

REGULAR MEETING - TOWN OF SULLIVAN PLANNING BOARD –JUNE 5, 2018

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

Present: Frank Park, David Allen, Sherry Menninger, John Ceresoli, Paul Jasek, Phil Costanzo and Wendy Loughnot, atty.

A motion was made by John Ceresoli and seconded by Paul Jasek to accept the minutes for May 1, 2018 meeting. All in favor.

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

Mr. & Mrs. LaRocca appeared before the Board with Rick Myers. Review from Barton & Loguidice was presented. Taylor Bottar from Barton & Loguidice stated there was a SEQR review previously done in 2011 with previous owner but the form has changed since then. Atty. Wendy Loughnot said the scope of project has changed and it was suggested by John Langey to review a new SEQR at the next meeting with Town Planning Board as lead agency. The new SEQR was received tonight from Rick Myers. Mr. Myers revisited the subdivision as requested by the Planning Board last meeting. The maps would be filed after discussion with Jeff Schneider for subdivision (town homes). Last revision maps of May 25, 2018 were received from Rick Myers. HOA presented by Mrs. LaRocca as per their Atty. Andy Pappas. Motion was made by David Allen, seconded by Paul Jasek to schedule a Public Hearing for Subdivision and Special Use Permit on Tuesday, July 10, 2018 at 6:45PM, all in favor.

DANIEL AND MICHELLE BEAL – 735 MOORE RD. - SPECIAL USE PERMIT – DOG KENNEL, SBL – 8.-2-74.111

Mr. & Mrs. Beal appeared before the Board to discuss the need for a special use permit for a dog kennel at 735 Moore Rd. (they have 50 acres). Proposed is a 800 foot driveway that would be 20 feet wide, they are currently working on flood plain permit and LOMA. The kennel would be 800/900 feet from the road to not disturb neighbors. They are looking at 30' x 60' building with 20 pens. There is public water access and they have spoken with OCWA. The Town Board has issued a Local Law for kennels and they are allowed in Agricultural zones. The Planning Board requested site plan/map as per Local Law, lighting detail, parking detail, fence details, and septic system detail as the building will have one bathroom. It was discussed that they put up silk fence as the area is being filled. The Beal's will return with the requested information at the July 10, 2018 meeting at 7PM.

JENNIFER & JEROME JACKSON – 802 CHESTNUT RIDGE ROAD – SBL – 23.-2-35.65

Mrs. Jackson appeared before the Board to discuss the annexation of two lots into one parcel. When the annexation was done with Myers Assoc. it was suggested she come before the Planning Board to make it formal from a previous filed subdivision named Maple Ridge Estates. Motion was made by David Allen, seconded by John Ceresoli to schedule a Public Hearing for Re-Subdivision on Tuesday, July 10, 2018 at 6:15PM, all in favor.

TODD BOTSFORD – 1280 HEATHFIELD LANE, CHITTENANGO – CNY SOLAR – SBL – 48.7-1-15.6

Justin from CNY Solar appeared before the Board requesting a special use permit for a ground solar system as they cannot put on a roof system because of many trees and wooded area. There will be 2 rows, 46 panels ground mount vs. full mount. The system will be out in field, will not exceed 15 ft. in height and tied into grade. The Planning Board requested some kind of site plan

that shows property with location of solar system and distance to property lines (50 ft. required from property lines). Atty. Wendy Loughnot stated that this is defined as accessory structure so needs to be on property where house is located. It looks like there is 2 lots and 2 deeds. Justin to return next meeting July 10, 2018 at 7PM with more information in regards to being 2 lots and 2 deeds after checking with homeowner. He will also bring site plan with solar system location.

JOEL ARSENAULT – TAG ROAD – 5 LOT SUBDIVISION – SBL – 26.-1-9

Mr. Arsenault appeared before the Board to discuss a 5- lot subdivision on Tag Rd. and presented maps to the Board. Two lots are 3 acres and three lots are 5 acres, just West of rest area, East of creek, south side Tag Rd. and north side of thruway. The property has not been perked yet and the Planning Board requested to have it perked (all lots) deep hole. Motion was made by Sherry Menninger, seconded by David Allen to schedule a Public Hearing for Subdivision on Tuesday, July 10, 2018 at 6:30PM, all in favor.

A motion was made by Paul Jasek and seconded by John Ceresoli to move the July 3, 2018 meeting to July 10, 2018 because of the holiday, all in favor.

A motion was made by Sherry Menninger and seconded by David Allen to adjourn the meeting at 9:00PM, all in favor.

Respectfully submitted,
Jeri Rowlingson (stand in secretary for Rose Park)