

Town of Erwin Planning Board Meeting
May 6, 2013
7 PM Erwin Town Hall

Present: Chairman Wayne Kennedy, Joe Banach, Doug Porter, Doug Cole, John Gargano, Patricia Thiel , Ted Metarko, James McCarthy

Absent: Matt Maslyn,

Guests: Paul Mattison, Jamie Gensel, Kurt Parker, Robert Drew, Rita McCarthy

Chairman Wayne Kennedy opened the Meeting at 7:00 PM

Planning Board members introduced themselves.

In accordance with the Planning Board's established procedure, the Board will hear all matters up until 9 PM. Any matters not initiated by that time will be held over to the next regular meeting. As in the usual practice, the Board's consultants have met with the applicants prior to this meeting and have gone over the applications to ensure that they are as complete as possible and to point out any errors or omissions that can delay approval.

MOTION TO APPROVE THE MINUTES OF THE APRIL 1, 2013 MEETING.

MOTION BY: DOUG COLE

SECONDED BY: JOHN GARGANO

DISPOSITION: 6-0-1 (METARKO ABSTAIN).

1. SITE PLAN AMENDMENT APPLICATION FROM VICTORY HIGHWAY WESLEYAN CHURCH FOR A 150 SPACE PARKING LOT ADDITION TOGETHER WITH A NEW ACCESS OFF ROUTE 415 AT 150 VICTORY HIGHWAY.

The application was represented by Rev. Paul Mattison, Facilities Manager, Jamie Gensel, Fagan Engineers, and Kurt Parker, Business Administrator.

POINTS TO CONSIDER:

The applicant seeks to expand the parking lot on the north and west sides of the property to create 140 new spaces and 8 new handicap spaces. The project will also create a new driveway access onto Route 415 beyond the eastern property border via an easement on the adjacent lot such that the new access road is at the Scudder Bridge (Robert Dann Drive) traffic light on Victory Highway.

Therefore, NYSDOT is an Involved Agency under the State Environmental Quality Review Act. NYSDEC is also an Involved Agency. Both have consented to the Town of Erwin as Lead Agency.

Since the application involves a parking lot expansion, review by the Steuben County Planning Department is required under §239m and the Agreement between the Town and Steuben County. The County has consented to Erwin as Lead Agency.

The intersection of the new driveway entrance will be a four way, signalized intersection built to both State and Town standards and will provide for future development of the vacant, adjoining lots. The easement from adjoining owners has been recorded. The turnaround for snow removal has been changed to meet the requirements of the Town Highway Superintendent.

The Church has completed additions as indicated on the plans. The church continues to grow, 25% in the last 10 years. The Church has conducted a planning study and identified parking and access as the next barrier to growth. This project is planned in phases with ingress/egress being of primary importance.

The immediate need is to accommodate 2,000 parishioners on Sunday morning over 3 services.

Access can only be at light at Robert Dann Drive, which is on an adjacent property. Copy of the access easement is on file. The initial 135' will eventually need to be dedicated since this extension of Robert Dann Drive will serve three separate properties. The turnaround needs to be designed to Town specifications.

All outstanding engineering issues have been answered to the satisfaction of the town Engineer, with the exception of some drainage issues which can be easily addressed.

Two landscaped islands have been added to meet Town regulations. A pedestrian crossing across the new entrance drive, together with pedestrian access onto the property have been added per the Planning Board request.

The Fire Chief has signed off on the project with some requirements.

Criteria:	Required:	Proposed:
Parking	190	563
HDCP Parking	9	22
Lot Coverage	70% max	43%

The Planning Board declared the application to be complete.

The Planning Board reviewed the EAF.

RESOLUTION TO DECLARE THE PLANNING BOARD LEAD AGENCY AND TO MAKE A NEGATIVE DECLARATION OF ENVIRONMENTAL SIGNIFICANCE.

MOTION BY: PATRICIA THIEL

SECONDED BY: TED METARKO

DISPOSITION: 7-0

The Chairman opened the Public Hearing at 7:14 PM.

No members of the public wishing to be heard, the Chairman closed the Public Hearing at 7:15 PM.

UPON HEARING NO APPLICABLE ADVERSE COMMENT FROM THE PUBLIC, THE PLANNING BOARD APPROVES THE SITE PLAN AMENDMENT CONTINGENT UPON ENGINEERING COMMENTS AND THE REQUESTS OF THE FIRE CHIEF BEING ADDRESSED.

MOTION BY: DOUG PORTER

SECONDED BY: JOE BANACH

DISPOSITION: 7-0

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RESOLUTION TO ADJOURN THE MEETING at 7:16 PM.

MOTION BY: PATRICIA THIEL
DISPOSITION: 7-0

SECONDED BY: JOHN GARGANO

Submitted by:

Rita Y. McCarthy
Acting Planning Board Secretary