

REGULAR MEETING OF THE TOWN OF SULLIVAN PLANNING BOARD – NOVEMBER 1, 2022

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

Present: Frank Park, Sherry Menninger, Paul Jasek, John Ceresoli, John Langey, atty and Larry Ball, codes officer

Excused: Dave Allen

A motion was made by Sherry Menninger and seconded by John Ceresoli to accept the minutes of the October 4, 2022 meeting. All in favor.

CHITTENANGO SOLAR FARM – 8278 LAKEPORT ROAD – NEXAMP –SLB 17-1-6

Travis Mitchell and Liza Schepps, representing NEXAMP, appeared before the Board regarding a commercial solar farm on 16+ acres on Lakeport Road.

Barton & Logoudice has reviewed this proposal and NEXAMP has received a letter from Barton & Logoudice – Mr. Mitchell again reviewed the plans for the site. A new roadway is proposed to avoid the wetlands.

The Planning Board has to do the SEQR before this can go before the ZBA. This is a Type I action.

This project requires a variance from the ZBA as the solar facilities will be located in proximity to the wetlands present on this 270-acre parcel. This project will then be returned to the Planning Board for site plan review.

The Board did take lead agency status of the SEQR process in August.

Mr. Mitchell responded to the questions asked by Barton & Logoudice and a copy of that letter can be found in the file.

DEC will be a part of the approval process. Barton & Logoudice requested that the project be moved more to the south but this would be closer to prime farmland and still in the wetlands.

Mr. Mitchell will respond to the questions presented by Barton & Logoudice and feels he has answered all questions adequately.

Visual impact of the interconnection across from Smith Ridge Road was discussed. There will be 6 to 7 poles along lakeport Road. The first pole is 20' off Lakeport Road. The only other option is two poles and two transformers but that will put them in the wetlands.

Ken Knudson from Barton & Logoudice will refer to the house regarding the comments made by Mr. Mitchell and Barton & Logoudice will comment on this.

DOUG WEAVER – REVISE SPEIAL USE PERMIT – MOTOR SPORTS – 2233 ROUTE 31 EAST, LAKEPORT – BUSINESS ZONE SLB 10.44-1-38

Doug Weaver appeared before the Board with a drawing of his proposed area for motor sports (ski-doo, boats, trailers, etc) on Route 31 East. He will show vehicles on Route 31 only. There will be an area for parking. Customers will approach the property from Monroe Avenue. They have an existing sign which they will continue to use.

The Board is concerned about site lines along Route 31.

Mr. Langey stated that the map needs to clearly identify the parking spaces for each vehicle that he plans to place on the property.

The Board prefers that Mr. Weaver limit himself to motor sport vehicles only with perhaps one or two cars for sales only.

A motion was made by John Ceresoli and seconded by Paul Jasek to schedule a public hearing for December 6, 2022 at 6:45PM for a special use permit to sell motor sport vehicles from his home at 2233 Route 31, Lakeport. All in favor.

STEPHEN BREAN – 2 LOT SUBDIVISION – ROUTE 31, EAST, LAKEPORT – BUS/MR-12 ZONE

Mr. Brean appeared before the Board, for a discussion only, regarding a possible two-lot subdivision on Route 31, East, Chittenango. Larry Ball, codes enforcement officer, spoke to Mr. Brean about what is necessary for his subdivision to go forward. There is a dated map (October 22, 2022) presented to Mr. Ball. The western lot line is in the wetland. The DEC needs to define the delineation of the wetland. DEC needs to give the Town their answer.

Mr. Brean is requesting that he have a residential lot that could be subdivided, but the second lot needs to have the DEC's reply.

Mr. Ball – lot #2 (northern most lot) He needs to get a variance from the ZBA for a road frontage. that is 30' when 75' is needed.

Mr. Brean disagrees with the determination of the ZBA and should go to the ZBA to have the interpretations explained to him.

Mr. Brean has worked on this since April. He would like to get this project done. He would like continued conversation so that he can go forward with his project.

WALKER TREE SERVICE – AMEND SPECIAL USE PERMIT – TREE CARE – 2472 ROUTE 5 EAST, CHITTENANGO – SLB 42-1-67

Jennifer Walker would like to add on the existing building at the corner of Route 5 and Quarry Road.

She would like to put a two-story addition on the Quarry Road side of the building and also add an office in a lean-to. She would add a one-story addition to the present building. Phase II will add a second story and a lean to would be added.

She will return in December with a map showing what she would like to do. We will do SEQR at the next meeting, get an application and the hearing will be waved. She will return in Dec.

This application needs to go to County.

A motion was made by Paul Jasek and seconded by Sherry Menninger to waive the hearing on a submittal to upgrade a building at the corner of Route 5 and Quarry Road.

RICK MYERS (MICHAEL FERRO)– 2 LOT SUBDIVISION (SPLIT 500 ACRES) – LAKEPORT ROAD – AG ZONE, SLB 17-1-2.1

Mr. Myers appeared before the Board representing Michael Ferro and presented a map that shows 500 acres at the corner of Lakeport Road and Black Creek Road. There is 700' of road frontage on Lakeport Road. Lot #1 is 254.97 and Lot #2 is 254.97

A motion was made by Sherry Menninger and seconded by Paul Jasek to declare the Town of Sullivan Planning Board lead agency and make a negative declaration to the short form SEQR. All in favor. A hearing will be held on December 6, 2022 at 6:30PM. All in favor.

PAUL GAGNON –548 ROUTE 31, BRIDGEPORT, SUBDIVISION, SPECIAL USE PERMIT

Mr. Gagnon wants to build a 24' x 50' pole barn on the land he owns at 548 Route 31, Bridgeport. He plans to sell his business and subdivide this property. He will keep one lot where he will place the pole barn and sell the second lot and business. He will need 150' of road frontage when he sells the second lot. Mr. Gagnon needs to go to the ZBA to get a variance for road frontage and then return to the Planning Board for subdivision. He will return after going to the ZBA.

A motion was made by Paul Jasek and seconded by John Ceresoli to adjourn the meeting at 8:50PM.

Respectfully submitted,

