

TOWN OF ERWIN PLANNING BOARD MEETING

MONDAY, JUNE 1, 2015

7 P.M. ERWIN TOWN HALL

310 TOWN CENTER ROAD

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

Absent: Matt Maslyn

Guests: Dave Iocco, Dan Lapp, Chuck Coons, Nancy Coons, Gary Roush, Reverend Daniel Mahler, Robert Drew, Rita McCarthy, Barb Lucas

CHAIRMAN WAYNE KENNEDY OPENS THE MEETING AT 7:00 PM.

In accordance with the Planning Board's established procedure, the Board will hear all matters up until 9 PM. Any matters not completed by that time will be held over to the next regular meeting. As is 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.

MINUTES OF THE APRIL 6, 2015 MEETING WERE APPROVED WITH THE FOLLOWING CORRECTION:

John Gargano, not Doug Porter, recused himself from the second case.

MINUTES OF THE MAY 4, 2015 MEETING DEFERRED UNTIL JULY 6, 2015 MEETING.

1. SITE PLAN APPLICATION FROM ST. MARY'S ORTHODOX CHURCH FOR A 7,200 SQ FT, TWO STORY CHURCH AT 61 CANADA RD. WITH PUBLIC HEARING.

POINTS TO CONSIDER:

The project is located in a B-2 Office Commercial District.

Criteria:	Required:	Proposed:
Lot size	10,000 sq ft	2.019 acres
Lot width	50' max	250'
Setbacks		
Front	0	50'
Side	0 or 15'	40'
Rear	10'	260'
Max Lot coverage	75%	28.6%
Parking		
Spaces	24	30
Location	Rear or side	Rear
Landscaping	75' from tree	Trees included
Access Road	One Way – 12'	12'
	Two Way 24'	24'
Proportion		
Max Height	35'	33' + Steeple 8' *
Roof		
	Pitched or flat	Pitched
	Roof Top Equip screened	?????

- §130-21.B. states, “No other structure except a silo or church steeple shall be constructed over thirty-five (35) feet...
- §130-21.C. states that “Additional height restrictions apply for...those projects subject to the Design Standards of this Chapter”.
- §130-89.D.C.i for “Properties Fronting Canada Road” requires 2 stories, max 3, 2nd story does not have to be functional, but it states “Max height = 35”.

Additional items necessary:

Grading Plan

Lighting Plan

Interior parking lot landscaping

Overlay on the Site Plan map of:

Aquifer Protection Overlay Zone

Sign off from the Fire Chief

Chairman Kennedy noted that the Site Plan Application from St. Mary’s Church has been changed to a concept plan due to changes in design.

Chuck Coons, President of St. Mary’s Orthodox Church, presented a new concept plan. Mr. Coons noted that, after checking elevations at the site, it became evident that the topography was not suitable for the original design of the church. The original design would require 7 or 8 steps and approximately 150’ of handicap accessible ramps. The sketch for a new design of the church and site was provided. The new, single story concept would eliminate the steps and ramps and reduce costs while meeting requirements for a two story façade. The existing driveway would be reused, reducing the total disturbance of land. The parking would be in front of the building with plants along the front of the property to screen the view. The total square feet of the building would be reduced from 7200 square feet to 6400 square feet by removing interior stairs and lift.

After reviewing the code, the Board determined that parking in the front of the building, as shown in the new concept plan, is not allowed for buildings in a B2 zone fronting on Canada Road. In response to questions concerning the definition of the front of the building, it was determined that the façade facing the street is considered the front of the building and parking would not be allowed between the building and Canada Road.

Noting that the façade facing the street must appear like the front façade and that the code requires a minimum of two stories and a maximum of three stories prompted the following discussions:

Relative to the definition of two stories, it was noted that the second story is not required to be functional. The height of a single story, floor-to-floor, is 12 feet and two stories is 24 feet whether a floor actually exists between the first and second story.

Regarding whether a second row of windows at the second story elevation would satisfy the requirement to appear like two stories, there was no definitive answer.

Regarding roof design and whether dormers, in a pitched roof facing the street, would satisfy the requirement to appear like two stories, there was no definitive answer, but it was noted that pitched or flat roofs are permitted while gambrel or mansard roofs are not permitted.

Regarding whether a door, functional or not, was required in a façade to satisfy the requirement to appear as a front façade, there was no definitive answer.

Noting that the Board required details of a design in order to state definitively whether it meets code requirements, it was noted that the technical process was to present an actual design to the Planning Board for review. If the Planning Board determines that the design does not meet the code, then the applicant would seek a variance through the Zoning Board of Appeals.

2. CONCEPT PLAN FROM WOODHOUSE FOR A GARAGE AT 809 ADDISON ROAD.

Dave Iocco, engineer for the applicant, presented the concept plan. He noted that the applicant would like to construct a prefabricated steel building on a concrete pad. The building would be used to service autos and trucks up to 70 feet long. The walls would be approximately 16 feet high. The single story building would be a maximum of 3000 square feet. Parking would be to the side of the building. The lot has a maximum of 1 foot difference in elevation and the building would be constructed 2 feet above the Base Flood Elevation. The location of the building has not yet been determined.

It was noted that the DOT is an involved agency because of curb cuts although there are no actual curbs.

Regarding code, it was noted that a Site Plan Application is required for garage service operations in a B3 zone. A Special Use Permit is not required. Acceptable siding for the building is found in section 130-89 of the code.

RESOLUTION TO ADJOURN THE MEETING AT 8:03 PM.

MOTION BY: JAMES McCARTHY
DISPOSITION: 7-0

SECONDED BY: DOUG PORTER