

PUBLIC HEARING – DECEMBER 6, 2022 –MIKE FERRO – TWO LOT SUBDIVISION
LAKEPORT ROAD, AG ZONE – SLB 17-1-2.1

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

Present: Frank Park, Dave Allen, Sherry Menninger, Paul Jasek, John Ceresoli, John Langey, atty and Larry Ball, codes officer

Rick Myers appeared for this two-lot subdivision on Lakeport Road which will split a 500+ acre lot into two lots of 254.97 acres each.

No one spoke for or against this two-lot subdivision on Lakeport Road.

A motion was made by Dave Allen and seconded by John Ceresoli to close the hearing. All in favor.

PUBLIC HEARING WALKER TREE TOM DITULLIO – AMEND SPECIAL USE PERMIT –
TREE CARE – ROUTE 5 EAST, CHITTENANGO

Ms. Woods would like to add on to the existing building at the corner of Route 5 and Quarry Road

Mr. Ditullio would like to add a two-story addition of office space and a lean-to for truck storage in a plan that will be phased in.

No one spoke for or against this special use permit application to add office space, a second story and a lean-to for truck storage

A motion was made by Sherry Menninger and seconded by Paul Jasek to close the hearing. All in favor.

DOUG WEAVER - REVISE SPECIAL USE PERMIT – ROUTE 31, LAKEPORT – MOTOR
SPORTS – SLB 10.44-1-38

Mr. Weaver appeared before the Board. His special use permit application was not advertised for this meeting

The Board is concerned about the parking spaces to be used.

A motion was made by and seconded by to schedule a public hearing for January 3, 2023 at 6:45PM to sell motor sport vehicles with perhaps one or two cars for sales only.

REGULAR MEETING OF THE TOWN OF SULLIVAN PLANNING BOARD – DECEMBER
6, 2022

The regular meeting of the Town of Sullivan Planning Board began at 7PM.

Present: Frank Park, Dave Allen, Sherry Menninger, Paul Jasek, John Ceresoli, John Langey, atty and Larry Ball, codes officer

A motion was made by Sherry Menninger and seconded by John Ceresoli to accept the minutes of the November 1, 2022 meeting. All in favor

PUBLIC HEARING –MIKE FERRO – TWO LOT SUBDIVISION, LAKEPORT ROAD,
AG ZONE – SLB 17-1-2.1

The Board found no problem with this two-lot subdivision separating 500 acres into two equal lots.

A motion was made by John Ceresoli and seconded by Dave Allen to accept this two-lot subdivision. All in favor.

CHITTENANGO SOLAR FARM – 8278 LAKEPORT ROAD – NEXAMP

Travis Mitchell appeared before the Board representing NEXAMP regarding the placement of solar panels on property located at 8278 Lakeport Road.

The concern with this project is that the solar panels are too close to the wetlands.

NEXAMP is waiting for the DEC to state whether the wetlands should be in play with this planned solar farm.

The concern is the amount of time it may take for the DEC to comment on the wetlands.

The “field delineated wetlands” were shown on the screen for the benefit of the Board. There is 3000’ distance from the wetlands to the proposed solar panels

Representatives from Barton & Logoudice have researched the impact of the wetlands on the solar panels proposed.

John Langey, atty, stated that before the lead agency can be determined, they need to be aware of what the objections should be with the wetlands.

Army Corp evaluates vegetation.

Mr. Mitchell discussed the memo sent to them by Barton & Logoudice on 12/5/22 – regarding the protected species.

Stormwater inclusion protection plan will be submitted and made clear.

Visual impact was discussed, 1) concern about the planting buffer. The Board is concerned about the planted species – concern that it will take 5 years to have the species grown. They would like to see something buffering the panels before the 5 years. Per Mitchell, they have plans for larger plantings to be placed there. There is only 800’ that is visible from Lakeport Road and the panels are 500’ back.

2) Poles – the interconnection – NEXAMP cannot get an answer from National Grid at this point. There will be five to seven poles going from north to south and are visible for about 1000’. There is a grid requirement of at least two poles per Mr. Mitchell. If they use transformer pads, they have to be away from the wetlands, which makes using the poles easier. National Grid does not give the necessary information needed for placement of the poles or pads. National Grid wants a completed plan before they will determine the number of poles to use.

Paul Jasek – concerned about the aesthetics of these poles.

The GZA report also needs to be completed.

NEXAMP is requesting that the Board review the SEQR process at the next meeting.

NEXAMP will return to the January 3, 2023 meeting.

PUBLIC HEARING WALKER TREE TOM DITULLIO – AMEND SPECIAL USE PERMIT – TREE CARE – ROUTE 5 EAST, CHITTENANGO

Jennifer Woods appeared before the Board to request a special use permit to add a second story to the building at the corner of Route 5 and Quarry Road. She would also like to build a lean-to for truck storage. She has upgraded her map to show phases of her project over five years.

Phase #1 is the front office space. Phase I needs to be done within one year. In phase #1 she plans to put the floor joists in. Phase #2 would be the lean-to beginning in September 2023. She would like to have this phase done in one year from approval. Phase #3 is the second story of the building. Each phase must be completed within one year of receiving a building permit. She can pay for each permit as they are started. The map presented is dated 11-3-22.

The Town of Sullivan Planning Board was declared lead agency to the short form SEQR and a negative declaration was made to amend her special use permit to add a three-phase project 1) front office space as in the plans, 2) Complete the lean-to for storage of trucks and Phase #3 is the second story. Sherry Menninger and Paul Jasek approved. All in favor.

MARTHA FREY – TWO LOT SUBDIVISION –1384, 1392 ROUTE 173- SLB 48-1-23, 48-1-23.1

Ms. Frey appeared before the Board for a two-lot subdivision at 1384 and 1392 Route 173. She would like to subdivide two parcels to cut out the cemetery from the rest of the property. Parcel

two is .812 acres and parcel #1 is 136.2 acres. Only one parcel has been divided from the whole, and, therefore, she does not need subdivision.

The question is whether a private cemetery can stand alone. Per Ms. Frey, the family will continue to maintain it. The cemetery has 107' of road frontage. Ms. Frey would need a variance to create the cemetery lot.

Ms. Frey will return to January 3, 2023 meeting.

A motion was made by Paul Jasek and seconded by John Ceresoli to adjourn the meeting at 8:40PM.

Respectfully submitted