

TOWN OF SULLIVAN PLANNING BOARD - MAY 1, 2018 - PUBLIC HEARING
RICK MYERS -BILL COLE FAMILY TRUST – LONSDALE/RAMSGATEROADS -SLB
48.08-2 TWO LOT SUBDIVISION LOT #2 IS 5.3 ACCRES AND LOT #3 IS 57 ACRES

The hearing was opened by Frank Park. The notice was read as was written in the Oneida Dispatch.

Present: Frank Park, Dave Allen, John Ceresoli, Paul Jasek, and John Langey

Excused: Sherry Menninger and Phil Costanzo

Mr. Park explained to the audience how this two- lot subdivision came e

Bernice Kincaid – Ramsgate Road is the owner, Beryl Cole going to be here?

Tom Clark - will there only be one house on each lot? Yes, per Mr. Park.

Brentwood was not mentioned as one of the roads having direct access to these lots.

Roger Kincaid – Ramsgate Road -concerned about logging above this property and concerned that there will be more flooding if these lots are developed.

Mike Roach - is there a map that shows the driveways that are entering and exiting this property. There is an easement on the property for the Town's use in removing snow and turning trucks around.

Tom Clark - concerned about the runoff from the golf course and brought pictures.

If there were a road brought in could they put a road west to east on Kincaid's property coming out onto Lonsdale.

Rita Schmedike - Heathfield- concerned that adding houses will cause more runoff – near her property.

No one else spoke for or against this two-lot subdivision at Lonsdale/Ramsgate Road

A motion was made by Paul Jasek and seconded by John Ceresoli to close the hearing.

REGULAR MEETING - TOWN OF SULLIVAN PLANNING BOARD –MAY 1, 2018

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

Present: Frank Park, David Allen, John Ceresoli, Paul Jasek, and John Langey, atty.

Excused: Sherry Menninger and Phil Costanzo

A motion was made by Dave Allen and seconded by Paul Jasek

to accept the minutes for April 3, 2018 minutes. All in favor.

RICK MYERS -BILL COLE FAMILY TRUST – 352 HEATHFIELD ROAD -SLB 48.08-2
TWO LOT SUBDIVISION

Mr. Rick Meyers addressed the audience – he is the engineer for the project. Community Bank is the trustee and Mr. Meyers with the help of the Board is trying to find the best use of this property. He understands that there is a problem with the contours.

A motion was made by John Ceresoli and seconded by Dave Allen to declare the Town of Sullivan Planning Board as lead agency to the SEQR process. The process was reviewed and a negative declaration was made.

Mr. Langey discussed the conditions necessary for completion and approval of this two lot subdivision. Mr. Langey will write this up.

The existing garage on lot #2 cannot be utilized until a building permit has been obtained to build a house.

TOWN OF SULLIVAN PLANNING BOARD

SEQRA DETERMINATION

DATED: May 1, 2018

WILLIAM S. COLE FAMILY TRUST SUBDIVISION

John Ceresoli moved and Dave Allen seconded the following Resolution, which was carried unanimously:

WHEREAS, Volume 6 NYCRR Sections 617.3 and 617.6 of the Regulations relating to Article 8 of the Environmental Conservation Law of New York (SEQRA), require that as early as possible and within twenty (20) days after submission of a complete application, an involved agency shall make a determination whether a given action is subject to the aforementioned law; and

WHEREAS, the Planning Board of the Town of Sullivan, at its regularly scheduled meeting of May 1, 2018, reviewed the application and documents submitted by Community Bank as representative of the William S. Cole Family Trust and Beryle Douglas Cole, as Owners, for the granting of a request for a 3-lot subdivision titled "William S. Cole Family Trust," located on Lonsdale Road, Heathfield Lane, Ramsgate Road and Brentwood Road in the MR-12 District, wherein Tax Map No. 48.8-2-22 (consisting of 3.05± acres and containing an existing 720± sq. ft. accessory structure/pole barn), Tax Map No. 48.8-2-21 (consisting of 2.85± acres), Tax Map No. 48.8-2-20 (consisting of 0.35± acres and an existing single-family home) and Tax Map No. 48.7-1-38 (consisting of 4.92± acres) will be combined into one lot consisting of 11.17± acres which will then be subdivided into 3 lots to be known as Lot #1 (consisting of 0.345± acres and containing the existing single-family home); Lot #2 (consisting of 5.323± acres and containing the existing 720± sq. ft. accessory structure/pole barn); and Lot #3 being a vacant lot consisting of 5.793± acres), all as set forth in the submitted maps and plans, titled "Subdivision Lands of William S. Cole Family Trust and Beryle Douglas Cole, Lonsdale Road, Heathfield Road, Ramsgate Road and Brentwood Road", prepared by Myers and Associates, P.C., dated April 3, 2018, as last revised, and the "Topographical Survey Map of Lands of William S. Cole Family Trust and Beryle Douglas Cole, Lonsdale Road, Heathfield Road, Ramsgate Road and Brentwood Road", prepared by Myers and Associates, P.C., dated March 5, 2018, as last revised, and the Planning Board further reviewed the Short Form Environmental Assessment form submitted by the Owner's Surveyor, dated April 3, 2018.

NOW, THEREFORE, IT IS RESOLVED that the Planning Board of the Town of Sullivan hereby determines that the proposed action is an Unlisted Action, the proposed action does not involve any federal agency and the proposed action does not involve more than one agency; and it is further

RESOLVED, that the Planning Board shall be the lead agency for this project; and it is further

RESOLVED, that this Board after careful review of the application and Environmental Assessment Form hereby determines the proposed action will not have a significant adverse effect on the environment, and this Resolution (along with the Short EAF) shall constitute a Negative Declaration for the purposes of Article 8 of the Environmental Conservation Law, Volume 6 of the NYCRR Section 617.3 for the following reasons:

1. The proposed subdivision, if granted, would not disturb the environment; and
2. There are no unusual or unique land forms or environmentally sensitive areas on the site.

The question of the adoption of the foregoing Resolution was duly put to a roll call vote, which resulted as follows:

John Ceresoli	Voted	YES
Dave Allen	Voted	YES
Sherry Menninger	Excused	-----
Paul Jasek	Voted	YES
Frank Park, Chairman	Voted	YES

The Chairman, Mr. Park, then declared the Resolution to be duly adopted.

FRANK PARK, Chairman of the Planning Board of the Town of Sullivan, hereby certifies that the foregoing Resolution was duly adopted at a meeting of the Board duly convened and held on May 1, 2018, a quorum being present.

FRANK PARK, CHAIRMAN

Town of Sullivan Planning Board

CHARLOTTE A. FERSTLER, Town Clerk of the Town of Sullivan hereby certifies that the foregoing Resolution was duly filed in her office on June ___, 2018.

CHARLOTTE A. FERSTLER, Town Clerk

TOWN OF SULLIVAN PLANNING BOARD RESOLUTION

GRANTING PRELIMINARY PLAT APPROVAL

WAIVING HEARING ON THE FINAL PLAT

AND GRANTING FINAL PLAT APPROVAL

DATED: May 1, 2018

WILLIAM S. COLE FAMILY TRUST SUBDIVISION

WHEREAS, the William S. Cole Family Trust and Beryle Douglas Cole, as Owners and Applicants, having duly made an application for preliminary and final plat approval of a proposed minor 3-lot subdivision in the Town of Sullivan to be known as the “William S. Cole Family Trust Subdivision”; and

WHEREAS, the plan consists of Tax Map No. 48.8-2-22 (consisting of 3.05± acres and containing an existing 720± sq. ft. accessory structure/pole barn), Tax Map No. 48.8-2-21 (consisting of 2.85± acres), Tax Map No. 48.8-2-20 (consisting of 0.35± acres and an existing single-family home) and Tax Map No. 48.7-1-38 (consisting of 4.92± acres) will be combined into one lot consisting of 11.17± acres which will then be subdivided into 3 lots to be known as Lot #1 (consisting of 0.345± acres and containing the existing single-family home); Lot #2 (consisting of 5.323± acres and containing the existing 720± sq. ft. accessory structure/pole barn); and Lot #3 being a vacant lot consisting of 5.793± acres), all as set forth in the submitted maps and plans, titled “Subdivision Lands of William S. Cole Family Trust and Beryle Douglas Cole, Lonsdale Road, Heathfield Road, Ramsgate Road and Brentwood Road”, prepared by Myers and Associates, P.C., dated April 3, 2018, as last revised, and the “Topographical Survey Map of Lands of William S. Cole Family Trust and Beryle Douglas Cole, Lonsdale Road, Heathfield Road, Ramsgate Road and Brentwood Road”, prepared by Myers and Associates, P.C., dated March 5, 2018, as last revised; and

WHEREAS, notice of public hearing was published in the manner required by law and proof of said publishing has been presented to the Planning Board; and

WHEREAS, the Planning Board has duly called and held a public hearing to consider the Preliminary Plat Plan, which hearing was held on May 1, 2018; and

WHEREAS, all persons desiring to be heard in connection with such proposed subdivision have been duly heard and the Planning Board has given full consideration to the statements and views submitted at such hearing; and

WHEREAS, the Applicants have completed and submitted a Short Environmental Assessment Form and the same had been reviewed and considered by the Board along with the other submissions provided by the applicant; and

WHEREAS, pursuant to Volume 6 NYCRR, Sections 617.3 and 617.6 of the Regulations relating to Article 8 of the Environmental Conservation Law of New York (SEQRA), a previous determination of environmental non-significance was made on May 1, 2018; and

WHEREAS, it appears to be in the best interest of the Town that said Application for the Preliminary Plan be approved subject to the conditions set forth below; and

WHEREAS, this Board has determined that the Final Plat as submitted is in substantial compliance with the Preliminary Plat and is hereby and herewith approved by this Board and that pursuant to Section 276 of the Town Law and the Subdivision Regulations of the Town of Sullivan, the requirements for a public hearing on the final application is hereby waived.

NOW, THEREFORE, upon motion of John Ceresoli, seconded by Dave Allen, it is

RESOLVED, that the Planning Board of the Town of Sullivan hereby grants Preliminary Plat approval on the subdivision known as the “William S. Cole Family Trust Subdivision”; and it is further

RESOLVED, that pursuant to Section 276 of the Town Law and the Subdivision Regulations of the Town of Sullivan, the requirement for a public hearing on the Final Plat Plan is hereby waived; and it is further

RESOLVED, that the Planning Board of the Town of Sullivan hereby grants Final Plat Plan approval on the subdivision known as the “William S. Cole Family Trust Subdivision”, based on a map titled “Subdivision Lands of William S. Cole Family Trust and Beryle Douglas Cole, Lonsdale Road, Heathfield

Road, Ramsgate Road and Brentwood Road”, prepared by Myers and Associates, P.C., dated April 3, 2018, as last revised, and the “Topographical Survey Map of Lands of William S. Cole Family Trust and Beryle Douglas Cole, Lonsdale Road, Heathfield Road, Ramsgate Road and Brentwood Road”, prepared by Myers and Associates, P.C., dated March 5, 2018, as last revised, subject to the payment of fees associated with review of said application and further subject to the following conditions:

1. Agreement by the Town of Sullivan Highway Superintendent to construct extensions of Lonsdale and Brentwood Roads (or Owner/Developer construction of said extensions, built to the Town’s specifications and approvals);
2. Developer is to provide a fee interest or easement for finishing the roadway and the turnaround as shown on the maps, at its sole cost and expense;
3. Final legal and engineering review of road improvements;
4. The stand-alone accessory structure/pole barn on Lot 2 cannot be used until a primary structure is constructed;
5. Prior to the construction of any home on any lot, the proposed construction must be reviewed by the Town Engineer. Submitted plans must include the home location along with the proposed septic and drainage plans for each individual lot. No building permit will be issued without such review or approval by the Town;
6. Madison County Department of Health approval of proposed septic systems;
7. That the Applicant shall enter into a Highway and Drainage Construction and Maintenance Agreement with the Town of Sullivan Town Board, which Agreement will include the arrangement for the completion of the road extension, as depicted on the map of the Subdivision and dedication of same;
8. Delivery and recording of deeds and transfer documents necessary for the dedication and recording of the road extension and any turnaround easement (free and clear of all liens and encumbrances);
9. Delivery of Affidavit of No Liens from the Applicant demonstrating that no contractors have filed any liens on the public improvements (roads and drainage) transferred to the Town;
10. Construction inspection of the balance of the construction of the proposed drainage facilities and utilities shall be conducted by the Town of Sullivan and/or its Consulting Engineer;
11. The Applicant will comply with all other Town of Sullivan Zoning and Subdivision Regulations; and it is further

RESOLVED, that such approval is also conditioned upon the payment to the Town of Sullivan of any outstanding professional fees; and it is further

RESOLVED, that the Planning Board hereby authorizes the Chairman of the Planning Board to sign the Final Plat upon certification that all requirements and conditions set forth herein have been satisfactorily met; and it is further

RESOLVED, that except as specifically permitted by the Subdivision Regulations of the Town of Sullivan, no site work shall be performed and no building permits or certificates of occupancy shall be issued until all of the foregoing conditions have been satisfied and site plan approval has been granted by the Town of Sullivan Planning Board; and it is further

RESOLVED, that this approval is subject to any appropriate agreements being entered into by the applicants and the Town of Sullivan as directed by the Town Attorney and it is noted by the Planning Board that the within approval shall not operate as a precedent for any future approvals; and it is further

RESOLVED, that the Zoning Officer is hereby authorized and directed upon payment of any required fees to issue such permits and certificates and to take such other action as may be required to effectuate and enforce this Resolution subject to the above conditions.

The question of the adoption of the foregoing Resolution was duly put to a roll call vote, which resulted as follows:

John Ceresoli	Voted	YES
Dave Allen	Voted	YES
Sherry Menninger	Excused	-----
Paul Jasek	Voted	YES
Frank Park, Chairman	Voted	YES

The Chairman, Mr. Park, then declared the Resolution to be duly adopted.

FRANK PARK, Chairman of the Planning Board of the Town of Sullivan, hereby certifies that the foregoing Resolution was duly adopted at a meeting of the Board duly convened and held on May 1, 2018, a quorum being present.

FRANK PARK, CHAIRMAN

Town of Sullivan Planning Board

CHARLOTTE A. FERSTLER, Town Clerk of the Town of Sullivan hereby certifies that the foregoing Resolution was duly filed in her office on June ___, 2018.

CHARLOTTE A. FERSTLER, Town Clerk

BLASÉ LARocca — SEBASTIAN COVE (FORMER WELYTOCK PROPERTY) ROUTE 31, CANASTOTA – SLB – 10.58-1-17 – 16 Town Homes

Mr. Meyers presented a map dated 2/2/18 that was presented to Barton & Logoudice. On the most recent map, the mall has been recessed from Route 31. They are widening the mall so that the mailman can place mail and traffic can still come and go. Plans have been sent to the DOT. The drawing will be updated to show the larger area for cars to enter and egress and the mail truck can park to place mail. Residents will have a bar code to open the gate. Mr. Meyers will also send this map to Barton & Logoudice. They will comment on the plans.

All drainage and utilities are in place. Army Corp and DEC also needs to approve plans. The HOA is in the works by Ms. LaRocca. The Town will have to approve the plans for the HOA. The SWPP has been revised and updated. They will return.

A motion was made by Dave Allen and seconded by Paul Jasek to adjourn the meeting at 8:10PM. All in favor.

Respectfully submitted,