

# THE TOWN OF VETERAN PLANNING BOARD

## MEETING MINUTES

MAY 1, 2017

7:00 P.M.

### **Call to order**

A meeting of The Town of Veteran Planning Board was held on the above date at 7:16 p.m. at The Town Hall.

### **Roll call**

#### **Board Members**

Liane O'Brien	Chairperson
Ed Derry	Board Member
Elise Speck	Board Member
Richard Winkky	Board Member

Board Members Absent:

Floyd Bennett	Board Member
Dave Crowley	Board Member
Marianne Kalec	Board Member

#### **Others Present**

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Richard Lapierre	Homeowner
George Brown	Homeowner
Ken Ripley	Code Enforcement
John Groff	Town Attorney
Joe Parmenter	Greenleaf Recycling
Janet Scofield	Homeowner
Marc Maser	Maser Engineering
Scott Cornell	Developer
Stan Stefanski	Homeowner

### **Reading of minutes**

Elise made motion to approve minutes of April 3, 2017 meeting w/change, Dave showed up to meeting 45 minutes late, seconded by Liane. All in favor. Motion carried.

## **Old Business**

### Fox Ridge Development

- Rep did highlights of preliminary plan
- Rep distributed map explaining location of subdivision
- 3 phases to distributed in the course of 10 year, regarding permits and necessary approval from necessary agencies
- split into 21 usable lots, 3 to 5.26 acres
- each zone has its own storm water management
- road has been laid out, have met with Curt the Highway Superintendent, the Town and Country Chief, the turnarounds need to be at least the size the consisting subdivision
- will extend Fox Ridge, and build across Catherine Creek
- will extend Ridge view by 750 ft.
- will extend Fox Ridge by 3600 ft.
- will build a bull nose turnaround
- grading drainage plan is reinforced, make it safe, reinforced precast concrete culvert
- will use a box beam guide rail-all is detailed in the back of the plan set
- Typical layout of house
  - goal is to setback house as far from road to give privacy w/a concrete driveway
- will create a bank to protect homes and the stream
- east side of Catherine Creek, will break back grade to help curve in road
- will create easement, 20ft. wide for gas main
- project to have well water and septic
- septic out front, well in back
- utilities will extend from Ridgeview
- east side of Catherine Creek, will bring gas and electric up to alignment of road
- sediment control, details included at end of submitted plan
- fences will be set up to control sediment, protecting neighboring homes and Catherine Creek
- detail of storm water detention pond is included in submitted plan
- covenants, 3400 sq. ft.
- floor plans and home elevations included in submitted plan
- will building one phase at a time
- board will review submitted documents
- utilities will be underground
- restricted covenants, privately zoned, can be enforced by the developer, town not involved in private zoning

- will put in base of driveway, gravel or concrete, homeowner has 12 months to blacktop
- end goal is to meet or decrease storm water discharge into Catherine Creek
- Liane requested for Fox Ridge Subdivision to submit SEQR long form

**Request of Town Board to authorize, to look at this project in totality of the storm water management**

- plan is to build one to two houses at a time
- plan is not to disturb more than five acres at a time

**Fox Ridge Estates**

**-Scott has gone on the record, he has acknowledged for the timelines, for review of this project, and the submission of the plat, have not commenced to run, because the plat has not deemed to be a complete preliminary plat submission**

Greenleaf Recycling

-Conditional use permit falls into the neighborhood commercial use or does this need to go the ZBA? Take a vote, refer to the ZBA

**A finding as a board, the applicant has applied for a conditional use permit for the establishment of a neighborhood business use that it falls within the definition of a neighborhood commercial use, and that you find that such, that you are able to review the application according to the town zoning law.**

**Roll Call:**

**All in Favor, 4 Ayes, 0 Nays, Motion Carried.**

**Discussion of Board regarding hours of operations:**

**Hours of operation, if we are going to allow idling of trucks, the fence height and location, we are going to limit the number of containers, and make sure they are out of the flood plain. If the dumpsters need to be emptied on the property, the DEC basically said, if he has dumpsters with trash, or refuse in them, then that makes it a transfer station, so basically, then go through the permitting process through the transfer station. If you want the business the way it is, you cannot have dumpsters with trash in them, if so, you would have to come back to the planning board for approval for a change in the conditional use. It would be a two-part process.**

-Hours of operation: 7am to 7pm Monday thru Friday

- Repairs of vehicles on premises: can do vehicle repairs, no washing
- Idling: no more than 30 minutes during operation hours
- Fence height: 6ft., replacing existing fence and along the north side, or shrubbery property
- Size of parking lot & construction: 200x200, base, crusher run or equivalent
- Number of containers allowed at one time: must be in the flood plain, limit 25 dumpsters, must be empty on the property
- Driveway: work with the D.O.T.
- D.E.C.: must be contacted
- Lights for parking lot: directional lights, LED
- Signage: must get permit, assign to local zoning
- House: working plumbing, 4 employees

**RESOLUTION:**

**WHEREAS** Greenleaf recycling, LLC has applied to this board for a conditional use permit at 3714 Watkins Road, Millport, NY for the operation of a dumpster service which this court has found it as a neighborhood commercial use

**WHEREAS** this board has conducted an environmental review in accordance with the NYS environmental quality review act and has and found the property to map a founded proposed use not to violate any NYS environmental laws or regulations and is no adverse environmental consequences associated with the application

**Now therefore it be resolved that** this board does grant the conditional use permit to, The Greenleaf Recycling, LLC, at this property location subject to the following conditions:

1. The hours of operations open to the public will be 7am to 7pm, Monday through Friday
2. Repair of vehicles is permitted, washing of vehicles or dumpster are prohibited
3. Idling of trucks of excess of 30 minutes is prohibited
4. Only empty dumpsters onsite are permitted
5. Applicant will erect fence 6' high along Rt. 14 and install privacy strips or stockade fence, or equivalence to shield the operations of the sites from motorist's view, and along the North property line for a property distance of 100ft. from NYS Rt. 14 or natural hedge of 6ft. or equivalence.
6. A maximum of 25 dumpsters located at this site at any one-time time.
7. The applicant is approved to construct a parking lot 200'X200' ft. in dimension in which lot will be surfaced with crusher one or @2 gravel with equivalent base with to prevent dirt or mud to being brought onto Rt. 14, NYS

**Lianne made motion to accept the above resolution, seconded by Dick. All in favor: 4 Ayes, 0 Nays, Motion Carried.**

**New Business:**

Home Occupation:

-Moved to next meeting

**Motion to close meeting at 8:55pm made by Liane, seconded by Dick. All in Favor: 4 Ayes, 0 Nays, Motion Carried.**

Next meeting to be held on June 5, 2017 at 7:00pm.