the IDA has hired a consultant to do a future land use plan for the former BAE site. The consultants wish to meet with the Planning Board to find out what their concerns are for the redevelopment of the site as well as other properties within the Westover district. A meeting will be scheduled when it is convenient.

Mr. Cicciarelli asked if the land is able to be developed at the BAE site. Mr. Nelson answered that anything that is built there will have to be built to FEMA development and floodplain standards. Mr. Crowley asked if the recommendations from the previous consultants will be considered, and Mr. Nelson answered yes.

Ms. Lane noted that Town Board had approved the rezoning for 26 Kentucky Avenue. It's possible the Town of Union Planning Board will have a joint meeting with the Village of Endicott Planning Board. Ms. Miller and Ms. Lane will be meeting with representatives from the Village of Endicott on May 11, 2018, to discuss the project.

**G. Adjournment**

Chairman Miller asked for a motion to adjourn the meeting at 8:43 PM

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

**Next Meeting Date**

The next meeting of the Planning Board is tentatively scheduled for Tuesday, June 12, 2018, at 7:00 PM

Respectfully Submitted,  
Carol Krawczyk