

PUBLIC HEARING – OCTOBER 3, 2023 - EDWARD ATKINS, 8964 GREEN ROAD, PO BOX 444- CONSTRUCT A FREE-STANDING GARAGE – BUSINESS ZONE -SLB-8.6-1-17

The hearing was opened by Sherry Menninger, vice chairman. The Secretary read the notice as published in the Oneida Dispatch.

Present: Dave Allen, Sherry Menninger, Paul Jasek, John Ceresoli, Rich Andino atty, Mr. Atkins is requesting a special use permit for a 24' x 46' garage. The setback on the sideyard is 9' from the most westerly sideyard. and 10' from the back. The front, where house is located, is 8ft. from the property line. He also needs a special use permit for separating the house and rear deck. He illegally made three apartments in the house. The tent will come down if this permit is granted.

Mr. Atkins is out-of-town and so the Board called him at 6:45PM. -He explained that he plans to put solar panels on the house and build a 24' x 60' garage. The house will be a three -family rental. The stairs to the second floor are not completed and are falling down. Sherry stated there is much to be done and he should appear in person before the Board. He will repair the stairway, put up solar panels and build the garage. At this point, there are no apartments in this house. He lives downstairs with his parents. The garage will be 8-9' off the property line. The Board would like to see preliminary plans of the garage construction and location and the outlay of the apartments in the house.

Mr. Atkins has a court appearance before the next meeting. Mr. Andino stated that his court date could be adjourned until he can complete the Planning Board permit process.

Mr. Atkins stated he would change from three apartments to two apartments to avoid having a sprinkler system.

A motion was made by Dave Allen and seconded by John Ceresoli to table this public hearing for a special use permit application until the November 7, 2023 and Mr. Atkins will present floor plans for the house and his garage.

REGULAR MEETING OF THE TOWN OF SULLIVAN PLANNING BOARD – OCTOBER 3, 2023 –

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

Present: Dave Allen, Sherry Menninger, Paul Jasek, John Ceresoli, Rich Andino, atty, and Larry Ball, codes officer.

A motion was made by John Ceresoli and seconded by Dave Allen to table the minutes of the September 5, 2023 meeting until the next meeting. All in favor

RICKEY TEAL – ROUTE 31 – ZONED AGRICULTURE –

Mr. Teal would like to have a farm brewery in an ag zone. It would be a production facility only, with three 5-barrel tanks. He will potentially open up a small bar and restaurant in another location. The brewery would be in a pole building 300' off Route 31. It will be a small operation. He will need to put in a bathroom and there will be health concerns. All breweries are factories. Code issues include health department inspection, waste removal, bathroom facilities. Mr. Teal stated that the brewery will not be open to the public.

He has not filled out an application and wonders if he needs a special use permit. Is this an approved use in an Ag zone? Mr. Andino will need to look into the uses of the Ag zone to confirm that he is allowed this activity. If this is done through Ag & Markets, Mr. Teal needs no permits from the Board.

If he needs to come back to the Board, he will be notified by the Town.

STONELEIGH HOUSING INC. – SPECIAL USE PERMIT – ROUTE 31 SPECIAL USE PERMIT 10.-1-9.21

Mr. Kiplinger, Donna Bonafardeci appeared before the Board to discuss building Harbor Lights Senior Housing

They propose a 32- apartment complex, eight 2-bedroom apartments and 24 one-bedroom apartments in the Sullivan Industrial Park. There are some wetlands and they will work with the Army Corp. Parking will be parallel to the building. They are proposing 40 parking spaces, public water, sewer, storm water management facilities into chambers.

The elevations are standard two-story with vinyl siding. This is a state funded project. There will be a storage building for mowers, etc. Parking space will be 1.2 spaces per unit.

Landscaping will be done. They will have geo-thermal heating/cooling.

There will be exterior areas for the residences. Barton & Logoudice should review these plans.

This application also needs to go to the County.

A motion was made by Paul Jasek and seconded by Dave Allen to name the Town of Sullivan Planning Board lead agency in an unlisted action and schedule a public hearing for November 7, 2023 at 7PM for an apartment complex with eight 2-bedroom apartments and 24 one-bedroom Senior Citizen housing project.

Approval will be contingent upon funding.

A motion was made by Paul Jasek and seconded by to John Ceresoli to adjourn the meeting at 7:50PM. All in favor.

Respectfully submitted,