

TOWN OF STERLING PLANNING BOARD MEETING  
February 7, 2011

A regular meeting of the Town of Sterling Planning Board was held on Monday February 7, 2011 at the Sterling Town Hall at 7:00 pm with the following members present:

- June Ouellette ~ Chairman
- Sue Allen ~ Member
- Joshua Sanders ~ Member
- Grover Horn ~ Member

Excused: Vern Bishop

Also Present: Robert Barber Jr., Kevin & Shelley Carrier with Pat DeAndre of CNY Scrap Processing LLC, Jean Goulet, Supervisor Lonnie Palmieri and Charles Hendricks.  
Chairman Ouellette called the meeting to order at 7:00 PM.

CORRESPONDENCE

- Towns & Topics
- Planning Commissioners Journal
- Letter- Cayuga County Water & Sewer Authority regarding sewer district #2.

OLD BUSINESS

Cypris Inc. – Mark Podlesh – PDD (5.19-1-1.1)

The applicants were sent an example package of the Woodworth Subdivision to assist in completing the PDD application for their project on property between Ingersol Road and West Bay Road. Mr. Podlesh called the office after receiving the information and discussed the format as well as stated that he would not be at the February meeting but may be back to review the package before formally presenting to the Town Board.

NEW BUSINESS

Jean Goulet, Executor Bloomquist Estate – Minor Subdivision (13.00-1-39)

Mrs. Goulet appeared before the Board to review the survey map for a subdivision of property at 14328 Wilde Road. The property has a total of 171 acres with a 30 acre chunk on the east side of the road which is the parcel they want to subdivide and sell. A quick review of the map deemed it as unacceptable because the property in its entirety is not shown - only the 30 acre parcel is detailed. The applicant was told that she'll need to have the maps corrected and that a scale other than 1" = 100' will be acceptable due to the large size of the property. If the maps are correctly drawn with all the details on the survey checklist included, then possibly a waiver of review and approval would be in order at the next meeting on March 7<sup>th</sup>.

Robert Barber Jr. – Preliminary Meeting – Special Use Permit (19.00-1-18)

Mr. Barber presented his completed application to the Board. His questions on the short form EAF were addressed by the Board and the form was completed. The site plan map was reviewed and the existing building to be used has more than adequate setback from the road and is large enough to house the proposed auto welding, restoration and fabrication business completely inside. There are no physical changes to be made to the building, no signage, no new parking or lighting to be added – the site plan was acceptable and a Public Hearing was scheduled for March 7<sup>th</sup> at 7:00 pm. The applicants were told to file the application with the Town Clerk in the next 2 weeks for processing.

Kevin & Shelley Carrier – Wilbur Junkyard “Rehabilitation” (19.00-1-33)

The Carrier's have been before the Town Board with plans for purchasing the Wilbur Junkyard off of State Route 104 and filing a PDD to operate their expanding business – CNY Scrap Processing LLC. The Carriers stated that their research shows a need in this area for their

services, currently 20% of their business in Penn Yann is from this area for junk cars – the closest locations currently are Syracuse or Auburn. Supervisor Palmieri was also present and commented that the Town Board had met with the Carriers and were in favor of the project for Sterling and that a discussion with the Town Attorney suggested that a PDD be considered because of the size of the resulting purchase as well as the addition of services offered by CNY Scrap Processing. The property does have a grandfathered status for a junkyard but has several violations of the Town Code as well as DEC violations which will need to be addressed. The Carriers explain that they have been in contact with the DEC and requested that the property be researched for a complete and current status report so they can assess the clean-up process required. Their company has completed similar and larger cleanups and feel that they can adequately dispose of the many antique vehicles, boats, tires, fluids, construction debris and mobile home frames with little problem. Once the property is reclaimed, the applicants plan to combine the three properties as one, approximately 22 acres, and operate with little change to the existing structure. The sight distance for the driveway is ½ mile to the east and a mile to the west, some shrubs at the entrance are to be removed to increase these distances and mud/dirt issues with entering the roadway have already been addressed – they have removed approximately 180 tons from the site with no problems thus far and do not predict this volume in the future. Screened fencing (8 foot in height) with natural growth will be maintained and the potential noise level is no more than a farm excavator or other like equipment therefore no issues are expected to develop. They also plan on providing a new scale with placement outside of the fencing for local farmers to use. The applicants are at tonight's meeting to request a recommendation from the Planning Board to the Town Board to continue the grandfathered status operating permit for Wilbur's Junkyard in the applicants name to complete the clean-up process. Some discussion ensued amongst the Board Members regarding an Industrial PDD and its requirements which will be researched by the Board in preparation of an upcoming application.

***Resolution 2011-02***

*A motion was moved by Chairman Ouellette to recommend the continuation of the grandfathered, non-conforming use status of Wilbur's Junkyard in the applicants name for the purposes of addressing existing DEC and Sterling Town Violations before proceeding with the PDD process. The motion was seconded by Member Horn.*

*Roll call vote:*

<i>Chairman Ouellette</i>	<i>aye</i>
<i>Member Allen</i>	<i>aye</i>
<i>Member Sanders</i>	<i>aye</i>
<i>Member Horn</i>	<i>aye</i>

*4 Ayes, 0 Nays and 0 Abstentions – Motion Approved.*

The clerk will draft a letter of the approved recommendation and submit to the Town Clerk for scheduling on the agenda for Town Board meeting on February 22<sup>nd</sup>.

**Charles Hendricks – Sketch Plan Conference**

Mr. Hendricks appeared before the Planning Board to discuss the process he will need to follow to subdivide 2 acres from his property on State Route 104A. The applicant would like to build a personal residence on his property, which is a Manufactured Home Park, and the bank will not approve financing unless the property is separated from the larger piece. He wishes to take 2 +/- acres from the southeast corner of the relatively square lot and extend the existing park road for access to this new lot. The septic system for the park (which is adequate for 1-30 sites, only 10 sites active) would be connected to as would the water line, both are approximately 200' from the lot he plans to create. The Board Members had several issues that need to be investigated such as: Is the road dedicated to the Town? Is it plowed, how maintained? Spec's current road built to and what would extension need to be built to? Landlocked or is a ROW along east property line possible? Variance needed? Are there any existing covenants, restrictions and easements? Member Sanders cautions the Board to move slowly because of the precedents that could be established. Mr. Hendricks is asked to supply a more detailed map