

Town of Erwin Planning Board Meeting
February 3, 2014
7 PM Erwin Town Hall

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

Absent: Matt Maslyn

Guests: Ron Abbey, Frank Thiel, 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 AS AMENDED OF THE NOVEMBER 4, 2013 MEETING.

MOTION BY: DOUG COLE
DISPOSITION: 6-0-1 (THIEL)

SECONDED BY: JOHN GARGANO

- 1. SITE PLAN AMENDMENT APPLICATION FROM T & R TOWING AND SERVICE FOR A 1,300 SQ FT ADDITION AT 691 ADDISON RD. WITH PUBLIC HEARING.**

This application was withdrawn as no one was present to represent the application.

- 2. APPLICATION FROM RON ABBEY, III FOR A TWO LOT RESUBDIVISION AT 3-5 BEARTOWN ROAD. WITH PUBLIC HEARING.**

POINTS TO CONSIDER:

The property is located in a B1 Community Services District.

The application was represented by Ron Abbey. The applicant seeks to resubdivide two commercial properties to take approximately 5 ft width from the Beartown Beverage lot and add it to the Peaches and Cream lot so that he can add a 10' X 55' open pavilion on the Peaches and Cream lot with undercover lights and more seating for customers.

Criteria:	Required:	Proposed:
Lot size	12,500 sq ft	1+ acre

The subdivision action will not impact the setbacks of the existing buildings.

The Planning Board declared the application to be complete.

The Planning Board reviewed the EAF.

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: PATRICIA THIEL

SECONDED BY: TED METARKO

DISPOSITION: 7-0

The Planning Board Chairman opened the public hearing at 7:09 pm

Frank Thiel, 380 Beartown Road inquired about gutters and run off. The Town Engineer, Bob Drew, responded that the added surface was minimal and therefore drainage would be de minimus.

Everyone from the public wishing to be heard, the Chairman closed the Public Hearing at 7:10 PM.

UPON HEARING NO APPLICABLE ADVERSE COMMENT FROM THE PUBLIC, THE PLANNING BOARD APPROVES THE SUBDIVISION.

MOTION BY: JOHN GARGANO

SECONDED BY: JOE BANACH

DISPOSITION: 7-0

The applicant is advised that the approval expires if the plat is not filed with the County Clerk within 62 days of signature.

3. SITE PLAN AMENDMENT APPLICATION FROM RON ABBEY, III TO CONSTRUCT A 10' X 55' PAVILION AT 5 BEARTOWN ROAD. WITH PUBLIC HEARING.

POINTS TO CONSIDER:

The property is located in a B1 Community Services District.

The applicant seeks to construct a 10' X 55' open pavilion/"outdoor café/dining area" at 5 Beartown Road on the Peaches and Cream expanded lot. There will be no additional pavement.

The Planning Board Chairman opened the public hearing at 7:13 PM.

No one from the public wishing to be heard, the Chairman closed the Public Hearing at 7:14 PM.

UPON HEARING NO APPLICABLE ADVERSE COMMENT FROM THE PUBLIC, THE PLANNING BOARD APPROVES THE SITE PLAN AMENDMENT.

MOTION BY: DOUG PORTER

SECONDED BY: JOHN GARGANO

DISPOSITION: 7-0

RESOLUTION TO ADJOURN THE MEETING AT 7:15 PM.

MOTION BY: JOHN GARGANO

SECONDED BY: DOUG PORTER

DISPOSITION: 6-0

Submitted by:

Rita Y. McCarthy
Acting Planning Board Secretary-