

**PLANNING BOARD MEETING OF THE
TOWN OF WHITESTOWN, NEW YORK, HELD AT THE
WHITESTOWN TOWN HALL IN SAID TOWN ON
WEDNESDAY, APRIL 22, 2015 AT 7:00 P.M.**

PLANNING BOARD MEMBERS PRESENT:

Steven G. Cox, Chairman
Luke Colenzo
Joan Lamb
Richard Mahoney
Roger Potenski
Frank Sardina

EXCUSED:

Tony Mittiga, Planning Board Member

Brian Whittaker, Planning Board Engineer Representative

OTHER TOWN OFFICIALS PRESENT:

Phil Husted, Whitestown Code Officer

The Chairman called the meeting to order at 7:00 P.M.

Upon the motion of Frank Sardina, seconded by Joan lamb, it is **RESOLVED**, that the Whitestown Planning Board hereby approves the minutes of the Regular Planning Board Meeting of March 25, 2015. A copy will be filed with the Town Clerk's Office, the Town Code Office, the Town Board Members and a copy of the minutes will be filed with all applicant folders in which discussion/ decisions took place.

Upon the question of the recommendation of the foregoing resolution, the following voted aye:

Steven Cox	Chairman
Luke Colenzo	Member
Joan Lamb	Member
Roger Potenski	Member
Frank Sardina	Member

Upon the question of the recommendation of the foregoing resolution, the following abstained:

Richard Mahoney Member

The Motion was carried.

RESIGNATION

The Chairman regretfully accepted the resignation, effective at the end of the April meeting, of Planning Board Member Luke Colenzo. Mr. Colenzo has sold his home and will be moving out of state. The chair instructed that his letter of resignation be forwarded to the Town Clerk.

SITE PLAN REVIEW / CHANGE OF USE

Valley Gymnastics Training Center
1307 Champlin Avenue
Tax Map No.: 317.008-8-51.1
Co-Owner – Danielle Cerminaro

The Applicant provided a completed application, SEQR form and a floor map. Ms. Danielle Cerminaro and Ms. Heidi Bereson appeared before the planning board to give an overview of this proposal. Ms. Cerminaro is opening a Gymnastics training facility in the Campion Road Commons, in space which was formerly occupied by Field of Dreams. The normal hours of operation are Monday thru Saturday, 9:00am to 8:30pm, with the busiest hours being between 4:00pm – 7:00pm. During the busy season there would be around 30-50 students at this facility. The plaza is zoned C-3 (Retail Commercial), located southeast from the intersection of Douglas Avenue and Champlin Avenue within the Champlin Commons structure. Codes Enforcement Officer Phil Husted determined the application to be for an appropriate use for the existing zoning. His written determination is attached hereto. The Chairman stated that there are enough parking spaces to accommodate this new business.

RESOLUTION – FINAL SITE PLAN APPROVAL / CHANGE OF USE

Motion by: Roger Potenski
Seconded by: Richard Mahoney

IT IS RESOLVED, that the Whitestown Planning Board hereby grants Final Site Plan Approval for the Change of Use for Valley Gymnastics located at 1307 Champlin Avenue.

Upon the question of the recommendation of the foregoing resolution, the following voted aye:

Steven Cox	Chairman
Luke Colenzo	Member
Joan Lamb	Member
Richard Mahoney	Member
Roger Potenski	Member
Frank Sardina	Member

The Motion was carried.

The Whitestown Planning Board has reviewed the Fee Schedule for the Change of Use for Valley Gymnastics and has assessed the following fees:

Application Fee	\$100.00
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SITE PLAN REVIEW / CHANGE OF USE

Atlas Oil Company
8218 State Route 69
Tax Map No.: 276.000-1-8
Owner – Steven Bubb

The Applicant provided a completed application and Short Environmental Assessment Form. Mr. Steven Bubb appeared before the planning board to give an overview of this proposal. Mr. Bubb will be storing and maintaining his equipment (fuel deliver oil trucks, backhoes, dump truck and a couple of trailers) at this facility in an existing structure which was formerly a construction business. This building will not be open to the public; he will utilize the existing office space for paperwork. The facility is located southeast of the intersection of Utica Street and State Route 69, 8218 State Route 69 zoned C-3 (Retail Commercial).

RESOLUTION – FINAL SITE PLAN APPROVAL / CHANGE OF USE

Motion by: Luke Colenzo
Seconded by: Roger Potenski

IT IS RESOLVED, that the Whitestown Planning Board hereby grants Final Site Plan Approval for the Change of Use for Atlas Oil Company located at 8218 State Route 69.

Upon the question of the recommendation of the foregoing resolution, the following voted aye:

Steven Cox	Chairman
Luke Colenzo	Member
Joan Lamb	Member
Richard Mahoney	Member
Roger Potenski	Member
Frank Sardina	Member

The Motion was carried.

The Whitestown Planning Board has reviewed the Fee Schedule for the Change of Use for Atlas Oil Company and has assessed the following fees:

Application Fee	\$100.00
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**SITE PLAN REVIEW
THREE APARTMENT HOUSE
5795 Judd Road, Oriskany
Tax Map No.: 291.000-1-74
Owner, Michael Mimassi
Attorney, Douglas Zamelis
Engineer, Alex Forte-Octagon Engineering**

At 7:20pm, upon the motion of Frank Sardina, seconded by Joan Lamb the Whitestown Planning Board Chairman hereby called the Public Hearing to order.

Upon the question of the recommendation of the foregoing resolution, the following voted aye:

Steven Cox	Chairman
Luke Colenzo	Member
Joan Lamb	Member
Tony Mittiga	Member
Roger Potenski	Member
Frank Sardina	Member

The Motion was carried.

The Chairman read the Legal Notice of the Public Hearing to consider an application for site plan approval of a proposed conversion of a single family house into a three apartment unit located southeast of the intersection of Cider Street & Judd Road Oriskany, New York at 5795 Judd Road zoned R-200 Residential.

The Chairman, Steven Cox, asked for public comment.

There being no public comment, upon the motion of Joan Lamb, seconded by Frank Sardina, it is **RESOLVED** that the Public Hearing for Mimassi Three Apartment House is closed at 7:22pm.

Upon the question of the recommendation of the foregoing resolution, the following voted aye:

Steven Cox	Chairman
Luke Colenzo	Member
Joan Lamb	Member
Richard Mahoney	Member
Roger Potenski	Member
Frank Sardina	Member

The Motion was carried.

Mr. Michael Mimassi and Mr. Alex Forte addressed the Oneida County Health Department's comments on the water supply issue which stated that if this three apartment unit is approved the water system will be considered a Federally-Defined Community Public Water System and as such will be complying with the Federal, State and local requirements.

A few topics were discussed: what is stored in the three other structures on the property is there enough parking for the tenants, what happens with Agricultural District when both parcels become one, inspection of the existing units to get an accurate inventory of the units.

The Chairman adjourned this proposal until next month pending on the code enforcement officer, Phil Husted, inspections of the existing Mimassi apartments.

SITE PLAN REVIEW / BUILDING ADDITION

UTICA FIRST INSURANCE

5981 Airport Road, Oriskany

Tax Map No.: 290.000-2-16

Vice President – Richard Slotzhauer

Construction – Anthony Obernesser-Gaetano Construction

Engineer – Chris Crolus-March Architects

The applicant provided a complete planning board application, Short Environmental Assessment Form and site plan drawings. Mr. Richard Slotzhauer, Mr. Anthony Obernesser and Mr. Chris Crolus gave an overview of the proposal, which is to construct a 6,600 square foot addition on the south side of the exiting building located south of the intersection of Airport Road and Judd Road zoned L-M Light Manufacturing.

Mr. Slotzhauer stated that this addition involves construction of a new cafeteria, training rooms and a stair tower which will give access to the second floor on this side of the building. A couple of items were discussed: extending the parking area in the back for an additional 20 to 30 parking spaces, sewer credits and additional lighting.

RESOLUTION – ACCEPT APPLICATION FOR REVIEW

Motion by: Frank Sardina
Seconded by: Roger Potenski

IT IS RESOLVED, that the Whitestown Planning Board hereby formally accepts the above application and supporting documents of the proposed construction of a 6,600 sq. ft. building addition located south of the intersection of Airport Road and Judd Road for review.

Upon the question of the recommendation of the foregoing resolution, the following voted aye:

Steven Cox	Chairman
Luke Colenzo	Member
Joan Lamb	Member
Richard Mahoney	Member
Roger Potenski	Member
Frank Sardina	Member

The Motion was carried.

RESOLUTION – INITIATE SEQR/ LEAD AGENCY

Motion by: Joan Lamb
Seconded by: Rick Mahoney

IT IS RESOLVED; that the Whitestown Planning Board hereby initiates SEQR Unlisted Action process for the proposed 6,600 sq. ft. building addition and has initially identified the following parties as either Involved or Interested Agencies: Oneida County Department of Planning, Oneida County Department of Public Works, Oriskany Fire Department and Whitestown Code Office.

IT IS FURTHER RESOLVED, that the Whitestown Planning Board hereby declares its intent to assume the role of Lead Agency for this Unlisted Action unless otherwise challenged.

Upon the question of the recommendation of the foregoing resolution, the following voted aye:

Steven Cox	Chairman
Luke Colenzo	Member
Joan Lamb	Member
Richard Mahoney	Member
Roger Potenski	Member
Frank Sardina	Member

The Motion was carried.

RESOLUTION – INCLUDE HIGHWAY DEPARTMENT FOR SEQR

Motion by: Joan Lamb
Seconded by: Roger Potenski

IT IS RESOLVED; that the Whitestown Planning Board hereby adds the Whitestown Highway Department as an involved agency to review the proposed building addition.

Upon the question of the recommendation of the foregoing resolution, the following voted aye:

Steven Cox	Chairman
Luke Colenzo	Member
Joan Lamb	Member
Richard Mahoney	Member
Roger Potenski	Member
Frank Sardina	Member

The Motion was carried.

**RESOLUTION: WAVE PUBLIC HEARING
SITE PLAN REVIEW
BUILDING ADDITION
UTICA FIRST INSURANCE**

Motion by:	Roger Potenski
Seconded by:	Luke Colenzo

IT IS RESOLVED, that the Whitestown Planning Board hereby waves a public hearing for the Site Plan Review of the proposed 6,600 sq. ft. building addition.

Upon the question of the recommendation of the foregoing resolution, the following voted aye:

Steven Cox	Chairman
Luke Colenzo	Member
Joan Lamb	Member
Richard Mahoney	Member
Roger Potenski	Member
Frank Sardina	Member

The Motion was carried.

AMENDMENT TO TOWN OF WHITESTOWN ZONING ORDINANCE

The Chairman presented a new tax parcel map of the A - Airport District zones for the members to review and evaluate. Several particulars were discussed and a final draft was completed. The Board recommends three parcels along Humphrey Road, Postal Road and Cider Street, the parcel 303.000-2-39.1 (67 acres), the parcel 303.000-2-39.2 (3.15 acres) and the parcel 290.000-2-46 (322.20 acres) be converted into R-200 (Residential). The four parcels along Judd Road and Airport Road, parcel 290.000-2-21 (26.75 acres), parcel 290.000-2-19 (5.72 acres), parcel 290.000-2-2.2 (2.88 acres) and parcel 290.000-2-22 (40.70 acres) to become L-M Light Manufacturing District. The remaining parcels, 290.000-2-2.1(1145.9 acres) and 290.000-2-20 (2.69 acres) within this district will change to Planned Development.

RESOLUTION: TO OVERRIDE THE PREVIOUS RESOLUTION FOR THE AIRPORT ZONE CHANGE TO CHANGE A- AIRPORT DISTRICT TO R-200 DISTRICT (Residential), L-M DISTRICT (Light Manufacturing) and PLANNED DEVELOPMENT DISTRICT AND REFER THIS TO THE TOWN BOARD FOR CONSIDERATION AND IMPLEMENTATION

Motion by: Roger Potenski
Seconded by: Joan Lamb

IT IS RESOLVED, that the Whitestown Planning Board hereby formally recommends to the Town Board for their consideration that the A-Airport District be replaced by the above proposed zoning changes.

Upon the question of the recommendation of the foregoing resolution, the following voted aye:

Steven Cox	Chairman
Luke Colenzo	Member
Joan Lamb	Member
Richard Mahoney	Member
Roger Potenski	Member
Frank Sardina	Member

The Motion was carried

**ZONE CHANGE/DONNA WEIR
8018 CIDER STREET**

The Town Board received a letter from Donna Weir residing at 8018 Cider Street asking that her parcel be rezoned from R-200 Residential to Commercial. After a brief discussion the planning board members agreed to not recommend this zone change.

RESOLUTION: TO RECOMMEND AGAINST A ZONE CHANGE FOR THIS PARCEL 290.000-2-36.2

Motion by: Roger Potenski
Seconded by: Luke Colenzo

IT IS RESOLVED, that the Whitestown Planning Board hereby formally recommends to the Town Board that the Parcel (290.000-2-36.2) remain the same.

Upon the question of the recommendation of the foregoing resolution, the following voted aye:

Steven Cox	Chairman
Luke Colenzo	Member
Richard Mahoney	Member
Roger Potenski	Member
Frank Sardina	Member

Upon the question of the recommendation of the foregoing resolution, the following voted absented:

Joan Lamb	Member
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The Motion was carried

Upon the motion of Frank Sardina, seconded by Luke Colenzo, the meeting was adjourned at 8:40 p.m.

Respectfully submitted,

Cynthia R. Sojda
Secretary