

TOWN OF SULLIVAN PLANNING BOARD MEETING – DECEMBER 1, 2020
RICHARD MYERS – HARSH ROAD, CHITTENANGO – ONE LOT NON-REALTY
SUBDIVISION IN AN AG ZONE –SLB 42.1-20

The hearing was opened by Frank Park. The secretary read the notice as published in the Oneida Dispatch.

Present: Frank Park, Sherry Menninger, John Ceresoli, Paul Jasek, Phil Costanzo, codes officer and John Langey, atty

This subdivision is a 0.75 non- realty lot which will be added to James Becker’s lot on Harsh Road which is now 1.64 acres.

Peter Tucker, representing Mr. Myers, did not appear before the Board regarding this subdivision hearing.

No one appeared to speak for or against this application for a one-lot non-realty subdivision on Harsh Road.

A motion was made by Sherry Menninger and seconded by Paul Jasek to keep the hearing open until the January 5, 2021 meeting. All in favor.

REGULAR MEETING OF THE TOWN OF SULLIVAN PLANNING BOARD – NOVEMBER 3, 2020

The regular meeting of The Town of Sullivan Planning Board began at 7:00PM

Present: Frank Park, Dave Allen, Sherry Menninger, John Ceresoli, Paul Jasek, Phil Costanzo, and John Langey, atty.

The minutes of the November 3, 2020 meeting were accepted with a motion by Dave Allen and seconded by John Ceresoli. All in favor

MIKE MASTRIANO – HARBOUR TOWN – STORAGE BUILDING IN A PDD

Mike Mastriano appeared before the Board with his plans for a 20-lot storage building subdivision. Mr. Mastriano provided a document and map of the proposed project.

A road would enter to a cul-de-sac. All of the lots will have 75ft. of road frontage and will have an average depth of 175ft. The purpose of this development is to provide storage buildings for individual homeowners in Harbour Town. Lots will also be available to non-residents of Harbour Town.

All lots will be “fee simple” owned and maintained by the individual landowner. All lots will be required to adhere to building standards set forth in the land sale contract. Architectural approval is set by the developer Fisher Bay LLC. All buildings will have metal roofs and metal siding to ensure aesthetic compatibility to the development All buildings must be approved and conform to Town of Sullivan building and code requirements for storage buildings and land owners must apply and receive a building permit from the Town of Sullivan. Covenants will be built into the deed. No residency is allowed in the building. Any outdoor storage of material must be kept behind a 6’ high solid fence. There will be no signage.

If items are stored outside the building, there must be a 6’ fence attached to the building. This is not going to be a homeowner’s association. Mr. Mastriano could have a home builders association to cover the covenants that will be formed.

This would be considered a non-residential subdivision with all utilities including public sanitary sewers and storm sewers, public water and National Grid gas and electric service.

There is concern as to whether the road should be private or public and managed by the Town.

Andy Busa, highway supervisor, concerned about it being a public road.

With sewer, the owners of the facilities would need to be aware of what can go into the sewers and what cannot go into the sewers.

This plan should also be shown to the Bridgeport Fire Dept for their approval

If it does become a public road, the highway department will plow in the winter and it will be dumped around the cul-de-sac. The owner of the facility will plow his own driveway.

The site will be graded, and all utilities available. Drainage will be taken care of before the sale.

The Board is concerned about the disposal of stormwater.

One grinder pump will handle two buildings and shared by the two owners.

The construction will be outside the Federal wetlands.

Barton & Logoudice will need to see this plan.

The Town will have to sign off on the road.

A SEQR will need to be done and it needs to be decided if the Town Board or the Planning Board will be lead agency.

The Planning Board will want a letter from the Bridgeport Fire Dept accepting the plan for the road.

Mr. Mastriano will return to the January 5, 2021 meeting for further discussion.

A motion was made by Dave Allen ad seconded by John Ceresoli to adjourn the meeting at 7:50PM. All in favor.

Respectfully submitted,