

Town of Constantia Planning Board Meeting - Sept.22, 2009 approved

Members Present: Chairman Chuck Gilkey, Bob McNamara, Ken Macari, and Mike Marr, Paul Heins, and alternate #1 Brenda Ko sitting in for George Scriba.

Also present: Atty. Warren Bader, and 11 people from the public, Paul Baxter came in later.

The meeting was called to order at 7 pm by Chairman Chuck Gilkey with the pledge of allegiance.

MILTON BRILL PUBLIC HEARING

Mr. Brill is proposing to put up a pole barn on his Co.Rt. 17 property.

The public hearing was opened at 7:02 pm

Mr. Brill stated that he plans to put up a 48' X 36' pole barn for equipment storage for his wood processing business which has been in operation for six years. The hours of operation are 7 am - 1 pm, Monday through Friday, and 7am - 12pm noon on Saturdays. The hours are cut back during the winter.

Neighbors to the property, Ed Monette and Bob Long both stated that the hours of operation are 6:30 am to dark.

Bob Long expressed concerns about the danger of the business being next to residential property. He is concerned about property values. He stated that there is run off to his driveway from the Brill property. He wanted to know about bathroom facilities on the site. He complained about the noise pollution with six chainsaws going and trucks unloading and loading wood. He also stated that wildlife such as deer and rodents are moving from the Brill property to his property.

Ed Monette expressed his concern about the business becoming a saw mill in the future.

Craig Brill, Milton Brill's son, stated that they have no plans for a saw mill.

Mrs. Long stated that she had filed a written complaint to the Town 1 ½ years ago.

Chairman Gilkey answered some of the concerns: drainage from the property should be taken care of with placement of gravel and a berm. Sanitation will be taken care of with a Blueboy. Fire access will be taken care of. Chairman Gilkey also said that he visited the site on Saturday 9/18 and heard chainsaws before before 7 am.

Ken Macari stated that a buffer zone will be created on the property, that approval from the Planning Board would be contingent upon this.

The lower driveway to the property is going to be closed. The upper driveway will have a 30' radius to accommodate truck traffic.

Atty. Bader confirmed that hours of operation are 7 am - 1 pm. Craig Brill agreed to erect a sign to that effect.

Chairman Gilkey stated that when Milton Brill applied for a building permit, the code officer said a change of use was needed for the property.

Dave Schneider, a neighbor to the north of the property, voiced his concern for oil leaking from machines that break down.

Craig Brill stated that work on machines is done off site.

Bob Long expressed his concerns for the danger of kids climbing on the log piles.

When asked if a fence could be erected, Craig Brill said no, they do everything legally required.

There were no further comments or questions from the public. The public hearing was closed at 8:13 pm.

A tree hedge will be planted in the Spring, after the wood pile is gone, to provide a visual barrier. The hedge will be maintained.

The Blueboy will be maintained.

Erosion will be controlled with the planting of grass, where possible.

The main gate will have metal gates installed.

Surveyor Gurskey is going to add the discussed notations to the survey.

MOTION

Paul Heins made a motion to accept the site plan application as complete, seconded by Mike Marr. Vote as follows: Chuck Gilkey, yes; Ken Macari, yes; Bob McNamara, yes; Paul Heins, yes; Brenda Ko, yes. Motion approved unanimously.

MOTION

Paul Heins made a motion to approve, with modifications, the site plan submitted by Milton Brill, as agent for Craig Brill, with the condition that the survey is received with the added notations. The motion was seconded by Mike Marr. Vote as follows: Chuck Gilkey, yes; Mike Marr, yes; Ken Macari, no; Bob McNamara, yes; Paul Heins, yes; Brenda Ko, yes. The motion was approved.

Chairman Gilkey stated that the permit will not be issued until the completed survey is submitted.

Chairman Gilkey suggested that the Brill's work to get along with their neighbors.

MIKE MARR

The Planning Board and Mike Marr agreed to extend the time of the site plan review beyond the 62 day limit as per section 560 of the Land Development Law.

Mike Marr stated that Surveyor Dave Bardoun is working with the state concerning DOT matters.

Chairman Gilkey asked that the Planning Board be updated monthly.

Mike Marr's application is adjourned until the October 27 meeting.

JEFF BALLAGH - Townhouse project, 299 State Rte. 49, Cleveland

Jeff Ballagh reported that he met with the group interested in tying into the Cleveland water and sewer services. The group has put money in escrow for the project. He expects to have contracts with the Village of Cleveland by the end of the week. Mayor Davis told Mr. Ballagh that the residents will maintain the lines unless they are placed within the state right of way, in which case the Village would then accept the lines as dedicated to the Village.

Syracuse Utilities will be contracted to put two 6" sleeves under the road. The Village 3" lines will go

through those sleeves.

The DEC must approve the sewer system plans.

It is expected to cost each homeowner \$3000 - \$3,500 to hook into the water and sewer lines. Some of the homeowners will not be getting sewer services.

Atty. Buchan has been hired to prepare the sewer & water contracts with the Village.

MOTION

Chuck Gilkey made a motion that based on the progress presented, the Planning Board grant an extension of the site plan application until the Oct. 27 meeting. The motion was seconded by Brenda Ko. Vote as follows: Chuck Gilkey, Mike Marr, yes; yes; Ken Macari, yes; Bob McNamara, yes; Paul Heins, yes; Brenda Ko, yes. Motion approved unanimously.

Mr. Chilson is interested in having a site plan review. Chairman Gilkey told Mr. Chilson to get more information and get back to him by the Oct.27,2009 meeting.

Aug. 25, 2009 MINUTES

The minutes were read by Chairman Gilkey.

MOTION: Paul Heins made a motion to accept the minutes with changes, seconded by Ken Macari. Vote as follows: Chuck Gilkey, yes; Ken Macari, yes; Bob McNamara, yes; Paul Heins, yes; Brenda Ko, yes. Motion approved unanimously.

A discussion ensued about the clean up of illegally operated businesses in the Town and residential properties with junk in the yards.

Bob McNamara commented that the Planning Board is going through this to protect the tax payers in the Town. It was stated that the Planning Board is not picking on businesses. Complaints must be submitted in writing and signed before any action is started. Bob McNamara stated that the Planning Board conducts site plan reviews for the protection of the tax payers.

ADJOURN

Brenda Ko made a motion to adjourn the meeting, seconded by Paul Heins. Vote as follows: Chuck Gilkey, yes; Ken Macari, yes; Bob McNamara, yes; Paul Heins, yes; Brenda Ko, yes. Motion approved unanimously.

Respectfully submitted, Kay Foster, Planning Board Secretary.

The next meeting will be October 27, 2009.