

Town of Hamilton Planning Board Meeting

Thursday July 16, 2015

Held at Town of Hamilton, 16 Broad St, Hamilton, NY

Present: Mary Galvez, Elaine Hughes, Darrell Griff, Bettyann Miller**Also in Attendance:** **Town Attorney** Steve Jones, Town Clerk Sue Reymers, Michelle Myrto, Representatives from COR: Vincent Durante, Geoff Hillenbrand, and David Aiello.**Absent:** Bill Nolan

Meeting called to order Mary Galvez at 6:59pm

Approval of Minutes**The Planning Board (PB) reviewed the previous minutes. Mary Galvez:** Asked to approve last meetings minutes.**Attorney Jones:** Questioned whether he asked about busing (Section 3 Poolville Country Store). He felt that someone asked but it wasn't him. He says it should say "it was asked if there was any special consideration for buses."**Darrell Griff:** It was about loading and unloading people.**Mary Galvez:** It was the busing of Colgate students. Asked if everyone was in agreement that the minutes be changed to reflect that it was asked if there was any special consideration for buses and that Steve is taken out.

Everyone agreed.

Resolution 2015-4: Approval of Minutes for January 20, 2015

On motion of Darrell Griff, Seconded by Bettyann Miller, the following resolution was:

ADOPTED: Ayes 5 Nays 0

Resolved that the minutes from January 20, 2015 be changed as noted above and approved.

Cor Company (WG Critical Care), 2192 Spring St, Hamilton, NY; Tax Map# 154.-1-8.1**Pre-application Review****Geoff HillenBrand (Plumley Engineering):** Put up a display showing the addition, erosion and drainage plan. He was stating that this addition will help the company. WG Critical Care has a site plan for 4,905 sq ft addition. Cor is located on 2192 Spring St with 1.55 acre. The addition will be 80x70 pre-engineered building. The addition will be on the northeast side of the existing building where the loading dock will be. The addition will provide more space and the trucks will be on site. With the trucks onsite traffic will not be blocked on the road ways. There will no change to production only warehouse space. All setbacks to building height requirements have been met. Separation between septic and addition are still met with DEC regulations. Only 0.6 acres will be touched. There is no need for a storm water permit all is under regulations. There was storm water numbers ran to see if an effect was made. The numbers show no impact. The existing drainage patterns will stay. The water will

be caught off the backside in drainage swells to the ditch then drained to Taylor Lake. There will be 6 additional parking spots, with the 8 existing to meet code. The existing woods will be maintained as much as possible. There will addition plantings along drive and parking lot for screening. Electrical service will be extended to light facility. Here is what the rendering will look like.

Darrell Griff: Wanted to know if the rendering is to scale.

Geoff Hillenbrand: Thinks the rendering is to scale.

Darrell Griff: Asked if the loading bay will have two tractor trailers or single tractor trailer.

Geoff Hillenbrand: There will be a single door and truck.

Darrell Griff: One door, 15x15 ft?

Geoff Hillenbrand: 55 ft trailer we can make that work with the turning radius.

Mary Galvez: They are off Payne Street?

Geoff Hillenbrand: Yes.

Elaine Hughes: They will be totally off, Completely off Payne Street.

Vincent Durante/David Aiello/Geoff Hillenbrand: Correct.

Vincent Durante: The main reason to put the warehouse there is to cut down the traffic. We are storing everything off site in Syracuse. Every time we run a lot we have to bring materials in. The additional 4,000 sq ft would limit the trucks coming in and out.

Darrell Griff: How much of the facility is used for storage?

Vincent Durante/Dave Aiello: About 1,000 sq. ft. is being used for storage right now.

Darrell Griff: So the rest of the facility is used for manufacturing?

Vincent Durante: Yes manufacturing and the addition will only be used for storage space. There are two entrances into the warehouse for flow of supplies. The storage space now the ceiling is low and racks cannot be used to hold supplies. The new warehouse will have better use to use the racks.

Darrell Griff: Will there be an increase in production?

Vincent Durante: There will be no more production. The production will stay the same. On a good week we can produce 2 lots per week or 10 million a year of syringes. That's going all out. With the supplies located here it will makes it easier. FDA approved and is the only place in US to make the product.

Darrell Griff: Will the warehouse be cooled?

Vincent Durante: The temp will stay the same and we did advancements to the building when we took over last year.

Darrell Griff: What will the truck route be? Coming up Payne or coming up Spring Street?

Vincent Durante: It will be up to the truck driver to decide.

Darrell Griff: The winters may not be good backing down the hill on Payne Street into the driveway.

Bettyann Miller: Will there be an increase of trucks with the warehouse? They will be able to choose when to come?

Vincent Durante: Yes, they will be able to. Syracuse will empty and then the new materials will come from other countries to New Jersey. Then will be trucked to Hamilton when needed.

Mary Galvez: Have you filed a special use permit? Have you talked to the neighbors?

Darrell Griff: They are grandfathered in.

Vincent Durante: Have not filed. I have talked to the neighbors. 2 neighbors on Payne St were ok and the 1 neighbor on Spring Street who is putting up a development would like to have the company moved.

Darrell Griff: Set time of deliveries? (Worried about the lights from the trucks)

Vincent Durante: Normal business hours 8 am – 2 pm Monday –Friday. There will be no weekends.

Darrell Griff: Storm water runoff was it done with just the building or with the building and addition together, also with pavement and foliage.

Geoff Hillenbrand: Whole drainage base.

Darrell Griff: Does it take in the trees, foliage and steep land slowing water? Will the runoff be faster with the addition? (The volume per minute.)

Geoff Hillenbrand: Yes the conditions were put in the program.

Darrell Griff: Have you talked to the Highway Supervisor? Will the ditch take the volume of water with fewer trees there? The volume per minute will increase not the amount.

Geoff Hillenbrand: 100 discharge. 11 with conditions now and 11.2 when developed. Under 5% change is ok.

Darrell Griff: No change in truck traffic?

Vincent Durante: There should be a cut down in truck traffic.

Mary Galvez: The existing dock will be closed? (facing Spring Street)

Vincent Durante: No, that will be used for smaller trucks.

Attorney Jones: The building has been there for 40 years, the short form requires a permit, zoning, special use, and expansion of grandfather, public hearing, and board may consider reasonable conditions.

Darrell Griff: When do you want to start?

Vincent Durante: As soon as we can.

Mary Galvez: Get the Special Use application in. It will take 10 days notice, can get a hearing within the month, and notify neighbors.

Attorney Jones: Check with Codes Enforcement Officer (CEO) Donald Forth on getting the permits.

Vincent Durante: If a special use permit is not required, do we still have a public hearing?

Attorney Jones: Some times with a site plan and it is up to the board to decide.

Mary Galvez: Go to Highway Superintendent Bert Glazier about the drainage, and we will have a public hearing. For the residential area.

Darrell Griff: What is the utilities excess easement, south it says 6 ft?

Geoff Hillenbrand: Driveway is squared off. The pavement goes on to Mr. Curtis' property. We have the ok to do so.

Darrell Griff: Will that affect Mr. Curtis' nonconforming use?

Geoff Hillenbrand: Not sure.

The easement goes through part of Mr. Curtis' property. They have decided to take out the easement and redraw the plans. There is a question about whether there will be county review; General Municipal Law 239-m requires county review in several instances, including if the property is within 500 feet of a municipal boundary; the distance should be checked.

Darrell Griff: Is there a permit for the supplies because of the quantity that will held?

Vincent Durante: Only if the town feels there should be. The materials are not hazardous, no waste, very little water is used.

Mary Galvez: We are clear on the steps that need to be taken.

Everyone agreed on the procedures that need to be done next. COR will fill out a Special Use permit and submit it to CEO Donald Forth as soon as possible. Then, the board will hold a public hearing.

Kim McCracken Westcott, 587 Earlville Rd, Earlville, NY 13332; Tax Map # 214.-1-5

Buildable lot

Kim Westcott owns the property she is looking to sell the property. Would like to know if her property can be listed as buildable. In question is she demoed the trailer that was on her property three years ago and did not replace it. The Grandfathering says it needs to be replaced no more than 18 months after. And the property is less than 1 acre. The board decided that Ms. McCracken should apply for a variance permit. She will be notified that she will have to apply for a variance with the Zoning Board.

Poolville Country Store (2-6 East Main Partnership), 1245 Earlville Rd, Earlville, NY 13332; Tax Map # 199.12-1-12

Subdivision

The PB business was wrapped up with a follow up inquiry about the status of the Poolville Country Store. The council went over the minutes from January 20, 2015. It was brought up that there is an on-going concern about the subdivision that was filed with Madison County. The subdivision did not go through the PB which upon review would have shown that the property was nonconforming. What will happen when it comes time to sell or the Poolville Country Store has built a building and it has gone too far? Questions arose during the discussion about the owner of the property whose lot was subdivided on the location of the

well and septic are on the property or if it is on the subdivided lot and does she have an easement. Member Griff agreed to contact CEO Forth.

A motion for adjournment was made by Mary Galvez and seconded by Elaine Hughes.
Meeting adjourned at 8:20 pm

Respectfully submitted,

Michelle Myrto
Deputy Town Clerk