Town of Vestal Planning Board Minutes

November 9, 2010

7:30 P.M.

Present: Planning Board Chairwoman, Joyce Majewski
Board members: Augie Gates, Bob Warner, Ed Zimmer, Madeleine Cotts
Absent: Bob Bennett

Chairwoman Joyce Majewski approved Madeleine Cotts to be a voting member.

Also present: Gary Campo, Town Engineer; Dave Berger, Town Attorney; and Steve Appel with CAC.

1). **Approval of Past Minutes**

Motion by Bob Warner to approve the August 31, 2010 minutes, second by Ed Zimmer. Motion passed with all members voting in favor.

2). Quality Inn & Suites – Tamarino Hotels, USA
4105 Vestal Parkway East
BCTMP # 159.09-2-9
Build new indoor swimming pool room and expand parking lot

Charles Fensen – Engineer

They want to incorporate an indoor pool addition, eliminating the out door pool. It will be a one story addition with a flat roof. They will be converting some of the existing hotel rooms into offices, sales, accounting, and an exercise room, with hopes of enlarging the exercise room into two rooms, as well as adding a bathroom and storage area for the pool.

There is no change to the lay out of the parking in the rear of the building, but will expand the parking in the front such that the site meets the parking requirements.

They are going to fill in the old outdoor pool, using it as a yard, outside concrete deck, or just green space.

Check list done by Gary Campo:

Zoning is C2; setbacks are OK; parking is OK once modified; Landscape shows trees could be damaged with the curb removal, but they will be replaced. Elevation view attached, no change to the lighting; dumpster are screened, grades are N/A; partial sprinkler system; fire hydrant on Bunn Hill; they are not in the flood plain; no need for a restaurant grease separator; or vehicle oil separator; 239 was just sent on 10-27-10; No board or ZBA items or issues; SEQR is attached; Knox box is needed if one is not present; 8 inch street numbers provided; water device backflow OK; Engineered stamped plans received; the lot is within the water and sewer district; and the Planning Board fees of $125.00 have not been paid.

Ed Zimmer asks about the access to the back of the building. No change.

Motion to accept the short form environment assessment form:

Motion by Augie Gages and seconded by Bob Warner to accept the Short Form Environment Assessment Form as follows:

The Planning Board of the Town of Vestal (hereinafter the "Board") hereby finds and determines that:

(a) it has considered the action, reviewed the environmental assessment form, reviewed the criteria set forth in 6 NYCRR section 617.7 (c), thoroughly analyzed the relevant areas of potential environmental concern, and has duly considered all of the potential environmental impacts and their magnitude in connection with the proposes project,

(b) the project will not result in any large and important environmental impacts, and, therefore, is one which will not have a significant impact on the environment, and, therefore, a negative declaration will be prepared; and

(c) the reasons supporting this determination are set forth on the attached form.

All members voting in favor.

Site Plan Approved:
Motion by Madeleine Cotts and seconded by Ed Zimmer to accept the **site plan** subject to replacement of the trees, the 239 review, and payment of the Planning Board fee. All members voting in favor.

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Brief discussion on the natural gas site plan review with regards to the Planning Board.

Gary Campo and Joyce Majewski attended a class in Owego regarding natural gas development. The site itself is totally run and controlled by the DEC. The Planning Board has no jurisdiction, with no involvement by the Town of Vestal.

Dave Berger, Town Attorney, asked if there was any conversation, regarding zoning issues regarding the installation of the Pads. The pad itself is a non issue.

What about the Town roadways and how it will affect them? - We do have some limited control on the roads according to Dave Berger. But you can not target the oil industry; it has to be across the board regulation. And if it is funded federally you can not restrict the flow of traffic, and we do have partially funded roads.

Dave Berger states the Municipal Attorney organization has been working on a model ordinance for about a year now and is hoping to have a County law that will apply so as the Towns are not completing against each other.

Meeting adjourned.

Engineer's report (prepared outside of this meeting)

A). Site work punch list BCTMP#189.12-1-14
Indian Cultural Center

Blacktop parking lot, landscaping, screen dumpster, parking lot lighting, paint parking spaces, paint & signage for handicap parking spaces, water backflow device, knox box, bollards along building, blacktop Sheedy Rd along edge of new curb, post construction storm water management practices, deed of record needs to be modified to include a deed covenant /operations and maintenance which is needed to close out the SWPPP, and adding guide rail on the Rt 26 side of the parking lot.

B). Change of Tenant 320 N Jensen Rd,
BCTMP#158.07-3-15.1

Streeter Associates to occupy space previously used by Harding Brooks Associates for their office work, has been reviewed and approved.

C). Change of Tenant, 441 Commerce Rd
BCTMP#142.04-1-29

Harding Books Associate to occupy space previously used by Joe Orlando and Son Contracting for office work related to their insurance business has been reviewed and approved.

D). Change of Tenant, 441 Commerce Rd
BCTMP#142.04-1-29

Broome County Board of Elections to occupy space previously used by GE Supply for their storage of voting machines has been reviewed and approved.

E). Change of Tenant, 3748 Vestal Parkway East
BCTMP#158.12-3-26

Donald Townsend, Expectations The Salon to occupy space previously used by Chen's Gifts, for a hair salon business.