

Town of Constantia Planning Board Meeting - June 22, 2010 approved

Members Present: Bob McNamara, George Scriba, Curt Schwalbe, Mike Marr, Paul Heins, Ken Macari, Brenda Ko, and alternate #1 Chuck Williams.

In attendance: Town Atty. Warren Bader, John Kleis, Bill Kleis, Atty. Kevin O'Connell, Tom Moran, John Illingsworth, Chuck Gilkey, Dennis Flannigan, John Benson, and Paul Baxter.

OPENING

Bob McNamara called the meeting to order at 7:05 pm with the pledge of allegiance.

MAY MINUTES

Curt Schwalbe made a motion to postpone the reading of the May minutes until the board members have a chance to review them. George Scriba seconded the motion. Vote as follows: Bob McNamara, yes; George Scriba, yes; Curt Schwalbe, yes; Mike Marr, yes; Paul Heins, yes; Ken Macari, yes; Brenda Ko, yes. Motion carried unanimously.

OLD BUSINESS

SUBDIVISION LAW

Matt Johnson has sent copies of the revision of the Subdivision Law. Copies have been given to the Town Board. Copies will be distributed to the Planning Board members.

KLEIS EQUIPMENT

Atty. Kevin O'Connell of the O'Connell Law Firm was present, representing John Kleis.

It was stated that two separate review processes are needed as the site involves two separate parcels.

Bob McNamara stated that there are concerns from the neighbors. A public hearing will be held to give the general public opportunity to comment on the proposed project.

Bob McNamara has communicated with the State DOT. The driveways need modification. The east driveway needs to be 33' from the property line and made to be 24' wide. The west driveway needs to be moved 10' to the west to maximize the distance between driveways to the extent practical. This is based on DOT standards. The driveway aprons must be paved.

The neighbor to the west, Hank Hamner, would like trees planted as a buffer between the properties. He would like to have no equipment displayed within 15' of his property. John Kleis is agreeable to this.

On the survey, the word "subdivision" should be removed from the drawing title. It should say "site plan review".

John Kleis was asked what the building on the property is used for. He stated that it is used mainly for storage. There is a small office, no toilet or sink. The new building is where the public and showroom will be. The septic system for this building has been approved by the County.

The documents presented at the first meeting apply to both parcels of land.

MOTION

Ken Macari made a motion to accept the site plan application as complete on the west most parcel, numbered 295.00-01-13.01. The SEQRA (negative declaration) and the County 239 review are complete and apply to both parcels 295.00-01-13.01 and 295.00-01-14.01. George Scriba seconded the motion. Vote as follows: Bob McNamara, yes; George Scriba, yes; Curt Schwalbe, yes; Mike Marr, yes; Paul Heins, yes; Ken Macari, yes; Brenda Ko, yes. Motion carried unanimously.

A public hearing will be held on July 27th, at the next regular Planning Board meeting.

Atty. O'Connell asked what needs to be submitted. Answer: revise the drawing to show the vegetative screen, remove "subdivision" from the site plan, and make the driveways comply with DOT standards.

NEW BUSINESS

COPART BUSINESS

Dennis Flannigan, a manager from the Metalico company, and John Benson, from Barton and Loguidice Engineering explained their preliminary ideas for a Metalico recovered metals transfer station at the former CoParts site. Dennis Flannigan wanted to see if their business plans were favorable to the Planning Board before they purchased the property. Their business would be to buy scrap metals from the public for recycling. This would be a collection center only. No big equipment would be at the site. Metals would be collected and trucked elsewhere. This is not going to be a processing center. They would eventually have 5 - 10 employees. The facade of the property would be cleaned up to be more presentable. It was explained to them that they would have to go through a site plan review process which would involve a public hearing and that there are no laws in force that would prevent them from operating such a business on the site.

LAND DEVELOPMENT LAW REVISION

It was decided to hold a work session on July 6 to work on the Land Development Law Revision.

Zoning was discussed. Because of upcoming public water, districts may be useful in promoting orderly development that conforms with the Comprehensive Plan. Help from the Tug Hill Commission will be sought regarding zoning.

ADJOURN

Curt Schwalbe made a motion at 9:15 to adjourn the meeting, seconded by Brenda Ko. Vote as follows: Bob McNamara, yes; George Scriba, yes; Curt Schwalbe, yes; Mike Marr, yes; Paul Heins, yes; Ken Macari, yes; Brenda Ko, yes. Motion carried unanimously.

Respectfully submitted, Kay Foster, Planning Board Secretary.