

TOWN OF SULLIVAN PLANNING BOARD PUBLIC HEARINGS – FEBRUARY 6, 2024 –  
JEFFREY TAYLOR – 1861 NEW BOSTON RD., CHITTENANGO – AMENDMENT TO  
PDD/3 LOT SUBDIVISION – AG ZONE – SLB# 33.-1-46.1

The hearing was opened by Dave Allen. The Secretary read the notice as published in the Oneida Dispatch.

Present: Paul Jasek, Sherry Menninger, Cory Jenner, Raymond Carney Alt., John Langey, Atty and Larry Ball, Building and Codes Administrator. Excused: John Ceresoli.

Art Lelio spoke to neighbors of the safari and was told of escaped animals. Asked what will be done to make sure this does not happen at the new venue. No one else spoke for or against this 3-lot subdivision.

A motion was made by Sherry Menninger and seconded by Paul Jasek to table this public hearing to March 5, 2024 as Mr. Taylor is not present. All voted in favor.

SCOTT BARRETT – 2451 ROUTE 5, CHITTENANGO – 2-LOT SUBDIVISION -AG ZONE –  
SLB# 42.-1-20.11

The hearing was opened by Dave Allen. The Secretary read the notice as published in the Oneida Dispatch.

Present: Paul Jasek, Sherry Menninger, Cory Jenner, Raymond Carney Alt., John Langey, Atty and Larry Ball, Building and Codes Administrator. Excused: John Ceresoli

Atty. Edward Perry confirmed the driveway and site sizes were changed on the survey.

No one spoke for or against this 2-lot subdivision.

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

REGULAR MEETING OF THE TOWN OF SULLIVAN PLANNING BOARD –  
FEBRUARY 6, 2024

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

Present: Dave Allen, Paul Jasek, Sherry Menninger, Cory Jenner, Raymond Carney Alt., John Langey, Atty and Larry Ball, Building and Codes Administrator. Excused: John Ceresoli.

A motion was made by Paul Jasek and seconded by Sherry Menninger to approve the minutes of the January 2, 2024 meeting. All voted in favor.

SCOTT BARRETT - 2451 ROUTE 5, CHITTENANGO – 2-LOT SUBDIVISION – AG ZONE-  
SLB# 42.-1-20.11

The SEQR was completed at the January 2, 2024 meeting.

A motion was made to approve this 2-lot subdivision by Paul Jasek and seconded by Sherry Menninger. All voted in favor.

STONELEIGH HOUSING INC.- SPECIAL USE PERMIT, SITE PLAN APPROVAL AND  
PLANNED DEVELOPMENT PLAN – ROUTE 31, SLB# 10.-1-9.21 – 32 APARTMENT  
COMPLEX IN THE SULLIVAN INDUSTRIAL PARK

Donna Bonfardeci appeared before the Board, they are looking for site plan approval and SEQR to be completed. Lisa Wennberg from Keplinger Freeman Associates and Ken Knutsen from Barton & Loguidice were also present for any questions. Ms. Bonfardeci stated a resolution has been passed with Madison County for \$400,000 of grant monies for this Project; all questions were answered by Barton & Loguidice; OCWA will bore underground (no road cut) once site plan is approved; she is on a time limit and obligation from Madison County and does not want to lose this money.

Atty. John Langey said the Board will take a hard look at all environmental impacts and explained this deeper dive on SEQR.

Sherry Menninger asked about HUD. Ms. Bonfardeci stated it is not with HUD, rather it will be affordable housing for the elderly with income level and purpose built for age 62 and over.

Atty. John Langey went over Part 2 of the Full EAF thoroughly with the Board as lead agency. No issues of concern were identified.

A motion was made by Sherry Menninger to adopt a negative declaration with no environmental impacts and seconded by Paul Jasek. All were in favor. Atty. John Langey will capture the findings in the resolution.

Ms. Bonfardeci asked the Board what is needed for site plan approval to be completed. Chairman Dave Allen discussed 40 parking spaces to start, let the Board take time to review everything and will have conditions, possible final action at the next meeting.

A motion was made by Paul Jasek and seconded by Sherry Menninger to continue to March 5, 2024 meeting. All voted in favor.

CURT SAGER – 7376 WHEELER RD., CHITTENANGO – AMEND EXISTING SPECIAL  
USE PERMIT – BUSINESS ZONE – SLB# 33.-1-33.1

Mr. Sager appeared before the Planning Board with better detailed drawings from surveyor. The Board discussed approving 5 more spots, all to be to the North side. The adjusted area to be 70' x

90' with no more than 13 total vehicles on the existing gravel and not to exceed the dimension of space. Mr. Sager to keep the grass area on the South side. SEQR is on file from the original SUP and the Board reaffirmed the original findings of a Negative Declaration after giving consideration of the minor changes.

A motion was made by Paul Jasek to approve an amended SUP to allow up to a total of 13 spaces for parking. Applicant will resurface the parking area with gravel to the Town's satisfaction. This was seconded by Cory Jenner and all voted in favor.

BELL ATLANTIC MOBILE/VERIZON WIRELESS – ROUTE 173 – SPECIAL USE PERMIT  
NEW CELL TOWER – SLB# 49.-1-14

Stephen Fantuzzo with Nixon Peabody and Brett Morgan appeared to discuss a cell tower at land on the corner of Route 173 and Route 17 (East Lake Rd.). The cell tower would improve coverage for the benefit of Town residents. It would be a 195' tower (with lightning rod 199') on leased parcel 100' x 100' for tower and equipment. The Applicant stated that this is the best suited parcel based on the RF report. Site selection report, elevation, natural screening, site plan and details of tower and equipment were all discussed. Brett Morgan stated a pre-screen was completed for FAA determination and once approval is granted a final report with FAA will be issued. Anything over 200' needs to be light.

Atty. John Langey said this is regulated by the Federal Communications Commission and standard procedure is to retain a radio frequency engineer to review coverage area and confirm this would be the right place for this. The first step tonight would be to retain an RF engineer, set up escrow accounts, start the SEQR process, and name the Planning Board as lead agency. The area appears to be heavily forested and farm land.

Paul Jasek confirmed coverage is Eastern side slope to Village based on topography and the site would be fenced. He would like to hear what engineer says on the Town's behalf.

A motion was made by Paul Jasek and seconded by Cory Jenner for a resolution establishing the Planning Board as lead agency under SEQR for this SUP, authorize the Town to enter into a services retainer agreement with RF Engineer William Johnson and establish escrow accounts for this Project. All voted in favor.

The Board would like to see visuals and vantage points of the lease area 100' x 100' and 30' wide access for utility easement. Brett Morgan will request the specific address from Madison County 911.

The Board will wait to set up public hearing after the March meeting so the engineer can review and comment on the Town's behalf.

CARL SPINELLA – 2065 ROUTE 31, CANASTOTA – SPECIAL USE PERMIT – INSTALL  
HALF BATH – BUSINESS ZONE – SLB# 10.58-1-26

Carl Spinella appeared before the Board requesting to install a half bathroom, 2 windows and sliding glass door in existing garage. His property is right on the lake, part Business and MR-12 zone, bridging way to house in the future. His family comes in the daytime to use the lake in the summer. He wants a place where his family can use bathroom since they are there all day.

Atty. John Langey said he would have to connect to sewer and conditions for approval should include: (1) no kitchen and (2) no sleeping areas. Mr. Spinella will obtain a building permit and sewer permit.

A motion was made by Paul Jasek to declare Type II action for SEQR, waive public hearing and approve this SUP with the conditions noted above, seconded by Sherry Menninger. All voted in favor.

JAMES BROWN/RICO PROPERTIES – 2377 ROUTE 31, CANASTOTA – 2 LOT  
SUBDIVISION – BUSINESS/MR-12 ZONE – SLB#11.-1-12.1

Frederick Myers from Myers & Associates appeared on behalf of Mr. Brown requesting a 2-lot subdivision. There is no water or sewer at the site. Larry Ball stated the property is not in a water district. Atty. John Langey explained they would have to do an extension into a water district (East Sullivan), which is simple but must be processed with the Town Board. He will work with Mr. Myers as a condition to any approval.

Short EAF completed declaring Planning Board lead agency, unlisted action with negative declaration. All voted in favor.

A motion was made by Paul Jasek to schedule public hearing for March 5, 2024 at 6:45PM, seconded by Cory Jenner. All voted in favor.

ROBERT SHEPARD – 863 MARSH MILL RD., KIRKVILLE – 2 LOT SUBDIVISION- AG  
ZONE – SLB#15.-1-47.131

Mr. Shepard appeared before the Board requesting a one-acre subdivision of his property to build a new home for his son. He discussed the map with the Board. There is water, would do a raise bed system and perk was completed with Doug Stansbury.

The Short EAF was reviewed and the Planning Board declared itself lead agency for this unlisted action with a negative declaration unanimously adopted.

A motion was made by Raymond Carney to schedule public hearing for March 5, 2024 at 6:45PM, seconded by Sherry Menninger. All voted in favor.

DOLLAR GENERAL – 1840 ROUTE 31, CHITTENANGO – SPECIAL USE PERMIT & SITE PLAN REVIEW FOR NEW STORE – SLB#10.-1-14.1

Victor Michel appeared for Dollar General to discuss a new store. They are in the early stages of planning at the property (corner NYS Route 31/Lake Rd. and Lakeport Rd.). The site is 1.4 acres. This store would be 12,480 sq. ft. with a grocery aspect added to it. It would be bigger than the store on Route 5.

Paul Jasek discussed concerns of the area being very dark, and lights close to road would distract drivers and neighbors. Mr. Michel said the lighting would be LED down cast, dark sky compliant lighting per the engineer and the sign turns off after hours. Dave Allen concerned with lighted sign on building peak would affect the residence across the street, he would like to see no lights at peak. Discussion was held about State DOT traffic and road cut concerns as could become a problem at periodic times with school buses and speed in this area. Mr. Michel stated a traffic study determination would be completed and share with the Board.

Dave Allen discussed landscaping plan, shrubs -- not trees, nice looking 6 ft. vinyl fencing to block out boats and west side swales. The building itself would be similar to Route 5 with sides the same as front. He discussed some of the concerns with the Route 5 store that have not been completed and will be paying close attention for this store.

Larry Ball discussed concerns of arrowheads being found by children where pond and drainage is going. DEC approval would be needed.

Barton & Loguidice to look at this proposal and escrow to be established. Dollar General to return March 5, 2024 with proposed changes after introducing project tonight.

A motion was made by Paul Jasek and seconded by Sherry Menninger to adjourn the meeting at 9:00PM. All in favor.

Respectfully submitted,  
Jeri Rowlingson, Planning Board Secretary