

Town of Erwin Planning Board Meeting  
April 1, 2013  
7 PM Erwin Town Hall

**Present:** Chairman Wayne Kennedy, Joe Banach, Doug Porter, Doug Cole, John Gargano, Patricia Thiel

**Absent:** Ted Metarko, Matt Maslyn, James McCarthy

**Guests:** Paul Mattison, Thomas Dobrydney, Thomas Hall, Steve Tamaska, Steve Eckler, Michael Lasell, Frank Curreri, 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 MARCH 4, 2013 MEETING.**

**MOTION BY: PATRICIA THIEL**

**SECONDED BY: JOHN GARGANO**

**DISPOSITION: 5-0-1 (BANACH 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, and Thomas Dobrydney, Fagan Engineers.

**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.

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 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.

There are outstanding engineering issues from the review engineer letter dated April 1, 2013.

<b>Criteria:</b>	<b>Required:</b>	<b>Proposed:</b>
Parking	190	552
HDCP Parking	9	22
Lot Coverage	70% max	43%

**RESOLUTION TO CLASSIFY THIS AS AN UNLISTED ACTION SINCE IT IS A NON-RESIDENTIAL DEVELOPMENT OF LESS THAN 10 ACRES, TO DECLARE THE INTENT OF THE PLANNING BOARD TO BECOME LEAD AGENCY.**

**MOTION BY: DOUG PORTER**

**SECONDED BY: JOHN GARGANO**

**DISPOSITION: 6-0**

The Planning Board declared the application to be incomplete.

Elements required for completion:

- Response to Engineering comments
- Fire Chief sign-off
- Parking lot landscaping meeting code requirements
- Portion of road to be dedicated meeting Town specifications

The applicant questioned whether the sidewalk width was required at 8 feet, since there is not significant foot traffic versus distance connections or public space use.

**2. SITE PLAN AMENDMENT APPLICATION FROM CORNING INCORPORATED FOR AN ADDITIONAL EXPANSION OF 87,000 SQ FT AND 95 ADDITIONAL PARKING SPACES AT THE DIESEL FACILITY, 890 ADDISON ROAD. WITH PUBLIC HEARING.**

The application was represented by Steve Tamaska, Corning Inc, and Steve Eckler and Mike Lasell of O'Brien & Gere.

**POINTS TO CONSIDER:**

The applicant seeks to construct an additional 87,000 sq ft to be constructed together with previously approved expansions of 13,000 sq ft, and 4150 sq ft of previously approved 6200 sq ft .

The applicants seeks a 87,000 sq ft addition on the northeast perimeter of the building, in addition to the 13,000 sq ft which was approved at the June 2008 Planning Board meeting but never built. The 4,150 sq ft would be constructed along the northwest perimeter of the existing building. This 4,150 sq ft addition was also approved as 6200 sq ft at the June 2008 meeting but never built.

The proposed expansion also includes addition of 95 parking spaces in the southwest area of the site.

The property is located in an I-2 Industrial District.

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. Steuben County has consented to Town of Erwin acting as Lead Agency.

Since there is no change to the access drives, no work required within the NYSDOT Right of Way and total employment remains within the full build-out plan considered previously under SEQR, DOT is not an Involved Agency.

The project will require an Air Permit from the NYS Department of Environmental Conservation. The applicant will seek such NYSDEC approval as an uncoordinated review under SEQR.

During the construction phase, the applicant will make use of the existing temporary parking area across Route 417 for contractor parking.

The Fire Chief has signed off on the project.

Lighting cut sheets provided; dark sky compliant.

<b>Criteria:</b>	<b>Required:</b>	<b>Proposed:</b>
Setbacks		
Side	25'	187.5'
Rear	50'	79'
Parking	495	585
HDCP	12	12
Lot coverage	Pln Bd Determination	72% of the portion on the N side of Route 417. % does not include vacant land on S side of Route 417

The Planning Board declared the application to be complete.

Planning Board reviewed the short Environmental Assessment Form.

**RESOLUTION TO CLASSIFY THIS AS AN UNLISTED ACTION SINCE IT IS A NON-RESIDENTIAL DEVELOPMENT OF LESS THAN 10 ACRES, TO DECLARE THE PLANNING BOARD LEAD AGENCY, AND TO MAKE A NEGATIVE DECLARATION OF ENVIRONMENTAL SIGNIFICANCE.**

**MOTION BY: JOHN GARGANO**  
**DISPOSITION: 6-0**

**SECONDED BY: PATRICIA THIEL**

The Chairman opened the Public Hearing at 7:34 PM.

There was a discussion of the ramifications of an uncoordinated review. Such review could jeopardize the applicants ability to place desired equipment, but would not affect the Planning Board's approval.

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No members of the public wishing to be heard, the Chairman closed the Public Hearing at 7:37 PM.

**UPON HEARING NO APPLICABLE ADVERSE COMMENT FROM THE PUBLIC, THE PLANNING BOARD APPROVES THE SITE PLAN AMENDMENT CONTINGENT UPON ENGINEERING COMMENTS BEING ADDRESSED.**

**MOTION BY: PATRICIA THIEL  
DISPOSITION: 6-0**

**SECONDED BY: DOUG COLE**

**RESOLUTION TO ADJOURN THE MEETING at 7:38 PM.**

**MOTION BY: DOUG COLE  
DISPOSITION: 6-0**

**SECONDED BY: JOHN GARGANO**

Submitted by:

Rita Y. McCarthy  
Acting Planning Board Secretary