

Public Hearing of the Town of Union Planning Board held at the Town Office Building, 3111 East Main Street, Endwell, NY, Tuesday, October 13, 2020, at 7:58 p.m. in the Town Board Room and via Zoom Video Conference.

PRESENT:

Members present: L. Miller
L. Ciccirelli
S. McLain
S. Forster
M. Jaros
D. Kudgus
S. Yalamanchili (Alternate)

Others present: Marina Lane
Sarah Zubalsky-Peer
Rick Materese
Mark Parker
Bill Walsh
Alex Urda
Ashley Perry
Vincent Carlini
Mike Heidi

MS. MILLER We will open the public hearing and I will read the public notice.

The Town of Union Planning Board will conduct a public hearing relative to an application by PAG Investments for a Special Use Permit to expand Outdoor Storage in an Industrial zoning district. The project, located at 349 Glendale Drive (Tax Map # 156.41-1-10) and 301 Glendale Drive (Tax Map # 156.11-1-1), is for the expansion of outdoor storage of vehicles in the rear of an existing indoor storage facility, and includes the expansion of an existing parking lot.

The application is available for review in the Planning Department. Persons wishing to participate in the hearing may do so in person, via Zoom or telephone, or communications in writing regarding said application may be filed with the Planning Board prior to said hearing. Individuals with special needs requiring accommodations may contact the Planning Department at 607-786-2926 at least 24 hours prior to the scheduled public hearing. In the event that the Town Hall is fully open and able to accommodate all members of the public as of October 13, 2020, the Town reserves the right to discontinue the use of Zoom for said meeting. The Public is hereby advised to check the Town of Union website for updates regarding this change prior to any scheduled meeting. Sara Zubalsky-Peer, Planning Director.

MS. MILLER: So if you have comments or questions, we just ask that you state your name and address for the record.

MR. CARLINI: Yes, I have a question. I am Vincent Carlini at 214 Glendale Drive. I live directly across the street from the facility and I am one-hundred percent behind what is trying to be done. When I open my front door, I am directly across the street from the proposed project. I notice that what they are using as a privacy hedge is arborvitae and they are basically very poor for a privacy hedge in that area because of a high deer population. There are several types of arborvitae that you can use that are deer-resistant. That particular one isn't one. I simply ask that they would consider putting in a more deer-resistant privacy buffer, other than the one planned at this moment. Thank you.

MS. MILLER: Thank you. Anyone else have any questions?

MR. HEIDI: Yes. I am Mike Heidi and I live next door to Vince at 212 Glendale. I have had a couple of issues. One is, are they going to increase the lighting?

MS. LANE: Mark Parker?

MR. PARKER: Yes, Marina?

MS. LANE: I don't see any lighting plans on the plans, so I assume you are not adding any lights.

MR. PARKER: No, we didn't put any on them; that is correct. I don't think that they have any out there, except the existing ones that are on the building. There are none planned at this time.

MR. HEIDI: Another issue that Vince and I have discussed is when people come around the east end of the building especially at night, not when they are entering the building but when they are leaving, I know this is going to sound pretty trivial but the headlights of the vehicles shine right in our living room. Is there any way that you could put up a fence across the front of the property to cut down on that? And it is not just when they are leaving; sometimes people will park there because there is a wide pull out area. People will sit there at night with their lights beaming directly into our living room window, and yes, I have curtains. I don't know what they are doing; I don't know if they are talking on their cellphones. I don't know what they are doing but sometimes people sit there for an extended period of time, not just twenty or thirty seconds, but for twenty or thirty minutes in some cases. That gets kind of annoying after a while. I don't know if anything can be done to address that.

- MS. LANE: Well, the problem is, that is something which we really can't control. But I certainly think that is something that you could speak to the owners about. Ashley, do you want to say anything?
- MS. PERRY: We can't put a fence across the driveway.
- MR. HEIDI: Well the concern is that if you are going to expand the parking lot, it is going to increase traffic flow, which is probably just going to exacerbate this situation, and not make it any better. There is going to be more traffic and more people coming and going, and that is obviously going to increase the problem.
- MR. FORSTER: Is this just for RV and boat storage over the wintertime?
- MR. HEIDI: It is for both. If you go back there and drive up Perimeter Road, you can get a good view of the parking lot. There are a couple of tractor-trailers out there; it is not just RV and boat storage.
- MS. LANE: Mike, were you the gentleman who came last year when we had a public hearing?
- MR. HEIDI: Yes. When they changed ownership?
- MS. LANE: Yes.
- MR. HEIDI: Yes, that was me.
- MS. LANE: So, at that meeting we approved them to have up to ten tractor trailers back there. Therefore, they are allowed to have some.
- MR. HEIDI: Well, I am not disputing that, but in your description, you are saying boats and RVs, and it is probably going to be more than that is what I am saying.
- MS. LANE: That is correct.
- MR. HEIDI: You are making it sound that is just going to be seasonal traffic, and it's not.
- MS. LANE: No, I am not trying to do that all.
- MR. HEIDI: Okay.
- MS. LANE: The owners would not spend money with Keystone Engineering to expand the outdoor storage...

- MR. HEIDI: Not to interrupt, but they are great neighbors. The property is well kept and it is maintained. They are a far better neighbor than we had for the last fifteen or so years. I am not complaining about the property but I am concerned about the increased traffic.
- MR. JAROS: Excuse me, but if I could just ask a question to Mike?
- MR. HEIDI: Sure.
- MR. JAROS: Mike, has the lighting coming into your house gotten worse over the past year since the new owners came in, or has it pretty much stayed the same?
- MR. HEIDI: Well again, the track record doesn't go back very far. I can't remember how long ago the previous owner bought the property. Obviously, they have done well. They are renting the inside units and the back storage looks full and that is probably why they want to expand. I get that, and more power to them, and I am glad to see them doing well. Yes, I would say within the last two to three years it has increased quite a bit.
- MR. JAROS: Well, I am probably speculating, but I am thinking that as the people are pulling out of there, and they are probably on the phone talking to someone, maybe after they have dropped off their equipment or anything else, they are sitting at the end of the road so their lights are facing right into your home.
- MR. HEIDI: I agree.
- MR. JAROS: Marina, is there anything we can do? Can a simple sign be put up that says "No Standing" type thing at this position, or something can be posted back where all the vehicles are that advises them know that they can't be sitting there at that spot talking or texting to whoever they need to?
- MS. LANE: I remember Mike talking about this last year, about tractor-trailer lights shining into his house as they came and left at night. So, I do remember this and I think that that particular issue coming up on the fly tonight is a little awkward to deal with. Ashley Perry is here; Ashley is the manager on the site. Ashley, can you say hello?
- MS. PERRY: Good evening. Mike, I can definitely understand your concerns. I will reach out to the owners and see if we can get a "no loitering" sign or something along those lines to help prohibit that. Because that is not something we want either, especially if it's not tenants, we don't want that on the property either that might have ill will or anything like that. An

email or a fax can be sent out to the current RV and tractor-trailer tenants to make them mindful of it.

MR. HEIDI: That's all I ask. That is wonderful. Thank you.

MR. JAROS: Thank you also. I think that they are not even realizing that their lights are shining right into someone else's living room, while they are sitting there for ten or fifteen minutes while they are on the phone.

MR. HEIDI: Exactly, and the crazy guy waving at them in my picture window doesn't seem to have much effect of them either.

MS. PERRY: Yes, I completely understand because I live across the street from Weis and their lights are in my bedroom window a lot. So I understand.

MR. HEIDI: Thank you and that is all I ask.

MS. LANE: And Vincent, about your comment about the arborvitae, I asked Mark Parker the same thing. I know that there are some deer-resistant trees and I thought I read that this particular species, the Dark American Arborvitae, was more resistant to deer, but that is a concern on our part also. We want make sure that whatever money they are investing in the trees, that they are going to be deer-resistant.

MR. CARLINI: Yes, because that exact species that is listed there, I actually had on my property and it was like putting out feed for deer in the winter. I eventually ended up having to just pull them out. My brother went with a far hardier species called Mountain Grove Arborvitae and the deer pretty much leave it alone.

MS. LANE: Well, we will continue to discuss this with the owners and Keystone Engineering, what species to plant, because everyone wants it to be successful.

MR. CARLINI: I want to thank you for allowing me to speak tonight.

MS. MILLER: Thank you.

MR. HEIDI: Same here.

MS. LANE: Thanks for your participation.

MS. MILLER: Does anyone else have any questions? No; so we will close the Public Hearing.

Public Hearing concluded: 8:07 p.m.

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.

CAROL M. KRAWCZYK