

TOWN OF SULLIVAN PLANNING BOARD –PUBLIC HEARING – GEORGE CORKRAN –
470 DAMON POINT ROAD – 3 LOT SUBDIVISION -MR 12 ZONE – SLB 3-2-32.31

The hearing was opened by Frank Park. The secretary read the notice as published in the Oneida Dispatch.

Present: Frank Park, Sherry Menninger, John Ceresoli, Paul Jasek, John Langey, atty, and Phil Costanzo, codes office

Mr. Corkran would like to subdivide property he owns located on 470 Damon Point Road, Bridgeport into three lots. Lot #1 is 1.25 acres, lot #2 is 1.123 acres and Lot #3 is 12.4 acres.

No one spoke for or against this application for a three-lot subdivision on 470 Damon Point Rd. A motion was made by Paul Jasek and seconded by Sherry Menninger to close the hearing. All in favor.

PUBLIC HEARING – STEVE NELOPOVITZ – 2287 ROUTE 31, CANASTOTA – STORAGE
UNITS – BUSINESS ZONE SLB 11.37-1-25

The hearing was opened by Frank Park. The secretary read the notice as published in the Oneida Dispatch.

Present: Frank Park, Sherry Menninger, John Ceresoli, Paul Jasek, John Langey, atty, and Phil Costanzo, codes office

Mr. Nelopovitz would like a special use permit to allow the addition of 44 storage units ranging from 10' x 10' to 10' x 30'.

No one spoke for or against this special use permit for adding 44 storage units. All in favor.

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

PUBLIC HEARING - DOLLAR GENERAL -1458 ROUTE 5 -TWO LOT COMMERCIAL
SUBDIVISION – BUSINESS ZONE – SLB 3.-2-32.3

The hearing was opened by Frank Park. The secretary read the notice as published in the Oneida Dispatch.

Present: Frank Park, Sherry Menninger, John Ceresoli, Paul Jasek, John Langey, atty, and Phil Costanzo, codes office

Robert Benson appeared before the Board with an application for Dollar General to subdivide two lots at 1414 Rout 5 W. The applicant proposes to subdivide this area Lot #1 is 2.081a and lot #2 is the remaining acreage.

Mr. Benson is in favor of this subdivision. It will be nice to have a general type store in the town.

No one else spoke for or against this two-lot subdivision at 1458 Route 5 West.

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 – MAY 3,
2022

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 Phil Costanzo,

A motion was made by John Ceresoli and seconded by Sherry Menninger to accept the April 5, 2022 minutes. All in favor.

GEORGE CORKRAN – 470 DAMON POINT ROAD – 3 LOT SUBDIVISION -MR 12 ZONE
SLB 3-2-32.31

The Board has no questions regarding the three-lot subdivision on 470 Damon Point Road. Lot #1 is 1.25 acres, lot #2 is 1.123 acres and Lot #3 is 12.4 acres. The map is dated 2/15/22 by Rick Meyers.

A motion was made by Paul Jasek and seconded by Dave Allen to accept this three- lot subdivision on 470 Damon Point Road. All in favor.

STEVE NELOPOVITZ – 2287 ROUTE 31, CANASTOTA – SPECIAL USE PERMIT
STORAGE UNITS – BUSINESS SLB 11.37-1-25

Mr. Nelopovitz presented his plan for 44 additional storage units ranging from 10' x 20' to 10' x 30'. He presented a drawing showing the placement of the units on the property, showing elevation. He will use the municipal ditches. The Board would like to see what the buildings would look like. He will have units 10' x 20 and 10x 30's with a 30' x 100' open space in-between for open storage. There will be doors on each end of the open space. He will have gravel stone around the units. These units will all be identical. There will be some landscaping near "MR. B's".

A motion was made by Dave Allen and seconded by Paul Jasek to name the Town of Sullivan Planning Board as lead agency and make a negative declaration to the short form SEQR and to grant Mr. Nelopovitz a special use permit to add 44 more storage units at 2287 Route 31, Canastota. All in favor.

DOLLAR GENERAL -1458 ROUTE 5 -TWO LOT COMMERCIAL SUBDIVISION –
BUSINESS ZONE – SLB 48-1-21.11

The Board found no problems with this two- lot subdivision at 1458 Route 5 West. Lot #1 is 2.81 acres and lot #2 is the remaining acreage. The lot has water but no sewer. Mr. Griffiths' presented new maps for this site. Mr. Griffiths will return to the next meeting. The subdivision approval has not been made and will not be made until the special use permit for Dollar General is complete, hopefully at the June meeting.

DOLLAR GENERAL -SPECIAL USE PERMIT – 1458 ROUTE 5 WEST – RETAIL
PROPERTY SLB – 48-1-21.11

Mr. Griffiths appeared before the Board. Regarding the parking of vehicles, compact cars will be parked at the northern end. There will be 56 parking spaces.

Regarding erosion – ESC – erosion and soil control – was explained to the Board as part of the construction of the building. No sediment can leave the site.

Barton & Logoudice brought to the attention of the Board the elevation changes from west to East, from the former Dr's office to the West and the Physical Therapy building to the east. The Board sees no problem with this site line. The Board sees no problem with the 56 parking spots but the 4 will be labeled as "compact cars only".

The façade of the building looks good to the Board with down shielded lights on both side of the building. The Board would like to have the front bricked entrance to come out from the building a few feet.

A set of the plans is dated May 3, 2022. Mr. Griffiths also presented a landscaping plan.

The Board would like to see landscaping along the green area as stated on the map.

"Pop out" the northeast corner and place two lights on either side of the entrance.

Lighting on the west side of the parking lot. Trees will be planted along the driveway and some landscaping will be placed in front of the building.

A motion was made by Sherry Menninger and seconded by John Ceresoli to schedule a public hearing for June 7, 2022 at 6:45 for a special use permit to erect a Dollar General at 1458 Route 5 West. All in favor.

STEPHEN BREAN -ROUTE 31 AND CANASERAGA CREEK

Mr. Brean appeared before the Board for a subdivision of his property on a road which is not a public road. Therefore, the Planning Board cannot subdivide on a private road with no frontage on a public highway. Mr. Brean needs to go to the ZBA.

DENISE ROEHM, 1136 WALNUT GROVE, BRIDGEPORT – TWO LOT SUBDIVISION
MR-12 ZONE – SLB

Denise Roehm appeared before the Board for a two-lot subdivision on 1136 Walnut Grove, Bridgeport in an MR-12 zone. There is a parcel 5.1 acres with two houses on this property. She has water but no sewer at this point. Lot #1 is 0.5 acres with 75' of road frontage, lot #2 is 0.5 acres with 100+feet of road frontage.

A motion was made by Paul Jasek and seconded by Dave Allen to declare the Town of Sullivan Planning Board lead agency and make a negative declaration to the short form SEQR and to schedule a hearing for June 7, 2022 at 6:30 PM for a two-lot subdivision. All in favor.

JODY GUMINA – 7515 LAKEPORT ROAD – SPECIAL USE PERMIT - RETAIL GIFT SHOP – BUSINESS ZONE

Mr. Gumina runs an animal rescue and would like to raise money for animal rescue by setting up a gift shop selling used items in her home. She will only use a small part of her home and will add a handicap entrance. The Board would like to see where the parking will be located.

Signage, lighting, and hours of operation need to be addressed.

A motion was made by Sherry Menninger and seconded by John Ceresoli to schedule a public hearing for June 7, 2022 at 6:15 PM for a special use permit for a retail gift shop (second hand shop) at 7517 Lakeport Road.

ROBERT SHEPARD – MARSH MILL ROAD – 2 LOT SUBDIVISION – AG ZONE

Mr. Shepard has 161 acres of on 863 Marsh Mill Road. He would like to subdivide one acre from this property to build a house for his parents. This property has been subdivided in the past and so the larger lot will be called lot #1 and lot #2 will be lot 1A.

A motion was made by John Ceresoli and seconded by Sherry Menninger to declare the Town of Sullivan Planning Board as lead agency and make a negative declaration to the short form SEQR and schedule a public hearing for June 7, 2022 at 6PM. All in favor.

TOM OOT – POOLS BROOK – 12 LOT SUBDIVISION

Mr. Oot would like to add to his Poolsbrook subdivision with twelve new lots. There is water and sewer available. Mr. Oot needs to put the road in. He will return.

JEFF TAYLOR – WEDDING VENUE –

Dave Allen was invited by Jeff Taylor to the wedding venue site to see where he plans to place the wedding venue and what will surround it. He also went to the zoo and was very impressed by the workmanship.

The Board reviewed the maps submitted by Ed Reid, Mr. Taylor's engineer, with the following comments:

GA003 -what do all the red lines mean, north side of road is Section 1- is this a proposal for phasing? Section III has 3 divisions, Section II is the package plant

CA100 – layout as it exists today –

In our law, he needs a new survey, Frank doesn't think he does

CA110 – need elevations of the actual treehouses and also the banquet facilities and cabins.

Landscaping here is generic do you want him to go beyond that?

Any refuse pickup for the bunks and cabins?

hydrants – in the middle to the front retention pond, there is a hydrant, that probably belongs to the Town. Are there any other hydrants near the cabins?

Animal enclosure next to the road – what about extending that rail fence along farther to the west in front of the retention pond (the fence does cover the retention).

CA111 – cabin parking is in the general parking area – handicapped parking is for the main venue, if you scale that off, it is a hike to that bldg. ADA has regulated this

CA112 – no tech material, gravel to the cabins and treehouses 20' – cul-de-sac at the end – needs to be fire truck accessible. Do animals have use of the ponds? USDA regulates fence heights

CA120 – no elevations for the cabins and no dimensions for the cabins – these are civil drawings – need to see architectural drawings for dimensions. Where are the hydrants? Each cabin should have sprinkler systems

CA 121 – hydrants – discharge from swails – property line – does Jeff own the property on the other side?

Any other questions are engineering – Barton & Logoudice

A motion was made by Dave Allen and seconded by Paul Jasek to adjourn the meeting at 9:10PM. All in favor.

Respectfully submitted,