

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
January 12, 2016

<u>Members Present</u>		<u>Staff Present</u>	<u>Guests Present</u>
Ted Giomm	Bruce Beadle	Shane Butler	
Chris Lyons	Paul Thomsen		
Perry Owen	Sup. George Seneck		
Sup. Tom Grace	Bob Davis		

The meeting was called to order at approximately 9:00 a.m.

New Business:

16-01 (Town of Smithville) Evans Site Plan

Mr. Butler stated the applicant lives on County Road 2 north of the hamlet of Smithville Flats. They would like to build a 12 x 20' addition to the house. It will serve as a child's bedroom. The driveway and neighbors house is cut by the property line and the Smithville PB recommended they investigate this.

Mr. Flanagan asked how far the septic was from the house. Mr. Butler stated he did not know. A survey was brought to the town meeting.

Mr. Romahn motioned to approve the application with no concerns, seconded by Mr. Owen. Members voted all ayes, motion carried.

With no further business, the meeting was adjourned at 9:05 a.m. until our next meeting on **February 9th, 2016.**

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
March 8, 2016

<u>Members Present</u>		<u>Staff Present</u>	<u>Guests Present</u>
Ted Guinn	Mike Flanagan	Donna Jones	Amanda Brewer
Bob Davis	Paul Thomsen	Shane Butler	
Perry Owen	Sup. George Seneck		
Sup. Tom Grace			

The meeting was called to order at approximately 8:40 a.m.

New Business:

16-05 (Town of Norwich) Aldi's Site Plan

Chairman Guinn introduced Amanda Brewer, an engineer, presenting on the Aldi's project. The Town of Norwich held their meeting last night and passed a resolution for Lead Agency status. The site is on NYS Route 12 at the North Plaza.

Ms. Brewer stated the building is 18,850 square feet with 102 parking spaces. All lighting will be LED and faced down (dark sky compliant). There is also a stormwater plan in place. The base elevation of the flood zone is 1004' so the building will be at 1009'. There will be a dumpster but will be in a recessed location. The store will be designed based on the national prototype.

Mr. Owen expressed concern with the visibility of the entrance/exit. Chairman Guinn stated the same entrance worked when Jamesway and other stores were in the plaza. Mr. Butler sent the application to NYSDOT but the recommendations have not been received yet.

Mr. Owen asked about the timeline for construction. Ms. Brewer indicated they hoped it would be operational in the fall, probably October.

Chairman Guinn stated they will be applying for a subdivision as well which would include an easement for the driveway. A drainage plan will also be submitted.

Mr. Flanagan asked if there would be any ramps for handicap accessibility. Ms. Brewer stated the entrance will be flush with the ground. They are required to have ADA compliant parking. The roadway between the parking spaces will be about 32 feet across.

Mr. Flanagan asked where the building was located as it relates to the flood zone and asked about runoff. Ms. Brewer stated it will be above. They will be applying for a SPDES permit due to the amount of acreage disturbed. Mr. Flanagan stated the pond would have to be above flood level because you cannot hold flood waters.

Mr. Owen asked if they would be using local contractors. Ms. Brewer stated they do not control this aspect. The client would put the work out for bid.

Chairman Guinn asked where the sewer water would go. Ms. Brewer stated they would have to install a pump to get it up to the road where the connection meets.

Mr. Owen motioned to approve the application with the recommendations to Comply with NYSDOT, have all lighting faced down, be ADA compliant, and any signage should be internally lit, seconded by Sup. Seneck. Members voted all ayes, motion carried. Chairman Guinn abstained.

16-02 (Town of Norwich) Lakin Subdivision

Chairman Guinn stated the application is located on NYS Route 8 in the Town of Norwich. The subdivision will be transferred to one of the owners. The Town of Norwich has approved pending any legal actions between the owners. The lot used to have more trailers.

Mr. Butler sent the application to NYSDOT. There is no road access plan and they would need to upgrade the road to meet standards.

Mr. Thomsen asked if it was a town road. Mr. Butler stated it is a named road. Mr. Flanagan did not think it was a town road. If the property were ever sold they would need to have an easement in place.

Mr. Thomsen motioned to approve the application with the recommendation to Comply with NYSDOT, seconded by Mr. Davis. Members voted all ayes, motion carried. Chairman Guinn abstained.

16-03 (Town of Guilford) Bastonie Subdivision

Mr. Davis stated it is a simple subdivision where the subdivided parcel will be sold to the neighbor. Both seem eager to get this completed. The buyer wants the land for hunting purposes. The Town of Guilford requires the owner to sign off on the application to make sure they agree. This owner is in Manhattan.

Mr. Thomsen motioned to approve the application with no concerns, seconded by Mr. Flanagan. Members voted all ayes, motion carried. Mr. Davis and Sup. Seneck abstained.

16-04 (Town of Norwich) GDW Subdivision

Chairman Guinn stated the application is to subdivide 104 acres surrounding the County Jail. Mr. Butler notified the County Sheriff to see if they had any concerns.

Mr. Owen asked what the parcel would be used for. Chairman Guinn stated it would be used for recreation. The buyer lives in the City of Norwich.

Sup. Seneck motioned to approve the application with no concerns, seconded by Mr. Owen. Members voted all ayes, motion carried. Chairman Guinn abstained.

With no further business, the meeting was adjourned at 8:58 a.m. until our next meeting on **April 12th, 2016.**

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
April 12, 2016

<u>Members Present</u>		<u>Staff Present</u>	<u>Guests Present</u>
Ted Guinn	Bruce Beadle	Shane Butler	Amanda Brewer
Bob Davis	Paul Thomsen		
Perry Owen	Sup. George Seneck		
Sup. Tom Grace			

The meeting was called to order at approximately 8:35 a.m.

New Business:

16-06 (Town of Smithville) Opp Site Plan

Mr. Butler stated the applicant would like to construct a shed, and a garage with an enclosed porch. There will be a new septic as well. The Town has approved it with the condition of a 239-Review approval.

Mr. Owen asked if the Septic was compliant. Mr. Butler stated it would be up to codes to determine.

Sup. Seneck motioned to approve the application with no concerns, seconded by Mr. Romahn. Members voted all ayes, motion carried.

16-08 (Town of Guilford) McConnell Subdivision

Mr. Davis stated the applicant would like to move the boundary over so the son's property includes the garage. The property is near State Route 8.

Mr. Romahn recommended the parcels be merged after the subdivision.

Mr. Romahn motioned to approve the application with the recommendation to merge the parcels of the buyer, seconded by Sup. Grace. Members voted all ayes, motion carried. Sup. Seneck and Mr. Davis abstained.

16-09 (Town of New Berlin) H Bar D Subdivision

Chairman Guinn stated the map appears to be a survey from a previous subdivision and is basically lot #3. Mr. Butler confirmed that it was.

Sup. Seneck asked how large the parcel was. Mr. Butler stated it is around 10 acres.

Mr. Romahn motioned to approve the application with the recommendation to merge the parcels of the buyer, seconded by Sup. Seneck. Members voted all ayes, motion carried.

16-07 (Town of Norwich) Aldi's Subdiviion

Ms. Brewer introduced herself. The subdivision consists of a 2.1 acre lot.

Chairman Guinn stated the Site Plan was approved last month and NYSDOT was already notified and provided comments about the sidewalk access to Route 12. Ms. Brewer stated there won't be any change to the driveway.

Mr. Thomsen asked if the width of the lot would be ok for tractor trailers. Ms. Brewer stated they would be able to turn around and back in.

Sup. Seneck motioned to approve the application with no concerns, seconded by Mr. Owen. Members voted all ayes, motion carried.

With no further business, the meeting was adjourned at 8:50 a.m. until our next meeting on **May 10th, 2016.**

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
May 10, 2016

<u>Members Present</u>		<u>Staff Present</u>	<u>Guests Present</u>
Ted Guinn	Mike Flanagan	Shane Butler	
Bob Davis	Paul Thomsen		
Perry Owen	Sup. George Seneck		
Sup. Tom Grace	Paul Romahn		

The meeting was called to order at approximately 8:35 a.m.

New Business:

16-10 (Town of Smyrna) Thompson Subdivision

Chairman Guinn stated it is a large lot being subdivided with the proposal to also build a house in the Town of Smyrna.

Mr. Romahn asked who owns the remaining lots because the map has "Lot 1" listed. He asked if there were more lots proposed. Mr. Butler stated he was unaware of any additional lots

Mr. Thomsen motioned to approve the application with no concerns, seconded by Sup. Grace. Members voted all ayes, motion carried.

16-11 (Town of New Berlin) Posson Subdivision

Mr. Butler stated the application was sent to NYSDOT.

Mr. Romahn asked if the property would be landlocked. The subdivision is difficult to decipher because the entire lot was not included on the survey. Chairman Guinn stated it would not be landlocked. There is also a farm road on the property. Mr. Romahn stated he could see future problems due to the shape of the lot.

Mr. Thomsen stated the owner is currently raising livestock on the property and will most likely have fences on the border.

Sup. Seneck motioned to approve the application with the recommendation to comply with NYSDOT, seconded by Mr. Flanagan. Members voted all ayes, motion carried.

16-12 (Town of Preston) Daugherty Subdivision

Mr. Thomsen stated it looks like a spaghetti lot. Mr. Butler stated the parcel will be split into a 10 acre and 24 acre parcel. We were asked to review this as a courtesy since it does not meet any guidelines for a 239 review.

Mr. Thomsen motioned to approve the application with no concerns, seconded by Mr. Owen. Members voted all ayes, motion carried.

16-13 (Town of Greene) Olivieri Coffee Hut Site Plan

Mr. Lyons stated the applicant has purchased and moved the Java Joes coffee building from Norwich and moved it to his location on South Chenango Street. He provided a drawing of the proposed site plan. There are now five separate businesses on the site. There would be no additional lighting and does not have water running to it. They will be looking into a health permit.

Mr. Flanagan stated the line of site for motorists would be difficult with the sheds and furniture located near the front. Mr. Thomsen suggested having entrance and exit signs due to traffic pattern concerns.

Mr. Romahn motioned to approve the application with the recommendation to keep the sheds back from the road due to line of sight concerns and to have delineated entrance/exits due to traffic pattern concerns, seconded by Mr. Thomsen. Members voted all ayes, motion carried. Mr. Lyons abstained.

With no further business, the meeting was adjourned at 9:14 a.m. until our next meeting on **June 14th, 2016.**

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
June 14, 2016

<u>Members Present</u>		<u>Staff Present</u>	<u>Guests Present</u>
Bob Davis	Paul Thomsen	Shane Butler	
Perry Owen	Sup. George Seneck		
Sup. Tom Grace	Paul Romahn		
Chris Lyons	Bruce Beadle		

The meeting was called to order at approximately 8:50 a.m.

New Business:

16-14 (Town of Norwich) Flanagan Car Wash Site Plan

Mr. Butler stated new plans have come in from Mr. Flanagan and now includes four bays instead of two. NYSDOT submitted comments regarding the plan and the driveways.

Mr. Davis asked where this would be located. Mr. Thomsen stated the area is bad for passing and there are constant accidents.

Sup. Seneck motioned to approve the application with the recommendation to comply with NYSDOT, seconded by Mr. Beadle. Members voted all ayes, motion carried.

16-15 (Village of Bainbridge) Cascun Slaughterhouse Site Plan

Mr. Butler sent the application to NYSDOT and concerns were sent back.

Mr. Lyons asked about potential smells downtown. Mr. Thomsen stated they have a large operation already. Mr. Palmatier stated the processing facility may ultimately include large animals. The current use will be prep-work for chickens and will be providing the meat to a school near NYC.

Sup. Seneck motioned to approve the application with the concern of potential smells and the recommendation to comply with NYSDOT, seconded by Mr. Beadle. Members voted all ayes, motion carried.

16-16 (Village of Bainbridge) Payne Site Plan

Mr. Butler stated Mr. Payne would like to open a nine-hole miniature golf course. NYSDOT did not have any concerns because there is adequate parking in the village lot adjacent to the facility.

Sup. Seneck motioned to approve the application with the recommendation to comply with NYSDOT, seconded by Sup. Grace. Members voted all ayes, motion carried.

16-17 (Town of Greene) Hammond Dog Grooming Site Plan

Mr. Lyons stated the property borders the Town of Oxford and a copy will be sent to them. The facility formerly had used cars and still has existing buildings. There will be a sign by the trees. There will be no lights or any major changes other than adding a well and septic.

Sup. Seneck motioned to approve the application with the recommendation to notify the Town of Oxford and comply with NYSDOT, seconded by Sup. Grace. Members voted all ayes, motion carried. Mr. Lyons abstained.

With no further business, the meeting was adjourned at 9:06 a.m. until our next meeting on **July 12th, 2016.**

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
July 12, 2016

<u>Members Present</u>		<u>Staff Present</u>	<u>Guests Present</u>
Bob Davis	Paul Thomsen	Shane Butler	
Perry Owen	Sup. George Seneck		
Sup. Tom Grace	Alex Larsen		
Chris Lyons	Michael Flanagan		

The meeting was called to order at approximately 9:05 a.m.

New Business:

16-14 (Town of Norwich) Flanagan Car Wash Site Plan

Chairman Guinn provided new plans for the Flanagan Car Wash based on NYSDOT recommendations previously. The Town will be reviewing the application again once it is approved by NYSDOT. The new plans allow for more stacking.

Mr. Flanagan stated the driveway will now be further down. People will still use the side of the road and will only yield.

Based on discussion, the previous decision is still valid.

With no further business, the meeting was adjourned at 9:14 a.m. until our next meeting on **August 9, 2016.**

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
August 9, 2016

<u>Members Present</u>		<u>Staff Present</u>	<u>Guests Present</u>
Bob Davis	Paul Thomsen	Shane Butler	
Perry Owen	Sup. George Seneck		
Sup. Tom Grace	Chris Lyons		

The meeting was called to order at approximately 9:05 a.m.

New Business:

16-18 (Town of Guilford) Mulhair Subdivision

Mr. Davis stated they would like to subdivide an 8.5 acre piece. The Town of Guilford approved pending 239 Review. There will be deeded access to the property instead of an easement.

Mr. Thomsen motioned to approve the application with the recommendation to comply with NYSDOT, seconded by Mr. Romahn. Members voted all ayes, motion carried. Mr. Davis and Sup. Seneck abstained.

16-19 (Town of Norwich) Brightman B+B Site Plan

Chairman Guinn stated the owners are trying to market the property as a B+B. They want to be sure it would be approved before they market it as such. The Town of Norwich does not have any issues with the project however there may be deed restrictions on the property. The attorney has indicated there are no issues with the deed restriction. NYSDOT did not have any concerns.

Sup. Seneck motioned to approve the application with the recommendation to comply with NYSDOT, seconded by Mr. Romahn. Members voted all ayes, motion carried. Chairman Guinn abstained.

16-20 (Town of Oxford) Urnaitis Subdivision

Mr. Romahn stated the subdivision will put the barn and house onto separate parcels. The Town of Oxford does not have any issues. There will be a public hearing on Tuesday. NYSDOT did not have any issues.

Sup. Seneck motioned to approve the application with the recommendation to comply with NYSDOT, seconded by Mr. Thomsen. Members voted all ayes, motion carried. Mr. Romahn abstained.

16-21 (Town of Oxford) Barrows Subdivision

Mr. Romahn stated the applicant would like to subdivide the property and will eventually be building a house on the property. The back side of the property drops off quite steeply. NYSDOT did not have any issues. Mr. Thomsen stated there is still a lot of right of way with the property.

Mr. Owen motioned to approve the application with the recommendation to comply with NYSDOT, seconded by Sup. Seneck. Members voted all ayes, motion carried. Mr. Romahn abstained.

With no further business, the meeting was adjourned at 9:23 a.m. until our next meeting on **September 13, 2016.**

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
August 24, 2016

<u>Members Present</u>		<u>Staff Present</u>	<u>Guests Present</u>
Ted Guinn	Paul Thomsen	Shane Butler	
Perry Owen	Sup. George Seneck		
Chris Lyons	Bruce Beadle		

The special meeting was called to order at approximately 8:30 a.m.

New Business:

16-22 (Village of Greene) The Raymond Corporation Site Plan

Mr. Butler stated the proposed parking lot is across the road on Wheeler Street from the actual plant. There is an apartment building with a circle driveway currently. There will be additional lighting and also drains to relocate the water. The apartment building will remain on the site.

Mr. Owen recommended the lighting be shielded and facing down. Mr. Butler sent the application to NYSDOT but had not received a response.

Mr. Owen motioned to approve the site plan with the recommendations to comply with NYSDOT and face all lighting downward with a shield to limit light pollution, seconded by Mr. Beadle. Members voted all ayes, motion carried. Mr. Lyons abstained.

With no further business, the meeting was adjourned at 8:40 a.m. until our next meeting on **September 13, 2016.**

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
September 13, 2016

<u>Members Present</u>		<u>Staff Present</u>	<u>Guests Present</u>
Bob Davis	Paul Romahn	Shane Butler	
Alex Larsen	Sup. George Seneck		
Sup. Tom Grace	Chris Lyons		

The meeting was called to order at approximately 8:15 a.m.

New Business:

16-23 (Town of Greene) Brower Subdivision

Mr. Lyons stated the children have the parcel across the road and the daughter is next to it. Mr. Romahn recommended merging the parcels with existing lots if possible.

Sup. Seneck motioned to approve the application with the recommendation to merge the parcels with existing lots if possible, seconded by Mr. Davis. Members voted all ayes, motion carried. Mr. Lyons abstained.

16-24 (Village of Oxford) Place Subdivision

Mr. Butler stated the property will be subdivided into three pieces. One will be kept to go along with the adjacent farm, one will be sold to a neighbor, and the third will be sold due to a house in bad shape.

Sup. Seneck motioned to approve the application pending review and approval by the Village of Oxford, seconded by Sup. Grace. Members voted all ayes, motion carried.

16-25 (City of Norwich) Behory Variance

Mr. Butler stated this is for a variance on the property. The property has a history of being used for various commercial purposes and the City has written several letters over the years stating this use was not allowed. The property is within the flood zone.

Sup. Seneck asked if there were any neighbor complaints. Mr. Butler stated there was a letter from the Dreyer family opposing the variance. There is also a letter from the parents of the property owner in support of the project.

Mr. Lyons made a motion to deny the application with the concern the structure is within the AE Flood Zone and the concern the business is in a residential area, seconded by Sup. Seneck. Members voted all ayes, motion carried.

16-26 (Town of Sherburne) Hilltop Estates Subdivision

Mr. Romahn is concerned with the width to depth ratio of multiple lots. Mr. Butler stated there are 9 lots which add to 120 acres. Each lot ranges from approximately 10 to 20 acres. Sup. Seneck stated the lots should have to meet the width to depth ratio based on the town requirements. Lots have adequate septic and water.

Sup. Grace asked if each had road frontage.

Sup. Seneck made a motion to approve the application with the recommendation to comply with the width to depth ratio, seconded by Mr. Davis. Members voted all ayes, motion carried.

16-27 (Town of Norwich) Polkville Park

Mr. Butler sent the application to the County Highway Department for input but had not received a response. Mr. Lyons stated it is a steep 120 foot drop over the course of the property. Mr. Romahn stated he was concerned about the amount of potential water run-off.

Sup. Seneck motioned to approve the application with the recommendation to work with County DPW on any issues relating

to entering or exiting the property from County Road 33, seconded by Sup. Grace. Members voted all ayes, motion carried.

With no further business, the meeting was adjourned at 8:48 a.m. until our next meeting on **October 12, 2016.**

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
October 12, 2016

<u>Members Present</u>		<u>Staff Present</u>	<u>Guests Present</u>
Ted Guinn	Paul Romahn	Shane Butler	
Paul Thomsen	Sup. George Seneck		
Sup. Tom Grace	Chris Lyons		
Bruce Beadle	Perry Owen		

The meeting was called to order at approximately 9:03 a.m.

New Business:

16-28 (Town of New Berlin) H Bar D Major Subdivision

Mr. Butler stated the property will be subdivided and will be going to the neighbor. Chairman Guinn stated it is basically a boundary adjustment.

Mr. Romahn motioned to approve the application with the recommendation to merge the parcel with the neighboring parcel, seconded by Mr. Owen. Members voted all ayes, motion carried.

16-29 (Town of New Berlin) H Bar D Minor Subdivision

Mr. Butler stated the property is the same as the previous subdivision and was unsure why they were being considered separately. This parcel will be going to another neighbor.

Mr. Romahn motioned to approve the application with the recommendation to merge the parcel with the neighboring parcel, seconded by Mr. Owen. Members voted all ayes, motion carried.

16-30 (Town of Greene) Greene Bowl-o-drome Site Plan

Mr. Lyons stated the parcel is divided by the Town and Village of Greene. The signs will not have any lights and will be placed on the side of the building.

Sup. Seneck motioned to approve the application with no concerns, seconded by Mr. Romahn. Members voted all ayes, motion carried.

With no further business, the meeting was adjourned at 9:10 a.m. until our next meeting on **November 8, 2016.**

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
November 8, 2016

<u>Members Present</u>		<u>Staff Present</u>	<u>Guests Present</u>
Ted Guinn	Paul Romahn	Shane Butler	
Paul Thomsen	Sup. George Seneck		
Sup. Tom Grace	Chris Lyons		
Bruce Beadle	Perry Owen		

The meeting was called to order at approximately 9:15 a.m.

New Business:

16-30 (Town of Oxford) Menard Subdivision

Mr. Romahn stated the applicants are brothers who would like to subdivide the parcel and merge with other parcels of their own. There is a public hearing scheduled for Tuesday but have seen no sign of issues so far. The business will continue to operate.

Mr. Guinn stated many of the vehicles on adjacent parcels have been relocated to other areas of the property.

Sup. Seneck motioned to approve the application with no concerns, seconded by Mr. Thomsen. Members voted all ayes, motion carried. Mr. Romahn abstained.

16-31 (Town of Norwich) GDW LLC Subdivision

Mr. Guinn stated the property is behind Lowes and extends to NYS Route 12. The subdivided parcel will be bought by neighbors. Basically no new parcels will be created.

Mr. Romahn motioned to approve the application with the recommendation to comply with NYSDOT, seconded by Mr. Thomsen. Members voted all ayes, motion carried. Mr. Guinn abstained.

With no further business, the meeting was adjourned at 9:22 a.m. until our next meeting on **November 8, 2016.**

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
December 13, 2016

<u>Members Present</u>		<u>Staff Present</u>	<u>Guests Present</u>
Ted Guinn	Paul Romahn	Shane Butler	
Paul Thomsen	Sup. George Seneck		
Sup. Tom Grace	Chris Lyons		
Bruce Beadle	Perry Owen		
Bob Davis			

The meeting was called to order at approximately 9:05 a.m.

New Business:

16-32 (Town of Guilford) Streiff Subdivision

Mr. Davis stated the property will be subdivided into three pieces. One is a camp, the second is the large field, and the third is the beach area. The town leases the beach area. The owners are donating the large field to the land trust with a conservation easement. Mr. Seneck stated there will be a negotiating procedure for the beach.

Mr. Beadle motioned to approve the application with no concerns, seconded by Mr. Thomsen. Members voted all ayes, motion carried. Mr. Davis and Mr. Seneck abstained.

With no further business, the meeting was adjourned at 9:15 a.m. until our next meeting on **January 10, 2016.**