

TOWN OF SULLIVAN PLANNING BOARD - PUBLIC HEARING – JULY 6, 2021-DANA DELANCEY -9631 HITCCHCOCK POINT ROAD, BRIDGEPORT – HOME OCCUPATION – CHIROPRACTIC SERVICES – SLB 1.83-1-19 – MR-12 ZONE

Ms. Delancey would like to open a chiropractic service in her home. She has an in-law apartment that she would like to use for her patients. The office (treatment area) will be just inside her door. Patients will park in their driveway and they will keep their cars by their barn. She would see around six to eight people per day. There will only a 1' x 6' sign affixed to the building. She will have no employees.

LOUISE MITCHELL – neighbor – against this proposed special use permit. The area is residential and she would like it to stay that way. Concerned about traffic.

Mr. Langey explained to the neighbors the rules of a home occupation and what conditions need to be followed.

There would not be more than two cars parked at one time; one coming in and one leaving. She will not work on the weekends.

PENELOPE RICCHARDSON -117 Hitchcock Point Road – neighbor – afraid this will set a precedent and other business will open up. Concerned about increased traffic and concerned about break-ins in the area.

No one else spoke for or against this special use permit application.

The SEQR was completed on June 1, 2021.

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

No one spoke for or against this special use permit

PUBLIC HEARING – JULY 6, 2021-RONALD SLAGHT – 8576 WHITELAW ROAD, CANASTOTA – TWO LOT SUBDIVISION/ANNEXATION SLB 18.00-1-16, 18.00-1-16.2

Mr. Slaght appeared before the Board requesting a two-lot subdivision at 8576 Whitelaw Road, Canastota. Mr. Slaght would like lot #1 of 1.25 acres separated from the remainder of that lot which is 3.7 acres.

No one spoke for or against this two -lot subdivision at 8576 Whitelaw Road.

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

REGULAR MEETING TOWN OF SULLIVAN PLANNING BOARD – JULY 6, 2021

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, John Langey, atty, Phil Costanzo, codes officer.

A motion was made by Sherry Menninger and seconded by Dave Allen to accept the minutes of the June 1, 2021 meeting. All in favor.

DANA DELANCEY -9631 HITCCHCOCK POINT ROAD, BRIDGEPORT – HOME OCCUPATION – CHIROPRACTIC SERVICES – SLB 1.83-1-19 – MR-12 ZONE

The Board stated that this activity is to be limited to only a few patients each day. He hours will be Mon – Fri 8:30 AM to 5PM with one day being 8:30PM to 6:30PM. The only signage will be a 1' x 2'sign attached to the building. Only 2 additional cars will be allowed at one time. No cars can be parked on the road.

A motion was made by Sherry Menninger and seconded by Paul Jasek to allow this special use permit for a home occupation for chiropractic services at 9631 Hitchcock Point Road, with the following contingencies:

1. Hours of operation: Monday – Friday 8:30AM to 5PM

One day a week Ms. Delancey can be open from 8:30AM – 6:30PM

2. Signage – A 1' x 2" sign attached to the building
3. Patient cars to be parked in driveway only, no on-street parking
4. Only 2 “patient” cars will be allowed at one time.

All in favor.

RONALD SLAGHT – 8576 WHITELAW ROAD, CANASTOTA – TWO LOT  
SUBDIVISION/ANNEXATION SLB 18.00-1-16, 18.00-1-16.2

The Board reviewed the map presented to the Board. Mr. Slaght intends to sell the 1.25 acres. A motion was made by Paul Jasek and seconded by Dave Allen to accept this two-lot subdivision. Mr. Slaght needs to get a mylar copy of the map along with as many maps as he needs and they will be signed by Frank Park and Dave Allen and need to be filed with the County.

GARY MOSHIER -329 BARRETT COVE, BRIDGEPORT – SPECIAL USE PERMIT FOR  
FIREARMS – SLB 3-1-2.6

Mr. Moshier appeared before the Board. The County has sent the recommendation back to the Planning Board for local determination.

A motion was made by Paul Jasek and seconded by John Ceresoli to accept this special use permit for the sale of firearms at 329 Barrett Cove with the contingencies as in June.

JEFF TAYLOR – RV PARK – NEW BOSTON ROA DSLB 33-1-46.1

Mr. Reeves and Mr. Taylor appeared before the Board – they have discussed water. Mr. Reeves presented a new map with changes that have been made to the site. The campsites remain unchanged in the new map. The restaurant has been moved. The water park is also planned at this time. The mini-golf area has been moved closer to the road for access to the public. The treehouses are also on the map.

They are working on traffic configurations.

The State Public Health guidelines – states you need a permit from them to have a public campground.

The Board would like to have a “sit-down” with the other entities to come together to explain what each agency needs to have on hand. The Board would like to have the school involved in the planning as they will have buses on the road. DEC, Dept of Health, Dept of Transportation. A motion was made by Sherry Menninger and seconded by Dave Allen to declare the Town of Sullivan lead agency to the SEQR, Type I action for the proposed RV PARK.

Mr. Taylor would also like to have a special meeting to discuss this project. The Board will consider the possibility of a special meeting.

THOMAS MULCAHY 804-810 FYLER ROAD – SLB 23-2-34.11

Mr. Mulcahy appeared before the Board to discuss a two-lot subdivision on three acres of land. Lot #1A is 1.67 acres, and has a two-family house on it. Lot #1B is 1.65 acres and has a structure on it. However, there is no principle building on this lot which makes this lot unsalable. Mr. Mulcahy will consider his options and return when he has a plan.

HAROLD OOT – 5 LOT SUBDIVISOIN – BROWNELL ROAD –

Forrest Sequin appeared before the Board to discuss a subdivision on Brownell Road. Each lot is going to an existing lot. Lot #9 belongs to Mrs Oot and is 4.5 acres. Lot #10 is 4.5 acres and will be added to the store. Lot #6 is 4.23 acres and will be added to an existing lot, Lot #7 is 4.8 acres and Lot #9 is 4.5 acres. This will be a lot line adjustment.

A motion was made by John Ceresoli and seconded by Dave Allen to declare the Town of Sullivan Planning Board lead agency to the SEQR and to schedule a public hearing for August 3, 2021 for a lot line adjustment of four lots. Lot # 9 will remain the same. Lot #10 will be added to the store and Lots 6,7,8 will be added to their adjacent lots. All in favor.

KEN KATZENSTEIN – PDD- BOLIVAR ROAD

Mr. Katzenstein would like to have lot 3,5,7,8 no longer used for gravel Lot #6 are his house and barns. Mr. K would like lot #6 separated from the above lots. He can take his personal property out by right. He has to obey the setbacks and lot lines.

Parcel #2 and #4 will become one parcel. He needs 10 acres for a PDD.

Mr. Langey stated that the PDD should be the entire parcel.

Mr. K will give the White Bridge Crossing development area a buffer area (lots 3&5) which is 24 acres. There is a right-of-way to lot #1. He plans to keep his house (lot #6) out of the PDD.

The Board needs a long form EAF and a more precise map

A Small portion of #2 and #4 have a DEC permit.

Mr. Katzenstein will return.

A motion was made by Sherry Menninger and seconded by Paul Jasek to adjourn the meeting at 8:20PM. All in favor.

Respectfully submitted,