

REGULAR MEETING OF THE TOWN OF SULLIVAN PLANNING BOARD – NOVEMBER 3, 2020

The regular meeting of The Town of Sullivan Planning Board began at 7:15PM

Present: Frank Park, Dave Allen, Sherry Menninger, John Ceresoli, Paul Jasek, Phil Costanzo, and John Langey, atty.

The minutes of the October 6, 2020 meeting were accepted with a motion by John Ceresoli and seconded by Paul Jasek. All in favor.

RICHARD MYERS – HARSH ROAD, CHITTENANGO – ONE LOT NON-REALTY SUBDIVISION IN AN AG ZONE –SLB 42.1-20

Perry Tooker – surveyor, appeared for Richard Myers who would like to sell a 0.75-acre non-realty lot on Harsh Road. This parcel will be purchased by James Becker. This purchase will enlarge his lot from 1.64 acres to 2.41 acres.

The Town of Sullivan Planning Board was declared lead agency to the SEQR. A negative declaration was made and a motion was made by Sherry Menninger and seconded by John Ceresoli to schedule a one lot subdivision of a 0.75-acre lot on property he owns on Harsh Road for December 1, 2020 at 6:45PM.

JERE CROUSE - SPEIAL USE PERMIT – RV/BOAT STORAGE- 2242 ROUTE 5 EAST (FORMER SUN CHEVY) – BUSINESS ZONE SLB 41-2-78

The Town Planning Board is in receipt of the most recent site map (10/26/20) prepared by Forrest Seguin and the Village of Chittenango planning Board minutes (11/2/20) concerning the application by Mr. Crouse (Chittenango Self-Storage) to convert the Route #5 Sun Chevy lot into outdoor RV/boat storage.

The Village Planning Board held a public hearing on the project on November 2, 2020 with no public comment received and discussed the project with Mr. Crouse. Please see the attached minutes and map for details of this discussion. The Village planning Board approved this project by resolution with noted conditions.

The Town Planning Board, by motion of Dave Allen and seconded by John Ceresoli waived a public hearing and put forth the Village resolution (property is located in both jurisdictions) on this matter for acceptance. The Town Planning Board requested that the final map have the word “approximately” deleted in the legend with reference to 32 trees and replaced with “32 six- to seven-foot spruce trees”. It was clarified that Jere Crouse is the applicant and that Carrie Montroy will be the owner (currently Sun Chevy) once the sale is complete. All in favor.

MIKE MASTRIANO – HARBOUR TOWN – STORAGE BUILDING IN A PDD

Mr. Mastriano appeared before the Board requesting a storage building. Phase I is close to being completed. Phase II will come in off Hitchcock Point Road.

Mr. Mastriano proposes to subdivide 20 sites, with road and utilities, for the purpose of constructing storage units. These sites could be purchased and developed by residents of Harbour Town or the general public. Mr. Mastriano intends to retain architectural review and set requirements pertaining to the development of the sites.

Mr. Mastriano will return with a site plan for the December 1, 2020 meeting.

CREEKSIDE BOTTLE RETURN – ROUTE 31, BRIDGEPORT

The business experienced a devastating fire at the original Green Street location and they have relocated in the rear of the Route 31 OTB building. They have proposed that a small sign be placed near Route 31 to mark their new location.

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

A motion was made by Dave Allen and seconded by Sherry Menninger to adjourn the meeting at 8:05. All in favor.

Respectfully submitted,