

Planning Board Meeting
February 6, 2023

Present: Chairman Bob Salmon, Andy Jones, Frank Kaylor, Heidi DuSell, Karl Anderson, Jason Tardio, Counsel Nadine Bell, Jill Doss

Chairman Salmon opened the meeting at 7:06 p.m.

Minutes

The Board members reviewed the minutes from the January 5, 2023 meeting. Upon the motion made by Andy Jones and seconded by Heidi DuSell the Board unanimously approved the minutes as presented.

Storage Container (Shipping Containers) Discussion

The Board members, along with Counsel Bell reviewed the various Local Laws in place in three New York municipalities in regard to shipping container legislation. The Board reviewed definitions of what is a storage container and the various factors to consider in the discussion. They spoke about prohibition of the use of shipping containers by a couple of the municipalities and what that language looked like, they discussed accessory structures and using shipping containers for a short-term (by a Contractor in most instances) use of shipping containers.

Discussion:

Is the Board in favor of the use of shipping containers in any capacity or do you think they should be prohibited in entirety?

responses: not completely opposed, but need guidelines

cool uses

concern over clientele or how/where they would be used or potentially abused. Maintenance concerns. Counsel Bell commented that they would still have to meeting all Building Code and Fire Code regulations
concern of aesthetics

do they really fit in the Village-there is not a great deal of open space available in the Village

A comment was raised about new legislation being proposed by the State for affordable housing and would that somehow impact or encourage the use of these containers.

concern - could they restricted to certain areas and if so, which areas would they be?

The Board spoke of General Business and Special Business zones. once again the Board comment they was not opposed but concern for aesthetics

The Board agreed that they wouldn't be appropriate in the residential zones. The question was raised if they could be used as accessory structures - or commercial non-habitation units (like a business operation). It was emphasized that the structures would be required to meet the International Building Code and the NY Fire Codes as well as local Code requirements (setbacks, location, allowed use etc.). The group discussed temporary use (by a contractor for example and limiting the number of days it could be at a location).

The Board discussed many options and suggestions and concerns about the use of storage containers and the possible impact on the community, the gateway and

property values as well. The Board agreed to send a letter to the Village Board with their recommendations after the long and exhaustive discussion.

To the Village of Chittenango Board of Trustees

The Village Planning Board engaged in a long and exhaustive discussion in regard to the use of shipping containers in the Village. The Board reviewed sample local law legislation from nearby communities and considered how a shipping container could be best assimilated and aesthetically acceptable in a way that our residents would not object. The appropriateness of various zoning districts was debated and ultimately, it is the Planning Board's recommendation that the use of shipping containers as a structure as habitation or storage is opposed because of the limited parcels in Light Industry and the potential impact on residential properties. The Board also took into consideration the preservation of the gateway to the east and west into the Village. The Board reviewed the Zoning Map as they reviewed and considered this request for recommendation by the Village Board. The Village is a small community and the availability in developable property is limited.

Upon the motion made by Andy Jones and seconded by Karl Anderson, the Board agreed the above letter should be sent to the Village Board as the Planning Board's recommendation to prohibit storage containers in the Village. All members present voted in favor. The Secretary was directed to prepare the letter and send to the Village Board.

Chittenango Lumber

A request was received from Jeff Hunt to remove one the existing lumber storage buildings as it was in poor shape and replace the building with a new structure. The side yard setback will be 15 feet and there isn't a required rear yard setback in this Zone. Mr. Jeff Hunt was unable to attend the meeting this evening and a phone call discussion was made to Code Officer Geer to answer a couple of questions in regard to the project. The new building will be 30' x 79'. The old building was closer to the side line and in order to comply with the required side yard setback, the new building will be constructed with a 15 side yard setback on east end of the building. The information is being reviewed due to the structure being located in the Comprehensive Plan District. The Board reviewed the SEQR for the project. Upon the motion made by Andy Jones and seconded by Frank Kaylor, the Board determined this to be an Unlisted Action for purposes of SEQR, with a negative declaration with the Planning Board being the Lead Agency. The Board further moves that the plans as presented this evening for the removal of the existing lumber storage building and replacing it with a new 30 x 79 lumber storage building that will have a 15 side yard setback on the east end of the building be approved as proposed by Chittenango Lumber. All members voting in favor.

Sun Chevrolet -Electric Charging Station

The applicant was ill this evening, so they have asked to be placed on the March meeting agenda.

Discussion was held on training and what each member needs for the current year.

Next meeting

The next meeting will be held on Thursday, March 2, 2023 at 7 p.m. Secretary instructed to advise the Clerk's Office of the change in date and time.

With no further business, meeting adjourned at 8:27 p.m. upon the motion made by Jason Tardio and seconded by Heidi DuSell. All members present voting in favor.

Respectfully submitted,

Jill A. Doss
Secretary to PB