

PUBLIC HEARING – JANUARY 3, 2023- DOUG WEAVER – REVISE SPECIAL USE PERMIT FOR RECREATIONAL MOTOR SPORTS SALES/SERVICE ROUTE 31, LAKEPORT SLB 10.44-1-38

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

No one spoke for or against this special use permit application for the sale and service of recreational motor sports (ski doos, boats, trailers, etc.)

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

REGULAR MEETING OF THE TOWN OF SULLIVAN PLANNING BOARD – JANUARY 3, 2023

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 John Ceresoli and seconded by Dave Allen to accept the minutes of the November 1, 2022 meeting. All in favor

DOUG WEAVER – REVISE SPECIAL USE PERMIT FOR RECREATIONAL MOTOR SPORTS SALES/SERVICE ROUTE 31, LAKEPORT SLB 10.44-1-38

Mr. Weaver does have an active special use permit. The Board is attempting to clear up what can be sold on this property. Mr. Weaver presented a site plan. Some vehicles will be parked in a defined area in the front of his house. The Board would like to see a maximum of two passenger vehicles, and four- powers sport vehicles, with no more than six vehicles placed in the front in the location as indicated on the submitted site plan.

A motion was made by Dave Allen and seconded by Sherry Menninger to amend Mr. Weaver's special use permit and reaffirm the former SEQR to allow sales and service of recreational vehicles with a maximum of two passenger vehicles and four power sport vehicles, with no more than six vehicles total placed in the location indicated on the submitted site plan. All in favor.

MARTHA FREY – TWO LOT SUBDIVISION – ROUTE 173 – AG ZONE

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. There is also a "tenant house" on the property and will remain part of the farm. Per Ms. Frey, the family will continue to maintain the cemetery. The cemetery has 107' of road frontage. Ms. Frey would need a variance to create the cemetery lot.

The Board feels Ms. Frey does not need subdivision of this land as she is allowed 3 splits on the original property before she needs subdivision.

A motion was made by Paul Jasek and seconded by John Ceresoli to allow Ms. Frey to separate the cemetery from the original parcel without need of subdivision. All in favor.

THOMAS/ROBIN HANNAN – 2 LOT SUBDIVISION – LESTINA BEACH ROAD,  
BRIDGEPORT – SLB 9-3-9.1 – MR-12 ZONE

Alex McCombie would like to separate a 7.73-acre parcel from his property on Lestina Beach Road to sell to Thomas and Robin Hannon. He has property on both sides of the road and would like to sell the lot he owns across the road from his home.

A motion was made by Dave Allen and seconded by Sherry Menninger to declare the Town of Sullivan lead agency and make a negative declaration to the short form SEQR and schedule a public hearing for 6:45PM February 7, 2023. All in favor.

ROBERT REUTTER – 6005 CHEESE FACTORY ROAD – POLE BARN CONSTRUCTION  
WITH RESIDENCE – SLB 57-1-3.12 AG ZONE

Mr./Mrs. Robert Reutter appeared before the Board to discuss the construction of a pole barn at their residence on 6005 Cheese Factory Road. They live across the street from Woodcrest Golf Course. The proposed building is not on the residential property but is on a second property that is farmed by a renter. The Board does not allow accessory buildings on property without a residence. They would like to have a 2400 sq. ft. pole barn to house equipment used to mow and care for their property. The best solution, per the Board, is to combine the two properties and get one deed rather than the two deeds as they have now. The pole building can then be built as it will have a residence to go with it. They can either combine the entire parcel or cut out enough acreage to include the pole building.

LORI LABARRE – 299 SENECA STREET, CHITTENANO, CONSTRUCT A 6' PRIVACY  
FENCE – SLB 41.-2-81 – BUS ZONE

Ms. LaBarre appeared before the Board requesting a 6' privacy fence around their home for privacy from the two busy roads on either side of her property. She is in a business zone. Normally a fence in a business zone is to keep the neighbors from seeing the business. The Board would like to see a different type of privacy fence (trees, shrubs,) rather than a stockade fence. The Board would allow a 4' fence along Seneca Street and east of the house from Seneca to their house. The Board would not be opposed to a fence on the Route 5 side. The LaBarres will return with a better alternative to the 6' fence.

A motion was made by Paul Jasek and seconded by John Ceresoli to adjourn at 7:55PM

Respectfully submitted,