

TOWN OF BARTON PLANNING BOARD

ROBERT PALANZA, CHAIR

MINUTES –December 10, 2024 @ 7:00 PM

Via In-Person

Board Members Present: Grady Updyke; John Lacey; Andy Plaisted

Board Members Absent: Robert Palanza, Joe Patituce; Fred Schweiger

Staff Present: Arrah Richards-McCarty, Recording Secretary

Guests:

Brian Colunio; Montour Falls – Turbo Storage
Aimee Churchill; Watkins Glen – Turbo Storage
Gerlando Purpura – Turbo Storage

Acting Chairman Grady Updyke called the meeting to order at 7:00 p.m.

Pledge of Allegiance

Privilege of the Floor

None.

Approval of Minutes: A motion to approve September minutes as submitted by Recording Secretary Arrah Richards-McCarty made by Board Member Andy Plaisted, seconded by Board Member John Lacey. All in favor.

New Business

1. Subdivision of Land – Turbo Storage, LLC

The owner is looking to subdivide the parcel located at 451 State Route 17c, Waverly, New York into three separate lots. Parcel A will be approximately 3.108 acres of land and contain the residence, the pool and garage. Parcel A is for sale. Parcel B will be approximately 3.167 acres of land and contain the storage unit facility. Parcel C will be approximately 4.441 acres of land and the owner does not intend to develop that parcel. Parcel C is also a designated wetland.

NYS DOT issued a residency driveway permit with condition they do not expand business. If the company decides to expand, they will need to discuss the new site plan with DOT bringing their driveway up to commercial specifications. Any expansion would also need to be reviewed by the Town of Barton Planning Board. NYS DOT will meet on December 12, 2024 and submit their comment to the applicant/Town of Barton by December 17, 2024.

Once Parcel A sells, the applicant will have a 6-month easement to use the existing driveway to continue allowing access to the storage units. In the meantime, the applicant is installing a new driveway east of the existing driveway. The location where the driveway meets the State Route 17c seems to have a solid foundation; only minor improvements were necessary. The finished width of the driveway will be 20 feet.

The storage unit sign will eventually move from its existing location to the other side of the electric pole near the new driveway. A solar light structure will affix to the top of the sign for easy viewing.

On Parcel B, one of the storage units runs outside the parcel boundaries, sitting atop of the neighbor's land. There is an agreement on file allowing this and the applicant states that agreement will remain intact.

The Planning Board agreed to change the following responses in the completed Part 1 of the Short Environmental Assessment Form:

1. #5 – Updated from “YES” to “N/A” -The Town of Barton does not have zoning.
2. #10 – Updated from “NO” to “YES” - The existing action will maintain connection with the existing private water supply.
3. #11 - Updated from “NO” to “YES” – The proposed action will connect to the existing wastewater utilities.

The electricity was rerouted because it initially ran from the pole to the house, then the house to the pool house, and finally the pool house to the storage units. The applicant corroborated with Triple V Electric and ran electric from the pole directly to the storage units.

The applicant noted NYS DOT regulations require blacktopping the first 30 feet of the driveway that connects to the state route. The rest of the driveway will be #4 and then crusher run. They may consider blacktopping the entire driveway at some point; it is just a matter of the “up-front costs”.

The Planning Board conducted a thorough review of Parts 2 and 3 of the State Environmental Quality Review Act (SEQRA) documentation and found the proposed action will have no significant adverse environmental impact.

Motion to approve site plan review with the following conditions made by Board Member John Lacey, seconded by Board Member Andy Plaisted. All in favor.

1. The applicant obtain all applicable federal, state, and local permits, licenses, and registrations.
 2. That the applicant complies with NYS DOT Region 9 Site Plan Review's comments and requirements.
 3. That the applicant complies with NYS DEC's comments and requirements
-
2. The Recording Secretary emailed the list of building permits inclusive of the following dates: June 11- November 20, 2024 to the Planning Board members.
 3. John Lacey's term expires at the end of this year and he has decided not to renew his term. Alternate member Andy Plaisted expressed interest in this position.

Motion to adjourn meeting at 7:29 p.m. made by Board Member Andy Plaisted, seconded by John Lacey. All in favor.

Respectfully submitted,

Arrah Richards-McCarty
Town of Barton Planning Board
Recording Secretary

DRAFT