PUBLIC HEARING – TOWN OF SULLIVAN PLANNING BOARD - FEBRUARY 4, 2020 DENNIS HUBBS– MARSH MILL ROAD – 3 LOT SUBDIVISION SLB 15.-1-47

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, Rich Andino, atty, and Phil Costanzo, codes officer

Excused: Dave Allen

No one spoke for or against this application for a three-lot subdivision on Marsh Mill Road.

Dennis Hubbs appeared before the Board regarding his plan for a three-lot subdivision on Marsh Mill Road. Lot #1 is 161.0 acres, lot #2 is 12.37 acres and lot #3 is 9.069 acres.

A motion was made by Sherry Menninger and seconded by John Ceresoli to close the hearing for Mr. Hubbs three lot subdivision. All in favor.

REGULAR MEETING OF THE TOWN OF SULLIVAN PLANNING BOARD – FEBRUARY 4, 2020

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

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

A motion was made by Paul Jasek and seconded by John Ceresoli to accept the minutes of the January 7, 2020 meeting.

All in favor.

DENNIS HUBBS – MARSH MILL ROAD – 3 LOT SUBDIVISION

Mr. Hubbs appeared before the Board with the map that was prepared by Forrest Seguin. The map is dated 01/03/2020. The Board found no problem with this subdivision application.

A motion was made by Paul Jasek and seconded by Sherry Menninger to accept this three- lot subdivision (lots #1 is 161 acres, lot #2 is 12.37 acres and lot #3 is 9.06 acres) on Marsh Mill Road. All in favor. He will return with a vinyl copy of the map to be signed by the Board.

JAMES SANSON -2 LOT SUBDIVISOIN - 6749 RAMSGATE ROAD- SLB 48.7-1-24

Mr. Sanson owns a property that is ¾ acre in size. There is a three- family house on the property and a second ‘woodshop” building on the property. He is in a business zone. This is a non-conforming parcel as more acreage would be needed to separate the two buildings. No public sewer is available.

Mr. Sanson would like to subdivide this parcel in to two lots. The Board is concerned about alternative sewer systems. Mr. Sanson talked to Madison Co. to evaluate the parcel. Both parcels have existing sewers and at this point there is not a problem with the systems. If they are separated to two owners, a new system will need to be installed. The “woodshop” could not be turned into a separate home. The four family could be sold as a residence but the woodshop will have to remain a non-residence unless an alternate system is attained.

Mr. Sanson needs to have a map made up before subdivision could occur. He will return if he desires subdivision as he will need a public hearing.

DOUGLAS MURA – SPECIAL USE PERMIT APPLICATION – LIQUOR STORE – 396 ROUTE 31 – BRIDGEPORT SLB

Mr. Mura would like to move his liquor store from the present location to a building belonging to Mr. Bill Hammond (the old Western Auto store). Mr. Mura needs a letter from Mr. Hammond stating that he is in agreement with Mr. Mura establishing a liquor store.

Since he is changing the use of the building, the Board is concerned about the signage. Mr. Mura plans to keep the “bicycle” sign that now exists. He will also have window signs. He will have 5-6 parking spaces. He has a “petition for removal” form from the Liquor authority to move to the new building. The entire building is 1200 sq. ft. Mr. Mura would like to use the front of the building including the bike shop and deli.

This application needs to go to Madison County Planning since he is on a state highway. The Board is in an agreement to waive the public hearing.

A motion was made by Sherry Menninger and second by Paul Jasek to declare the Town of Sullivan Planning Board lead agency and make a negative declaration to the short form SEQR.

The Board also agreed to waive the public hearing. All in favor.

JAMES DENNIS – 3 LOT SUBDIVISON – 9005 KENNEDY LANE, CANASTOTA – MR-12

SLB 11.25-2-5

Mr. Dennis appeared before the board requesting a three- lot subdivision on what is presently open land. There is public sewer and public water. There is 480’ of road frontage. Lot #1 is .74 acres, lot #2 is .624 acres and lot #3 is .61 acres.

A motion was made by and seconded by to declare the Town of Sullivan Planning Board lead agency and make a negative declaration to the short form SEQR. All in favor.

A motion was made by John Ceresoli and seconded by Sherry Menninger to schedule a three- lot subdivision at 9005 Kennedy Lane, Canastota for March 3, 2020 at 6:45PM. All in favor.

KOURTNEY WILSON -6212 PERRYVILLE ROAD – AG ZONE -RIDING STABLE – SLB 59.-1-17

Ms. Wilson and Brandon Reales own property on Perryville Road and would like to obtain a special use permit to allow a riding stable on this property and to place a sign along the road advertising her riding stable. The present lot is on a hill and she is concerned about vehicles entering and exiting this driveway. Mr. Wilson needs to find out if she is in an Ag district. The sign would be 27”x 36”. It will be placed 33’ off the road, perpendicular to the road. This application needs to go to Madison Co. Planning as she is on a County Road.

A motion was made by John Ceresoli and seconded by Paul Jasek to declare the Town of Sullivan Planning Board as lead agency, make a negative declaration to the SEQR and to schedule a public for a riding stable at 6212 Perryville Road. They would also like to place a sign 33’ off the road that will be 27” x 36”. He hearing will be held on March 3, 2020 at 6:30PM. All in favor.

A motion was made by John Ceresoli and seconded by Paul Jasek to adjourn the meeting at 8PM. All in favor.

Respectfully submitted,