

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

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

**Absent:** Matt Maslyn, Doug Porter, Patricia Thiel

**Guests:** Brian Polmenteer, Bob & Deb Morse, Dave Iocco, 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 FEBRUARY 3, 2014 MEETING.**

**MOTION BY: JOE BANACH**

**SECONDED BY: DOUG COLE**

**DISPOSITION: 6-0**

**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.**

**POINTS TO CONSIDER:**

The project is located in a B-3 Neighborhood Services zone.

In July 2011, the previous owner was granted site plan approval to construct a 36' X 36', two-story addition to the front of the existing vehicle sales, service and repair building. That building was never constructed.

The application was represented by Brian Polmenteer. The applicant seeks to modify the July 2011 design, and construct a 1300 sq ft, one story addition with a different footprint configuration. The applicant also intends to relocate a portion of the fence, change location of truck access, increase the driveway turning radius to improve truck access, and add landscaping. The applicant stated that his intent was to eliminate the junkyard look and accommodate their Interstate truck part sales.

The property is on a land contract. A letter of agency from the property owner is on file.

The maximum setback from the right of way/property line is 90 feet. On September 23, 2008, the Zoning Board of Appeals granted a variance to allow a 158-foot setback for the existing building. This addition would be on the front of the building and would create a 122-foot setback. Since this is within the setback variance allowed by the Zoning Board, no further variance is required.

The Town Engineer had no outstanding comments on the application.

The applicant was considering a variance for a wall sign. He stated that he has withdrawn that application and that the sign will either be compliant with Town regulations or he will file a new variance application.

<b>Criteria:</b>	<b>Required:</b>	<b>Proposed:</b>
Setbacks		
Front	Min 50' Max 90'	122' variance granted to 158'
Side	10'	at least 40'
Rear	10'	less than existing building
Lot Coverage	75%	unchanged from previous approval
Parking		
Office	1 per 300sf	480 sf = 2 spaces OK
Retail	1 per 250sf	
Commercial	1 per company vehicle	
		Existing 1 hdcp + 4 spaces at building 9 add'l spaces at rear of existing building

Since there are no major changes to the parking lot, no changes to the ingress/egress, and no permits required from any other agency, there are no involved agencies.

The Planning Board declared the application to be complete.

The Planning Board reviewed the EAF.

**THE PLANNING BOARD CLASSIFIES THIS AS AN UNLISTED ACTION SINCE IT INVOLVES A NON-RESIDENTIAL DEVELOPMENT OF LESS THAN TEN ACRES, DECLARES ITSELF LEAD AGENCY, AND MAKES A NEGATIVE DECLARATION OF ENVIRONMENTAL SIGNIFICANCE.**

**MOTION BY: TED METARKO  
DISPOSITION: 6-0**

**SECONDED BY: JAMES MC CARTHY**

The Planning Board Chairman opened the public hearing at 7:08 PM.

No one from the public wishing to be heard, the Chairman closed the Public Hearing at 7:09 PM.

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

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

**SECONDED BY: JOHN GARGANO**

**2. SITE PLAN APPLICATION FROM ITR VENTURES, INC./JAMES MILLER FOR A 2,348 SQ. FT SECOND STORY ADDITION AT THE TYPHOON CAR WASH , 435 S HAMILTON ST. WITH PUBLIC HEARING.**

The applicant withdrew this application.

**3. SITE PLAN AMENDMENT APPLICATION FROM BOB MORSE FOR A 392 SQ FT RETAIL BUILDING AT 578 W. WATER STREET. WITH PUBLIC HEARING.**

**POINTS TO CONSIDER:**

The property is located in a B3 Neighborhood Services District.

The application was represented by engineer Dave Iocco. The applicant seeks to construct a building for an ice cream stand. Mr. Iocco explained that the building footprint will be 16' X 28', exclusive of the overhang, to meet the standard pre-fabricated building size.

At the November 4, 2013 meeting, a site plan was approved for the applicant to establish a landscaping business on this property. The ice cream stand is within the buildable area approved in that site plan.

<b>Criteria:</b>	<b>Required:</b>	<b>Proposed:</b>
Setbacks		
Front	18 ft	OK
Rear	10 ft	OK
Side	10 ft	OK
Planting Strip	5 ft	OK
Sidewalk	8 ft	OK
Building setback	5 ft	OK
Parking		9 + 1 hdcp OK

The material storage area is depicted on the site plan.

Notes have been added to the Site Plan that no fill will be added to enlarge the useable, developable land. Any building on the property will comply with §130-89. No building is allowed in the buffer zone.

The Village of Painted Post is an Involved Agency under SEQR as the Village must accept the Out of District sewer connection to the Village System. The Village of Painted Post DPW provided a letter authorizing connection of this business to the Village sewer system.

The applicant was advised that the Town of Erwin has established the Coopers Plains Long Acres (CPLA) Sewer Extension District. This property is within the CPLA Sewer Extension District. The applicant was advised that once the CPLA Sewer extension transmission system was built and operational, the applicant is required, at his own expense, to connect to the CPLA sewer system.

The applicant indicated that no parking lot lighting was planned. There will be security lights on the building, and under the overhang. The applicant is required to provide "cut sheets" to the Code Enforcement Officer on such lighting before it can be installed.

The applicant plans on a monument sign that will meet Town regulations.

The width of the existing driveway is 30 ft.

The applicant submitted an elevation view of the building. The "right side elevation" depiction is the façade that will face Victory Highway to accommodate the customer window under the overhang.

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: JOE BANACH  
DISPOSITION: 6-0**

**SECONDED BY: JOHN GARGANO**

The Planning Board Chairman opened the public hearing at 7:34 pm

No one from the public wishing to be heard, the Chairman closed the Public Hearing at 7:34 PM.

**UPON HEARING NO APPLICABLE ADVERSE COMMENT FROM THE PUBLIC, THE PLANNING BOARD APPROVES THE SITE PLAN WITH THE CONTINGENCY THAT NO OUTDOOR LIGHTING SHALL BE INSTALLED UNTIL APPROVED BY THE CODE ENFORCEMENT OFFICER.**

**MOTION BY: TED METARKO  
DISPOSITION: 6-0**

**SECONDED BY: JOHN GARGANO**

**RESOLUTION TO ADJOURN THE MEETING AT 7:35 PM.**

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

**SECONDED BY: JOE BANACH**

Submitted by:

Rita Y. McCarthy  
Acting Planning Board Secretary-