

PLANNING BOARD
MEETING
MONDAY, JUNE 8, 2015
7:00 P.M. - TOWN HALL - 1529 NYS RTE 12
BINGHAMTON - NEW YORK - 13901

PRESENT: Cynthia Paddick - Chairwoman
Messer: Donnelly, Warren, Blythe and Carl

ALSO, PRESENT: Thomas Geisenhof - Assessor
Alex Urda P.E. - Town Engineer
Russell Hemedinger - Town Board Member
Michael Boland - Planning Board Alternate

ABSENT: Jim DiMascio - Town Board Member

The meeting convened at 7:00 p.m., at which time Mrs. Paddick called the meeting to order and welcomed the audience. Mrs. Paddick read a statement which explained the Planning Board Mission, along with the Board's duties, functions and limitations. The first order of business is the approval of the minutes from the May 11, 2015 Planning Board meeting.

A motion was made by Mr. Warren, seconded by Mr. Mr. Donnelly, to approve the May 11, 2015, Planning Board minutes.

Roll Call: Ayes - 5 Nays - 0

NEW BUSINESS/UPDATES

- **MCDONALD AUTO SALES** - Logan McDonald – 32 Chenango Bridge Rd. - TM#112.05-2-3-
Application for site plan review for commercial re-occupancy.

Mr. Urda discussed the applicant's request to sell and display vehicles, with no vehicle repair work to be done on site. There will be no changes to the landscaping, building, land, water supply or drainage. There are a few questions that should be addressed by the applicant, such as:

- Any new proposed lighting for the site?
- Any new signage. The existing sign posts in front of the building currently do not meet the Town's setbacks.
- What is the second floor usage?
- Dumpster location and will there be an enclosure.
- Coordinate with NYS DOT for a highway work permit for any work within the NYSDOT right-of-way.

- Patron parking according to the building area is 850' at the rate of 1 parking stall per 150' they should have 6 parking spaces they should consider future parking area for the additional 3 spaces at a later date. And meet the current ADA accessible parking areas.
- Possibly reconfigure the front parking to avoid patrons from backing onto the NYS DOT right-of-way.
- Provide 24' wide access between patron parking and sale vehicles and include area turn around.
- Submission of revised site plan include scaled patron parking layout.

This parcel is located within an Aquifer Protection Zone 1 "Wellhead Protection Zone" and currently complies and shall continue to do so. This is subject to Broome County 239 review and is a Type II action under SEQR.

It is recommended the parking configuration revisions be made and submitted to the Ordinance Office, with this it is recommended approval be granted contingent upon the clarification of the noted items.

Mr. Geisenhof from the Ordinance Office stated with correct, updated information and satisfactory answers to the Engineer's concerns, the Ordinance Office recommends that the Planning Board grant Site Plan approval to re-occupy 32 Chenango Bridge Road as a used car dealership, with a compliance inspection being required.

Mr. McDonald was present to answer questions from the Board.

Mrs. Paddick asked if there will be any additional lighting or second floor use and will you be adding 3 additional parking spaces to the site plan.

Mr. McDonald indicated no additional lighting is anticipated. The second floor will not be used. Not sure about the parking.

Mr. Urda suggested contacting the Ordinance Office in the morning to go over the updated parking in more depth for the submission of the revised scaled plan.

Mr. Carl questioned the letter of intent in notes. First paragraph states no service work on premises. The next sentence states any maintenance will be done by a licensed service technician. Which is correct, are you doing some repair work on site?

Mr. McDonald indicated nothing will be serviced on site. Any service related work necessary will be done at an alternate location provided by a licensed service technician. The spill prevention plan has to be in place for all state applications in the event of a spill. The guidelines are in place on how to handle a spill cleanup for compliance with Environmental Protection Agency.

Mr. Blythe asked if detailing will take place in the garage.

Mr. McDonald said they will be detailing in the garage, but it is very small.

There being no further discussion a motion was made by Mr. Carl, seconded by Mr. Donnelly to approve this commercial re-occupancy with the submission of an updated site plan with scaled patron parking.

Roll Call: Ayes - 5 Nays - 0

- **BERT ADAMS DISPOSAL** - Dana Wells - 521 Main St. - TM#112.06-2-24- Application for site plan update for office building expansion.

Mr. Urda reviewed the applicant’s request for a 19’ x 49’ new office addition. There will be no change to the existing lighting or dumpster location. Mr. Geisenhof and I reviewed the overall site parking of the 3 parcels associated with this business. They are a mix of warehouse and office space. The existing facility requires 48 plus 10 stalls. The proposed addition will increase the spaces by 4 totaling 62. The applicant indicated the parking that they physically need on site based on their actual use. They have space available for compliance, but striping is not warranted at this time. The applicant will assure maintaining the ADA accessible parking spaces. This parcel is also within the Aquifer Protection Zone 1 “Wellhead Protection Zone” and is currently in compliance and will continue with no disposal of construction or demolition debris, including use as fill is allowed onsite. A building permit will be required prior to any construction work. This project is subject to Broome County 239 review and is a Type II action under SEQR.

Approval is recommended contingent upon the multiple area variance being granted by the Zoning Board of Appeals.

Mr. Geisenhof recommended that the Planning Board grant Site Plan Update approval for an office expansion contingent on the approval of the multiple area variances request by the Zoning Board of Appeals, with a building permit being required.

Applicant was not present for the meeting.

Mrs. Paddick asked if anyone had any questions regarding the site plan submission. Broome County suggested ensuring the appropriate drainage, show the parking area and recommends the project include landscaping along the building perimeter entrance.

Mr. Urda said there will be no change to the lighting or drainage, Broome County is concerned about landscaping.

There being no further discussion a motion was made by Mr. Donnelly, seconded by Mr. Blythe, to approve this site plan update contingent upon the necessary multiple area variances being granted by the Zoning Board of Appeals.

Roll Call: Ayes - 5 Nays - 0

Mr. Hemedinger stated that Mr. DiMascio wants to schedule another meeting with Broome County, but it is unlikely they will have any input on the rezoning North of Rte. 12. Our current recommendation is valid. The only concerns raised by the Broome County is to ensure land geographical features were addressed such as slopes, wetlands flood plains rare plants and animals, which would be addressed in the SEQR review.

Aleta Kinne of 891 Castle Creek Road inquired about the overlay map showing where gas drilling can take place in the Town.

Mr. Hemedinger indicated that the map would go away. It could be years before a final decision is made and the map would need to be redone. It could possibly be kept as a reference only, but it is unlikely.

Stephen Parmeter of 735 Brotzman Road felt he is being screwed by the Town Board and the Planning Board for not taking action on the gas drilling. I'm in favor of it. Why do we have to wait for the federal government to realize the potential this can have in our community.

Mr. Hemedinger stated we can discuss this for the next 2 years. When and if the State approves it the Town of Chenango will have to consider this as an allowed use in the Town.

There was continued banter on whether or not to leave the language in or out of the Comprehensive Plan regarding gas extraction.

Mr. Donnelly said the Comprehensive Plan is 5 to 10 year strategy for the Town's future growth. Why enter something in the plan that most likely will have to be adjusted in a few years. We should wait and see how things go before reacting.

Mr. Warren agreed, the Town Board can always request this Board to address issues sooner to update the plan instead of waiting for the 5 to 10 year period.

Mr. Hemedinger stated the final draft for the solar and wind will be completed by next month and we can vote on the final wording.

There being no further business before the Board Mr. Donnelly made a motion and was unanimously carried to adjourn at 7:55 p.m.

Respectfully submitted,
Diane Aurelio
Ordinance Secretary