

**PLANNING BOARD
REGULAR MEETING
MONDAY FEBRUARY 10, 2020
7:00 P.M. – TOWN HALL – 1529 NYS RTE 12
BINGHAMTON – NY – 13901**

Approval of the January 13, 2020, Regular Planning Board Minutes.

PRESENT: Brian Donnelly, Planning Board Acting Chair
Messer: Blythe, Worden, and Szenher

ALSO, PRESENT: Rose Pope –Acting Planning/Zoning Atty.
Alex Urda P.E. - Town Engineer
John Freer – Building/Code Inspector
Jo Anne Klenovic – Town Supervisor

ABSENT: Cynthia Paddick - Planning Board Chair
Nickolas Cortese - Planning/Zoning Atty.
Michael Boland – Planning Board Alternate

The meeting convened at 7:00 p.m. at which time Mr. Donnelly called the meeting to order and read the Planning Board mission statement. The first order of business is the approval of the January 13, 2020 Regular Planning Board minutes.

A motion was made by Mr. Worden, seconded by Mr. Blythe for the approval of the December 9, 2019 Regular Planning Board minutes.

Roll Call: Ayes – 4 Nays – 0 Absent –2 (Paddick & Boland)

NEW BUSINESS

- **NONE**

ADVISORY OPINION/REFERRALS

- **ROOSEVELT LLC**-Lynne M. Deamer - 751 Dimmock Hill Rd.- TM#076.04-2-7.221- Application for a use variance to allow an engineering /sourcing company to rent space in the existing building and continue to board horses in an Agricultural District. & Short EAF.

Mr. Urda - The referenced application is an advisory opinion request from the ZBA for a use variance to allow engineering/sourcing company to rent space in the existing building and continue to board horses within an agricultural district. The application package included: the application to Zoning Board, permissions statement from the owners of the property, the letter of intent along with the purchase contract.

There are property photos, site survey with the proposed addition being shown Drawings of the existing building and the building interior layout. Both the Short and Long Environmental Impacts Assessment was submitted. They also included the Agricultural Data Statement.

Upon reviewing the Code of the Town of Chenango, Article VII §73-23 C Variances (2) (a), (b), and (c) the granting of this variance is necessary for reasonable use of the land, and is in harmony with the general purpose and intent of these chapters.

We have no engineering objections with this variance.

Mr. Freer- The ordinance office has no concerns regarding this use variance, if approved a building would be required.

Mr. Donnelly – Is the applicant here? Yes, does anyone have any questions for the applicant or does the applicant have anything to say regarding the variance request?

Mr. Urda - They are working on the site plan, correct?

Ms. Deamer – Yes

Mr. Urda - Usually we like to have the site plan and variances go hand in hand. However, in this instance the applicant wanted to be ensured the variance is approved before submitting for site plan approval.

Ms. Deamer – We have a signed contract with Keystone and they are currently working on the site plan submission.

Mr. Urda – So you will come back to us for site plan review.

Mr. Blythe – This site plan is what you want it to be?

Ms. Deamer – That’s what we want it to be.

Nick Deamer - The scope is the same with the small 320’ addition for the docks and driveway. The overall building is exactly how it is now, except for the 320’ addition for the 2 loading docks.

Mr. Blythe – How many trucks will be coming in and out?

Ms. Deamer – Approximately 1 to 2 a week.

Mr. Blythe – Are they large tractor trailers?

Ms. Deamer – Yes, but we also use the UPS guy.

Nick Deamer – Typically we can get but it’s rare, a full sleeper and a 50 ‘trailer. Usually the trucks are the local types like Fed-X, UPS, SD’s and Conway those types of trucks. Just like the ones going up and down Front Street all day long.

Mr. Donnelly – So no late night deliveries?

Nick Deamer – No our hours are 8 a.m. to 4:30 p.m.

Mr. Szenher- So there is no late nights or anything.

Nick Deamer – No.

Mr. Urda – Where is your current operation?

Ms. Deamer – The former St. Rita's Church.

Mr. Urda - You have been there awhile.

Mr. Blythe – So you are moving everything from there to the new location?

Ms. Deamer – That is correct.

Mr. Blythe – I just want to thank you for staying in the town.

Ms. Deamer and Nick – You're welcome, we are trying too.

Mr. Szenher – What is the square footage you're going from and going to?

Nick Deamer –The current building between the church and the addition we put on which was a pole barn sets around 11,000'. The new location with the existing building and the 320' addition would be right around 14,000'. So there is approximately a 3,000' increase.

Mr. Worden – I see you are proposing a septic system, is there a well? So there are no bathrooms now?

Nick Deamer - Correct there isn't a septic currently. There is rough plumbing existing. At one point they wanted to put in a septic system. So the rough plumbing is available for 4 bathrooms. We will be installing a whole new septic system with a tank and leech field. Which Keystone is preparing for us, so the septic will set on the Dimmock Hill Side for a decent elevation difference.

Mr. Worden – You might want to indicate that on your site plan referencing the well and proposed septic.

Mr. Blythe – Mr. Urda do you have any concerns?

Mr. Urda – No, We typically like the variance and site plan to go hand and hand at the same time. However, the applicant wanted to see if they get the variance go through before they submit for site plan review.

Nick Deamer – We have already signed a contract with Keystone for the site plan. There're working on a couple different layouts for the front layouts for the entrances and the docks. There're figuring out the

grading and everything that goes with that. So they are a little bite behind on having it presented for review. We should have it ready within the next week or so for submission to Broome County and the town.

Mr. Urda – I don't foresee having them running into any issues. It just comes down to whether the variance use is proper for this space.

Nick Deamer- I do have a preliminary site plan if you would like to look at it real quick. It shows the driveways, septic and loading dock addition.

Mr. Szenher – How close to the intersection is the driveway?

Nick Deamer – Approximately 200-300 feet from the intersection. Finalized grading plan will be submitted with the site plan application.

The board members reviewed his preliminary site plan.

Mr. Worden – There is no 239 review.

Mr. Urda – There is a 239 review for the variance Broome County did not have any comments on the variance. Once it goes to site plan review I'm sure we will have comments from the County.

Mr. Donnelly -Any other comments? There being none can we have a motion.

A motion was made by Mr. Worden, seconded by Mr. Szenher to forward a favorable advisory to the Zoning Board of Appeals for this use variance.

Roll Call: Ayes – 4 Nays – 0 Absent –2 (Paddick & Boland)

Mr. Donnelly - I just wanted to inform the board the landscaping discussion was postpone until we have a full board in attendance.

There being no further business before the Board a motion was made by Mr. Worden, seconded by Mr. Szenher to adjourn the meeting at 7:13 p.m.

Respectfully submitted

Diane Aurelio
Recording Secretary