

REGULAR MEETING OF THE TOWN OF SULLIVAN PLANNING BOARD –MAY 2, 2023

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

Present: Frank Park, Dave Allen, Paul Jasek, John Ceresoli, Rich Andino, atty

Absent: Sherry Menninger

A motion was made by Dave Allen and seconded by John Ceresoli to approve the minutes for the April 4, 2023 meeting. All in favor.

BRIDGELAND AUTO -ROBERT SEVIECLE) 585 ROUTE 31, BRIDGEPORT, NY SLB 8.7-1-2.12

A motion was made by Paul Jasek and seconded by Dave Allen to accept the withdrawal of Mr. Sanicle's application to revise his special use permit to enlarge his main building. All in favor.

WALTER "DUTCH" SCHULTZ – HITCHCOCK ROAD/9374 NORTH ROAD, BRIDGEPORT SLB 3.-1-2.916 MR -12 zone - 12 LOT SUBDIVISION ON 58.4 ACRES

Forrest Seguin appeared before the Board representing Mr. Schultz. He presented maps to the Board dated 4/30/23. Mr. Schultz is proposing a 12- lot (2+ acre) subdivision. Drainage on Hitchcock is flowing toward Hitchcock and goes under the road to Chittenango Creek. There is no problem with the existing culvert per Andy Busa.

Easements have been discussed regarding Hitchcock Road. On North Road, there may need to have an easement. There will need to be deed restrictions which will be enforced by civil action against the neighbors. The Town will have no responsibility in enforcing these easements.

Mr. Schultz is not building; he is only selling each individual lot. Drainage should not be allowed to go on nearby properties. It should be contained by drains or road ditch.

The Board needs to know where the water is going, how much soil will be disturbed. Rich Andino suggested that the plans should be presented to Barton & Logoudice for their opinion regarding drainage and ditching.

Andy Busa does not feel that Mr. Schultz should have to have Barton & Logoudice look at this project.

There will need to be either deed restrictions or easements put in deeds for each lot.

There should be grading plans on the maps so developers will know what is needed. There will be multiple developers on this project. Deed restrictions should be placed on North Road and also on Hitchcock Point Road.

The Board feels Hitchcock Point Road, with swails between each lot does not need to be reviewed by Barton & Logoudice – North Road is questionable regarding drainage and will decide if Barton & Logoudice should review the drainage.

A motion was made by Paul Jasek and seconded by John Ceresoli to schedule a public hearing for June 6, 2023 at 6:45PM. All in favor.

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

Respectfully submitted,

