

JENNIFER & JEROME JACKSON – 802 CHESTNUT RIDGE ROAD, KIRKVILLE – SBL – 23.-2-35.65 – RE-SUBDIVISION OF TWO LOTS INTO ONE PARCEL

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

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

Excused; John Ceresoli

The Jacksons would like to re-subdivide two lots they own on Chestnut Ridge Road into one parcel.

No one spoke for or against this resubdivision from two lots to a one lot subdivision on Chestnut Ridge Road.

A motion was made by Dave Allen and seconded by Paul Jasek to close the hearing. All in favor.

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

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

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

Excused; John Ceresoli

Mr. Arsenault would like to subdivide his property into five lots, - two lots consist of three acres and three lots consist of five acres each.

No one spoke for or against this five- lot subdivision on Tag Road.

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

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

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

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

Excused; John Ceresoli

Mr. & Mrs. LaRocca appeared before the Board to subdivide four acres into sixteen townhouses and they are also seeking a special use permit to build 16 clustered townhouses on their four acre property.

No one spoke for or against this subdivision and special use permit on Route 31, Canastota.

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

REGULAR MEETING - TOWN OF SULLIVAN PLANNING BOARD –JULY 10, 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, John Langey, atty and Larry Ball, codes officer.

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

The minutes of the June 5, 2018 meeting were accepted with a motion by Sherry Menninger and seconded by Paul Jasek. All in favor.

JENNIFER & JEROME JACKSON – 802 CHESTNUT RIDGE ROAD, KIRKVILLE – SBL – 23.-2-35.65 – RE-SUBDIVISION OF TWO LOTS INTO ONE PARCEL

The Board reviewed the map - lots 2 and 3 which will be merged – lot 3 will be merged with lot 2. The map needs to be clear on which two lots were merged as it is above.

The Board found no other problems with this subdivision.

Mr. Langey presented to SEQR to the Board for their approval. The Town of Sullivan Planning Board was deemed lead agency and a negative declaration was made to the short form SEQR and the resubdivision was accepted with a motion by Sherry Menninger and seconded by Dave Allen. All in favor.

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

The Board reviewed this five lot subdivision on Tag Road. Lots # 1 and 2 are approximately 3 acres and lot # 3,4,5 are 5+ acres.

They will have raised bed systems. There will be five driveways entering onto Tag Road. There is a high-pressured gas line that runs through the front of each property. There is a 30' easement off Tag Road.

TOWN OF SULLIVAN PLANNING BOARD RESOLUTION

GRANTING PRELIMINARY PLAT APPROVAL

WAIVING HEARING ON THE FINAL PLAT

AND GRANTING FINAL PLAT APPROVAL

DATED: July 10, 2018

SUBDIVISION PORTION OF THE LANDS OF

THE LOUIS J. BRUNO RESIDUARY TRUST

(Joel Arsenault - Tag Road Subdivision)

WHEREAS, Joel Arsenault, as Owner/Applicant, having duly made an application for preliminary and final plat approval of a proposed 5-lot subdivision in the Town of Sullivan to be known as the "Subdivision Portion of the Lands of the Louis J. Bruno Residuary Trust"; and

WHEREAS, the plan consists of Tax Map No. 26.-1-9 (consisting of 23.3± acres) being subdivided into 5-lots (all fronting on Tag Road) so that Lot 1 will be 2.83± acres; Lot 2 will be 3.45± acres; Lot 3 will be 5.50± acres; Lot 4 will be 5.42± acres; and Lot 5 will be 6.10± acres, all as set forth in the submitted maps and plans, titled "Plat Showing Subdivision of Portion of the Lands of the Louis J. Bruno Residuary Trust, Tag Road, Town of Sullivan - Madison County, State of New York", prepared by Decker Land Surveying, P.C., dated May 18, 2018, as last revised; and

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), requires that as early as possible and within twenty (20) days after submission of the complete application, an involved agency shall make a determination whether a given action is subject to the aforementioned law; 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 July 10, 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, 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 Sherry Menninger, seconded by Dave Allen, 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 this Board hereby determines the proposed action will not have a significant effect on the environment, and this Resolution 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 would permit development in a planned manner; and
2. There are no unusual or unique land forms or environmentally sensitive areas on this site; and it is further

RESOLVED, that the Planning Board of the Town of Sullivan hereby grants Preliminary Plat approval on the subdivision known as the “Subdivision Portion of the Lands of the Louis J. Bruno Residuary Trust (Joel Arsenault - Tag Road 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 “Subdivision Portion of the Lands of the Louis J. Bruno Residuary Trust (Joel Arsenault - Tag Road Subdivision)”, based on a map titled “Plat Showing Subdivision of Portion of the Lands of the Louis J. Bruno Residuary Trust, Tag Road, Town of Sullivan - Madison County, State of New York”, prepared by Decker Land Surveying, P.C., dated May 18, 2018, as last revised, subject to the payment of fees associated with review of said application and further subject to the condition that 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	Excused	-----
Dave Allen	Voted	YES
Sherry Menninger	Voted	YES
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 July 10, 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 July ___, 2018.

CHARLOTTE A. FERSTLER, Town Clerk

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

The Board is concerned that the HOA will be able to handle the fees with perhaps only 8 units filled (half of the entire project).

Mr. Langey will work with the LaRoccas on this concern.

The LaRoccas will not get a certificate of occupancy until the HOA is completed. The Board needs to know what is covered in the HOA. Plowing and lawn care will be done by the HOA. The Board needs to know about drainage, mowing, etc. Will the HOA have the firepower to maintain these residences.

The original SEQR may need to be revisited to reaffirm anything in the original SEQR. Frank Park read a letter from Barton & Logoudice concerning the original SEQR and whether all items will continue as in the SEQR (i.e. will the buildings be taken down). Lighting will be addressed as to brightness and location. SHWPP needs to be in Mr. LaRocca's name. After reviewing the original SEQR, the Board feels there is no need to re-open the original SEQR. The Board has never received final approval of the marina plan from the DEC.

TOWN OF SULLIVAN PLANNING BOARD RESOLUTION

(1) AMENDED SPECIAL USE PERMIT APPROVAL

AND (2) GRANTING PRELIMINARY PLAT APPROVAL

FOR DEVELOPMENT IN THE TOWN OF SULLIVAN

DATED: July 10, 2018

SEBASTIAN COVE DEVELOPMENT

WHEREAS, on or about March 14, 2011, Mark Welytok (the "prior developer") received approval from the Town of Sullivan Planning Board (the "Board") for development of Tax Map No. 10.58-1-17 in the Town of Sullivan, Madison County, State of New York (the "Property"), said development being a proposed townhouse complex for attached and detached single-family homes with a private interior roadway, drainage facilities and entryway; and

WHEREAS, the prior developer has failed to complete the project per the previous approvals; and

WHEREAS, Sebastian Cove, LLC (the "Applicant") has purchased the project land and is requesting an Amended Special Use Permit and Subdivision approval for the Property, so as to utilize the Property for sixteen (16) attached and detached single-family townhomes with associated drainage facilities, private interior roadways and additional common amenities; and

WHEREAS, the Property associated with the application is located on the southern border of Oneida Lake in the Town of Sullivan, Madison County, State of New York; and

WHEREAS, the Applicant now desires to modify the original approved plans incidental with the development as described above; 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 proposed Preliminary Plat Plan, which hearing was held on July 10, 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, previously on May 14, 2011, the Town of Sullivan Planning Board determined that the original action would not have a significant effect on the environment and thereby adopted a Negative Declaration pursuant to 6 NYCRR Part 617, et. Seq.; and

WHEREAS, on July 3, 2018, the Board received comment from the Planning Board's Consulting Engineers, Barton & Loguidice, relative to the updated Full Environmental Assessment Form submitted incidental with this request; and

WHEREAS, the Board reviewed the submitted information and each of the factors outlined in the Full Environmental Assessment Form, noting that no significant changes would be occurring under the revised plan sufficient to raise any concerns relative to any significant negative environmental impacts; and

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

WHEREAS, it appears to be in the best interest of the Town that the Amended Special Use Permit for said development be approved subject to the conditions set forth below; and

WHEREAS, the Board has fully considered the suitability of the subdivision as a possible location for park and/or recreation facilities and has taken into consideration the size of the subdivision, as well as a pertinent practical factor; and

WHEREAS, a park and/or recreation area cannot be properly located in such subdivision, such that monies in lieu of parklands shall be required; and

WHEREAS, the proposed project is located substantially within a Medium-Density Residential District (MR-12); and

WHEREAS, it is further noted that the first 300-feet of the property is contained within the Town's Business Zone; and

WHEREAS, the required submissions have included a site plan, amended Special Use Permit application, a Stormwater Pollution Prevention Plan, an updated Full Environmental Assessment Form, as well as other submissions, including plans prepared by Myers and Associates, P.C., to wit:

1. Sheet 1 of 8 - Existing Conditions, dated October 6, 2010, as last revised July 6, 2018;
2. Sheet 2 of 8 - Site Development Plan - Proposed Improvements, dated March 31, 2018, as last revised July 6, 2018;
3. Sheet 3 of 8 - Stormwater Pollution Prevention Plan, dated March 31, 2018, as last revised July 6, 2018;
4. Sheet 4 of 8 - Stormwater Details, dated March 31, 2018, as last revised;
5. Sheet 5 of 8 - Details, dated October 6, 2010, as last revised March 31, 2018;
6. Sheet 6 of 8 - Details, dated October 6, 2010, as last revised June 4, 2018;
7. Sheet 7 of 8 - Profiles, dated October 6, 2010, as last revised July 6, 2018;
8. Sheet 8 of 8 - Proposed Easements, dated March 31, 2018, as last revised;
9. Sheet 1 - Entrance Plan Location Map, dated March 23, 2018, as last revised;
10. Sheet 2 - Entrance Overall Plan, dated March 23, 2018, as last revised;
11. Sheet 3 - Entrance Details, dated March 23, 2018, as last revised; and

WHEREAS, the project is supported by available overhead electric facilities, natural gas, public water and sewers; and

WHEREAS, the Applicant has provided information relative to the existing floodways located within the area; and

WHEREAS, the current project proposal will ultimately involve the second phase for marina facilities, as depicted upon the plans, which marina facilities must be approved by the Planning Board through a subsequent process; and

WHEREAS, the application was referred to the Madison County Planning Board for review and comment; and

WHEREAS, the Madison County Planning Board made a determination on June 13, 2018 that the application would have no adverse county-wide or intermunicipal impact and returned same for local determination.

NOW, THEREFORE, upon motion of Sherry Menninger, seconded by Paul Jasek, it is hereby

RESOLVED that the Town of Sullivan Planning Board hereby grants Preliminary Plat approval for the project known as “Sebastian Cove”, based upon plans prepared by Myers and Associates, P.C., to wit:

1. Sheet 1 of 8 - Existing Conditions, dated October 6, 2010, as last revised July 6, 2018;
2. Sheet 2 of 8 - Site Development Plan - Proposed Improvements, dated March 31, 2018, as last revised July 6, 2018;
3. Sheet 3 of 8 - Stormwater Pollution Prevention Plan, dated March 31, 2018, as last revised July 6, 2018;
4. Sheet 4 of 8 - Stormwater Details, dated March 31, 2018, as last revised;
5. Sheet 5 of 8 - Details, dated October 6, 2010, as last revised March 31, 2018;
6. Sheet 6 of 8 - Details, dated October 6, 2010, as last revised June 4, 2018;
7. Sheet 7 of 8 - Profiles, dated October 6, 2010, as last revised July 6, 2018;
8. Sheet 8 of 8 - Proposed Easements, dated March 31, 2018, as last revised;
9. Sheet 1 - Entrance Plan Location Map, dated March 23, 2018, as last revised;

10. Sheet 2 - Entrance Overall Plan, dated March 23, 2018, as last revised;
11. Sheet 3 - Entrance Details, dated March 23, 2018, as last revised;

and plans prepared by the State of New York Department of Transportation, to wit:

12. Shoulder Closure 2-Lane 2-Way Roadway, Effective Date: January 7, 2010, as last revised;
13. Flagging Operation 2-Lane 2-Way Roadway, Effective Date: January 7, 2010, as last revised;
14. Sign Table (Sheet 1 of 2), Effective Date: May 3, 2012, as last revised;
15. Sign Table (Sheet 2 of 2), Effective Date: May 3, 2012, as last revised;
16. Work Zone Traffic Control General Notes, Effective Date: January 8, 2009, as last revised;
17. Work Zone Traffic Control Legends and Notes, Effective Date: January 8, 2009, as last revised;
18. Type III Construction Barricades (Sheet 1 of 2), Effective Date: January 8, 2009, as last revised;
19. Type III Construction Barricades (Sheet 2 of 2), Effective Date: January 8, 2009, as last revised;
20. Portable Temporary Wooden Sign Support, Effective Date: January 8, 2009, as last revised;

as well as the following documents:

21. New York State Department of Transportation Commercial Access Highway Work Permit Application and Checklist; (*Unsigned and undated*)
22. Revised Stormwater Pollution Prevent Plan, dated April 2018, as last revised June 15, 2018; and it is further

RESOLVED that the Town of Sullivan Planning Board hereby grants an Amended Special Use Permit for the construction of sixteen (16) attached and detached single-family townhomes with associated drainage facilities, private interior roadways and additional common amenities, as depicted on the above-referenced submitted plans, subject to the payment of fees associated with review of said application and further subject to the following conditions:

1. Submission of revised site plans depicting the existing and proposed setbacks and lot dimensions for each townhome lot;
2. Submission of a lighting plan acceptable to the Town's Consulting Engineer;

3. Obtaining and filing final approval for the construction of the proposed driveway in accordance with New York State Department of Transportation standards (Route 31 entrance);
4. Preparation and submission of acceptable typical front elevation plans;
5. Presentation of proposed estimates for the quantity of fill to be utilized onsite to be reviewed and approved by the Town's Consulting Engineer, which submission shall also indicate the location of storage of said fill and be approved by the Town's Code Enforcement Officials;
6. Installation of proposed fire hydrants to be coordinated with Onondaga County Water Authority ("OCWA") and local fire agencies, as well as hydrant detail;
7. Applicant to provide standard water service connection detail for the site for review and acceptance by the Town's Consulting Engineer;
8. Revisions to plans to relocate the proposed swale as referenced by the Town's Consulting Engineer's comment letter;
9. Provide the Town's Consulting Engineer manhole modification details for review and approval;
10. Provide easement detail for Town Attorney review and to prepare and transmit necessary easements per the Town Attorney's direction;
11. All final plans are to be stamped by a qualified professional;
12. Provide current owners' contact information for the SWPPP;
13. SWPPP to be updated and approved by the Town's Consulting Engineer;
14. Per the Town's Consulting Engineer, §2.3 of the SWPPP should be amended to make clear that the final stabilization within Step 9 of the construction sequence should be defined as achieving "uniform perennial vegetation cover with a density of 80% or equivalent stabilization measures have been employed on all impaired and cleared areas";
15. §2.3 of the SWPPP shall be amended to further discuss procedures for inspection frequency and approved by the Town's Consulting Engineer;
16. The recommendation of the Town's Consulting Engineer relative to the SWPPP, as per its letter of May 25, 2018, shall be incorporated into the SWPPP document;
17. Applicant shall revise the Notice of Intent on its proposed SWPPP to meet the recommendations of the Town's Consulting Engineer's comment letter dated July 3, 2018, a copy of which is hereby attached to this Resolution;
18. No approvals for the marina portion of the project have been granted at this time. Applicant shall be required to return to the Planning Board at the appropriate time for approval of same;
19. This Resolution is also subject and conditioned upon obtaining any necessary final required permits from the United States Army Corps of Engineers, the New York State Department of Environmental Conservation and any other required agency permits;

20. Satisfaction of the Town's Consulting Engineer's July 3, 2018 letter;
21. Approval is subject to review, acceptance and approval of all utility easements per the Town Attorney's review and acceptance;
22. Final signoff from Town's Consulting Engineer regarding any need for a bypass pumping plant to divert sanitary sewer flows around the existing tie-in manhole during completion of the proposed modifications;
23. Final approval and submission of lighting plan, per the Town's Consulting Engineer;
24. Submission of lighting plan to demonstrate more uniform brightness throughout the site, as intended by the developer, and submission of calculations for average light level and uniformity ratio to be provided for review by the Town's Consulting Engineer;
25. Utilization of down-cast lighting with shielding for lights associated with porches of the housing units (alternatively, relocation of such lighting for better distribution). In all instances, lighting shall be contained to the project site and shall not spill onto adjoining properties or highways;
26. Preparation, acceptance and filing of a final Homeowners' Association Agreement acceptable to the Town Attorney;
27. Developer shall enter into a recordable Stormwater Management Agreement with the Town of Sullivan, which shall also be filed in the Madison County Clerk's Office;
28. Applicant shall enter into appropriate construction guaranty and completion agreements with the Town of Sullivan with respect to the provision for sewer, water and drainage construction and interior road systems, as deemed necessary by the Town's Attorney;
29. Applicant acknowledges that the entire internal roadway system of the project shall be and remain private and shall be maintained under the terms of the applicable Homeowners' Association Agreement and, thereafter, by the residents of the project;
30. Continued inspection of the project by the Town's Consulting Engineer, at the sole cost and expense of the project sponsor;
31. Any construction on or within any wetland area shall be in compliance with the written approval from the New York State Department of Environmental Conservation and/or the United States Army Corps of Engineers, as applicable;
32. No construction of infrastructure shall commence until a pre-construction meeting occurs with the Town's Code Enforcement Officer and the Town's Consulting Engineer;
33. Applicant shall take all necessary measures to provide for dedication of any proposed public improvements (water, sewer, drainage), as applicable, for purposes of connection to Town facilities;

34. Applicant will submit acceptable erosion control and sediment plans for construction related activities, as well as post-construction development; and it is further

RESOLVED that such approval is also conditioned on payment to the Town of Sullivan of the monies in lieu of land for park or recreational purposes as required by law; and it is further

RESOLVED that such approval is also conditioned upon the payment to the Town of Sullivan of any outstanding and ongoing professional (including legal and engineering) fees; and it is further

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

RESOLVED that this approval is subject to any appropriate agreements being entered into by the applicant 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:

Paul Jasek	Voted	YES
John Ceresoli	Excused	-----
Sherry Menninger	Voted	YES
Dave Allen	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 July 10, 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 August ___, 2018.

CHARLOTTE A. FERSTLER, Town Clerk

Mr. and Mrs. Larocca will return to the August 7, 2018 meeting.

DANIEL AND MICHELLE BEALE 735 MOORE ROAD, KIRKVILLE – SPECIAL USE PERMIT “Creature Comforts” - DOG KENNEL SLB 8-2-74.11

The Beales returned to the Board with a new map showing a more accurate location of the proposed fence. The Beales have an animal business currently. They go to peoples houses to care for their animals. The facility will be 800’ back from the road. The building will be 30’ x 60’ with 20 pens. There is public water access. The Board is concerned about noise coming from the building. They have a plan to lessen the noise with concrete and wood construction. Hours of pickup and drop-off will be 8am to 11am and 4pm to 7pm.

They are considering building a berm for noise elimination.

They plan on having a maximum of 40 dogs in the kennel with an exercise area. There will be four parking spaces

A motion was made by Dave Allen and seconded by Sherry Menninger to schedule a public hearing for August 7, 2018 at 6:45PM. All in favor.

TODD BOTSFORD – 1280 HEATHFIELD LANE, CHITTENANGO – CNY SOLAR

The Botsfords would like a solar facility at their home.

They presented a site plan to the Board showing the proposed location of the panels. The array will be 30 x 40’. At this point, there are two lots and two deeds.

A motion was made by Paul Jasek and seconded by Dave Allen to schedule a public hearing for a special use permit for a 30’ x 40’ solar panel array at 1280 Heathfield Lane, Chittenango. The hearing will be held on August 7, 2018 at 6:30PM. All in favor.

A motion was made by Dave Allen and seconded by Paul Jasek to adjourn the meeting at 8:30PM. All in favor.

Respectfully submitted,