

TOWN OF SULLIVAN PLANNING BOARD – MARCH 6, 2018 - JEFF TAYLOR –7591 LAKEPORT ROAD – PARKING AREA – BUSINESS ZONE SLB 33.1-1-5.2

The hearing was opened by Frank Park. The notice was read as written in the Oneida Dispatch Present; Frank Park, Dave Allen, Sherry Menninger, John Ceresoli, Larry Ball, (codes enforcement officer) Phil Costanzo and John Langey, atty.

Absent: Paul Jasek

James Roman, atty appeared representing Mr. Taylor. He gave an overview of the project and the need for additional parking at the Wild at 7591 Lakeport Road. Mr. Taylor has a parcel of land 350' from the park. He has developed an additional parking lot including the parking lot that already exists. He is trying to eliminate people parking on Lakeport Road. Mr. Taylor felt that the additional parking lot worked well and would like to add a walkway from the parking lot to the Wild. There would be a 4' wide walkway with flashing lights on either side. They are proposing that the speed limit be reduced to 30 mph. The total distance is 350' from the new parking lot to the existing lot. Other businesses benefit from this park.

Donna Taggart -7580 Lakeport Road - wanted to see a map of the layout of the parking lot.

Per Frank Park – Madison County will determine the walkway with curbing and flashing lights

Joe Triglia Route 173 - ADA walkway needs to have wheelchair accessibility for passing.

If this parking lot is used, it has to be handicapped accessible.

Donna Taggart –the speed limit is currently 45mph. Who decides what the speed limit should be? Mr. Park responded by indicating that speed limits are determined by the Town Board after they have requested a NYS DOT study and received a recommendation from them to lower the speed limits. The process has been initiated by the Town Board.

Will this be approved before the speed limit is determined. The response was that this is a Town Board issue.

Larry Ball, Code office - Jeff's father sat in on meeting – ADA spots should be closer to the zoo than the proposed parking lot. Per Mr. Triglia this parking lot does need to be handicapped accessible.

Jim Newton – 7577 Lakeport Road - what is the setback of a parking lot from the neighbor's property? The Planning Board determines that.

There will also be a 6' stockyard fence separating the parking lot from the neighbor's property.

Bryan Keys – Lakeport Road - wanted to know if he had the latest copy of the zoning code book. He quoted from the book about "peaceful enjoyment of their home" that he feels this project does interfere with. He presented a letter he wrote to Mr. Becker – see the letter in the file.

Does the Board have a Stormwater pollution retention plan and a SEQR for this project?

Mr. Keys wants to see all the state laws obeyed in this project. He also read from a letter that Mr. Roman wrote to him this summer.

How are they going to keep the peace? - turn lighting 90 degrees –

Presented copy of topography – he feels runoff will go onto his property. Their pond drains into Mr. Keys property. Mr. Keys wants a fence higher than 6'.

Jim Newton – other animals housed near his house – concerned about containment.

Susan Key - her horses are next to this building – concerned about her animals being hurt.

Lisa Holcomb -7616 Lakeport Road – has a problem with communication – why was parking lot used last year without a permit.

Bryan Keys – parking lot is hard scape - could also cause flooding of his property.

Joe Triglia - also concerned about communication with Mr. Taylor.

Jeff Taylor - spoke in defense of his zoo. He tries to help the neighbors of the zoo.

No one else spoke for or against this special use permit application.

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

REGULAR MEETING - TOWN OF SULLIVAN PLANNING BOARD – MARCH 6, 2018

The regular meeting of the Town of Sullivan Planning Board began at 7:00PM

Present: Frank Park, David Allen, Sherry Menninger, John Ceresoli, Larry Ball, Phil Costanzo, and John Langey, atty.

Absent: Paul Jasek

A motion was made by Sherry Menninger and seconded by Dave Allen to accept the minutes for February 6, 2018 minutes. All in favor.

JEFF TAYLOR –7591 LAKEPORT ROAD – PARKING AREA – BUSINESS ZONE SLB 33.1-1-5.2

The Planning Board will be lead agency for the SEQR process Mr. Langey presented the details of the SEQR- intensity of use of land and possible flooding caused by this impact were considered moderate and therefore Part III needs to be addressed. The Part III issues were discussed by the Board and mitigations were included in recommendations to the site plan were made. In addition to indirect lighting of the parking lot, ingress and egress signage, the height of the northern property line stockade fence was left open as to being 6' as depicted on the map or 8' as was brought up in the hearing. A landscaping break between Lakeport Road and the eastern edge of the parking lot was discussed to provide filter to sheet drainage and also soften the visual impact of the parking lot from the road view. Mr. Taylor will return with some proposals to meet this need.

A motion was made by Sherry Menninger and seconded by Dave Allen to make a negative declaration to the SEQR. All in favor. Langey will prepare a resolution. They will return on April 3, 2018.

BLASÉ LAROCCA – SEBASTIAN COVE (FORMER WELYTOCK PROPERTY) ROUTE 31, CANASTOTA – SLB – 10.58-1-17

Rick Myers has comments back from the DEC and Army Corp concerning modifications to the marina. The Army Corp does not want a vertical wall. Mr. Myers updated the Board regarding this project. They will return with updates next month. The review of submitted plans by he Army Corp is ongoing.

RICK MYERS -BILL COLE FAMILY TRUST – 352 HEATHFIELD ROAD -SLB 48.08-2-22

A representative from Community Bank appeared with Rick Myers. They presented a revised map that shows three parcels now revised from the original four parcels – the Road at the end of Brentwood has not been finished. Public access to all lots can be achieved without using the Ramsgate hammerhead. Andy Busa, Town Highway superintendent needs to be contacted to determine details of future road improvements.

JENNIFER WOOD – QUARRY ROAD –

Ms. Wood presented a site plan of her property including a chain link fence that she would like to affix an additional stockade fence along the property line to the west. The fence will run along the neighbor's property to the chain link fence that runs along their property line.

There is also an old green building along Route 5. She would like to wrap the building in vinyl since removing the building at this time would be cost prohibitive.

A notice needs to be sent to the neighbors stating that the special use permit is being amended to allow wrapping the building in vinyl and run a stockade fence along the property line. This action will require a special use permit amendment with no public hearing.

A motion was made by Sherry Menninger and seconded by Dave Allen to adjourn the meeting At 9:30PM.

Respectfully submitted,