

# Planning Board ★★★★★★★★

Jan. 2nd



2019

## REGULAR MEETING

Chairwoman Donna Salamone called the meeting to order at 6:15 PM in the Board Room at the Schuyler Town Office, 2090 State Route 5, Utica, NY 13502. Other Planning Board members present were Vice Chair David Fusillo, Victor Costanza, James Digristina, Jean Finster, Daniel Tripoli, Michael Ritter and Alternate Member Dale Dodge.

Other Town officials present were Supervisor Anthony J. Lucenti, Codes Officer Philip Green, Administrative Assistant Jeff Dingman, and Bette Szesny, who serves as Recording Secretary. Also present was Town resident Richard Finster.

Ms. Salamone led the Board and assembled persons in the Pledge of Allegiance to the Flag.

## DECEMBER MEETING MINUTES

Motion by Victor Costanza, seconded by Daniel Tripoli to approve the minutes of the December meeting; all in favor. Motion carried.

## SCHEDULED PRESENTATION BY JEFF QUACKENBUSH — RE: ZONING MAP REVISIONS

Supervisor Lucenti reported Mr. Quackenbush had canceled his presentation earlier in the day due to unforeseeable circumstances; his appearance before the Planning Board will therefore be held at the February meeting.

## DRAFT REVISED FLOOD PLAIN MAP

Codes Officer Green reported the new map includes no changes from the previous version, and that it will not be officially adopted until August following adoption in the Spring by the Town Board effecting a Town Ordinance. Mr. Green stated the map will include the entire Mohawk Valley area, and it will remain in effect for 10 years.

## UPDATE ON SEWER GRANT

Supervisor Lucenti stated he has received confirmation that the Town of Schuyler was one of 77 municipal applicants chosen for this year's CFA Award in the amount of \$235,000 which will fund 50% of the total project cost of the Town's Sewer Revitalization Project, now underway.

Mr. Lucenti stated the Town Board, assisted by the Highway crew, is hoping to build a roadway that will allow access to the sewer lines along the Thruway for annual maintenance, eliminating the need to engage the services of private concerns, thereby effecting a significant savings to the Town taxpayers.

## UPDATE ON MUNICIPAL WATER EXTENSION IN EAST SCHUYLER

This concerns a possible joint project with the Village of Ilion. Supervisor Lucenti stated the Town will be sending out an interest survey to property owners of the target area to determine the level of interest in public water in the proposed new service area. It is planned the survey will be preceded by a public forum to be held at the Town Hall to

provide important information about this project to these residents. Stressing the importance of informing the public with factual information regarding the proposed project, Michael Ritter and Victor Costanza suggested including an informational article on the front page of the Town Newsletter in advance of the date of the public meeting and survey mailer. Supervisor Lucenti agreed this is a good idea.

### **GREEN WAVE RECYCLING — REPORT BY CODES OFFICER PHIL GREEN**

Mr. Green reported the owners of Green Wave Recycling are in violation of the terms of their application set forth by The ZBA at the conclusion of the May 29, 2018 Public Hearing, requiring a Special ZBA Meeting to be held as soon as possible. The secretary will contact the members to set the date.

### **MASTER PLAN UPDATE**

Administrative Assistant to the Supervisor Jeffrey Dingman stated his work on the new Master Plan has been completed, and he will provide copies to all Planning Board members to be reviewed at next month's meeting. The updates include a synopsis of the data tabulated from the great number of responses to the residential surveys mailed out last year; however, very few farm and business surveys were received.

### **OTHER BUSINESS**

Mr. Ritter asked what is happening with the Schuyler Tavern, adding that he has noted some construction is currently underway. He was advised Mark Rende will be taking over operation of the Tavern in the near future.

It was noted there is nothing new to report on the proposed Dollar General Store, other than the company is preparing to commence construction in the near future.

### **ADJOURNMENT**

No further business was brought before the Planning Board; therefore, the meeting was adjourned at 7:55 PM, on a motion by Jean Finster and seconded by James Digristina.

— *Bette Szesny, Recording Secretary*

## **AGENDA ITEMS**

### **— UPCOMING FEBRUARY 6, 2019 MEETING —**

- ❖ **SCHEDULED PRESENTATION BY JEFF QUACKENBUSH, COUNTY PLANNING DEPT., RE: ZONING MAP REVISIONS:**
  - **THE PLANNING BOARD WILL SET UP A 3-MEMBER COMMITTEE TO WORK ON THE NEW MAP**
- ❖ **PRESENTATION BY MIKE BECKNER, SUN-EAST DEVELOPMENT RE: GRANT AWARD FOR SOLAR FARM PROJECT IN EAST SCHUYLER**
- ❖ **REPORT ON MASTER PLAN — BY JEFF DINGMAN, ADMINISTRATIVE ASSISTANT TO THE SUPERVISOR**
- ❖ **REPORT ON PROPOSED NEW WATER DISTRICT IN E. SCHUYLER — BY SUPERVISOR LUCENTI**

# Jan. 10th



## 2019

## SPECIAL MEETING RE: PROPOSED ZONING CHANGE

The Special Meeting before the Planning Board was called to order at by Chairwoman Donna Salamone at 6:17 PM at the Schuyler Town Office, 2090 State Route 5, Utica, NY 13502.

Other Planning Board members present were Vice Chairman David Fusillo, Victor Costanza, Michael Ritter, Jean Finster, Daniel Tripoli and Alternate member Dale Dodge. Absent was James Digristina.

Also present were Supervisor Anthony J. Lucenti, Herkimer County IDA Executive Director John J. Piseck, Jr., Herkimer County Legislator Vincent J. Bono, Codes Officer Philip Green, and Bette Szesny, who served as Recording Secretary.

Chairwoman Donna Salamone led the assembled persons in the Pledge of Allegiance to the Flag.

IDA Executive Director John Piseck, Jr. stepped up to the podium to address the Planning Board. He stated the County IDA is in the process of purchasing a 188-acre tract of vacant farmland on Drive-In Road, currently owned by Dale and Deborah Windecker. This property is located the C-H (Commercial-Highway) Zone of the Town of Schuyler at Tax ID #105.3-1-3.2, and is situated adjacent to the Schuyler Industrial & Business Park.

In order to allow for future development of the Park, the IDA is requesting the Town to re-zone this 88-acre tract of land from C-H (Commercial-Highway) to P-D (Planned-Development).

This additional property will provide ample room for potential new businesses and industry.

In response to Planning Board members' questions, Mr. Piseck stated at present there are no potential tenants; however, ground work and marketing will commence as soon as the purchase agreement is finalized. This additional property will provide ample space and will offer an attractive site for potential businesses and industrial companies seeking to expand their operations.

Mr. Ritter asked about extension of the sewer lines to the Park, noting his concerns with regard to the need for adequate sewage infrastructure to attract new industries. Mr. Piseck stated the Oneida Co. Sewer Commission is at its limits of expansion eastward; however, adequate septic systems can be managed to fulfill the needs of most business and industrial companies unless they are exceptionally large water users.

A lengthy discussion ensued with regard to various needs of the community in terms of new infrastructure that will allow our community move forward, and the grant funding that would be required to support these projects.

In conclusion, all members were in agreement of condoning the proposed zoning change.

There was no further discussion; therefore, Chairwoman Salamone called for a Motion of the Board.

Motion by Vice Chairman David Fusillo, seconded by Daniel Tripoli to refer the above proposed action to the Town Board to re-zone the 188-acre tract of farmland on Drive-In Road at Tax ID #105.3-1-3.2 from C-H (Commercial-Highway) to P-D (Planned Development), for their consideration and action at their February 13, 2019 Regular Town Board meeting (or at any Special Meeting held in advance of the next Regular Meeting), and to schedule a public hearing to receive public comment on this action.

All members present voted affirmatively by voice vote; motion carried.

Mr. Piseck and Mr. Bono thanked the Planning Board members for their support and left the meeting.

There was no further business to come before the Planning Board; therefore, Chairwoman Salamone adjourned the meeting at 6:56 PM.

— Bette I. Szesny, Recording Secretary