

REGULAR MEETING OF THE TOWN OF SULLIVAN PLANNING BOARD JULY 6, 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, Rich Andino, atty, and Larry Ball, codes enforcer.

A motion was made by Paul Jasek and seconded by Dave Allen to approve the minutes of the June 6, 2023 meeting. All in favor.

DEVON SEITER 360 ROUTE 31, BRIDGEPORT – SLB 86-1-28 – BUSINESS ZONE - SIX FOOT (6') FENCE

Mr. Seiter appeared before the Board requesting a six-foot fence for his property on the corner of Route 31 and North Road. He would like the fence in the back of his property and along the area near the Casino. He would like the fence for privacy, dog protection and security concerns.

He would like a wood picket fence (dog-eared) of pressure treated pine.

The Board is involved because Mr. Seiter is in a business zone and the Planning Board usually sets the conditions for a fence. Mr. Jasek suggested a diagonal fence.

The Board is concerned about the appearance of the fence along the North/South Road. Fences are not conducive to neighborliness. If the fence were angled, to provide good visibility of people driving along Route 31, the Board would prefer a hedge row or other vegetation.

A motion was made by Dave Allen and seconded by Sherry Menninger to schedule a public hearing for August 1, 2023 at 6:45PM for a special use permit to allow a 6' privacy fence.

DAN/ SHARON RAIMONDI 2673 BURLINGAME ROAD, TWO-LOT SUBDIVISION (LAKEFRONT) – SLB 5.82-1-14 - MR 12 ZONE

Ms. Raimondi appeared before the Board to request a two-lot subdivision to allow a house be placed on one lot and the Raimondi's home on the remaining site. Parcel #1 is .28 acres on the water front and the second parcel on the south side is .168 acres. There is enough road frontage to split this parcel in an Mr-12 zone.

A motion was made by John Ceresoli and seconded by Paul Jasek to make the Planning Board lead agency to the SEQR process. A negative declaration was made a public hearing was scheduled for a two-lot subdivision. Lot #1 is .28 acres and lot #2 is .168 acres. All in favor.

TODD OSTRANDER 2370 ROUTE 31, CANASTOTA, SLB 11-1-9.111 -BUSINESS ZONE SELF STORAGE UNITS – (ACROSS FROM GRANT'S FARM)

Mr. Ostrander would like to have a self-storage facility, 20' x 160' on a 4" concrete slab located between Lucky Dogs Pizzeria and Oneida Lake Indoor Storage on Route 31. There will be 28 10'x10' units and eight 5'x10' storage units at 2370 Route 31. He does not want to put a fence up which is fine with the Board. These units will run parallel to Route 31. 4x4 posts will mark the entrance and exit. Two 24-hour security cameras will be on site. A rock border across the front of the property will act as a boundary. There will be a 200-amp underground service and an 8' x8' square, vinyl graphic sign will be adhered to the building.

Mr. Ostrander will return to the Board on August 1, 2023 with completed site map and plans. for the storage units at 2370 Route 31, Canastota

A motion was made by Paul Jasek and seconded by John Ceresoli to adjourn the meeting at 7:45PM. All in favor.

Respectfully submitted,