

TOWN OF SULLIVAN PLANNING BOARD – SEPTEMBER 4, 2018-PUBLIC HEARING  
WILLIAM MINTOYNE & FRED TIERNEY ESTATE –KINDERHOOK ROAD – FOUR LOT  
SUBDIVISION

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, John Ceresoli, Paul Jasek, John Langey, atty, and Phil Costanzo, codes officer.

Debbie Visser appeared before the Board to subdivide 49 acres on Kinderhook road into a four-lot subdivision.

John Watson – 1636 Kinderhook Road - doesn't want houses across from his home on Kinderhook. It will diminish the value of his home and aesthetics.

His mother moved out of the village to live in the country and now she will be having homes next to her.

Joanne Watson - lots have to perc – no public sewers on Kinderhook Road.

Shirley Watson – Bolivar Road - there is a duplex that houses three families. How does that happen?

No one else spoke for or against this four-lot subdivision on Kinderhook Road A motion was made by Dave Allen and seconded by Paul Jasek to close the hearing. All in favor

LINDA MERRITT - 511 SHACKELTON POINT ROAD – SLB 3-2-47.1 – PUBLIC  
HEARING TWO LOT SUBDIVISOIN WITH ANNEXATION

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, John Ceresoli, Paul Jasek, John Langey, atty, and Phil Costanzo, codes officer

Ms. Merritt appeared before the Board for a two-lot subdivision with annexation of a non-conforming lot to be incorporated into the existing adjacent lot.

No one spoke for or against this two-lot subdivision on Shackleton Point Road.

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

REGULAR MEETING - TOWN OF SULLIVAN PLANNING BOARD –SEPTEMBER 4, 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 John Langey, atty.

The minutes of the August 7, 2018 meeting were accepted with a motion by John Ceresoli and seconded by Dave Allen. All in favor.

WILLIAM MINTOYNE & FRED TIERNEY ESTATE –KINDERHOOK ROAD – FOUR LOT  
SUBDIVISION

The Board found no problems with this four-lot subdivision on Kinderhook Road.

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

Lots #9 and lot #10 will become residential lots, lot #11 is open land and lot #12 would be the remaining lands.

A motion was made by Sherry Menninger and seconded by Paul Jasek to approve this four-lot subdivision on Kinderhook Road. All in favor.

LINDA MERRITT - 511 SHACKELTON POINT ROAD, BRIDGEPORT, NY- – SLB 3-2-47.1  
– TWO LOT SUBDIVISOIN WITH ANNEXATION

Mrs. Merritt appeared before the Board for a two-lot subdivision on Shackelton Point Road. Her latest map is dated 7/30/18. The annexation stays with lot #3 (3.00-2-47.1).

A motion was made by Sherry Menninger and seconded by John Ceresoli to accept this two-lot subdivision on 511 Shackelton Point Road. All in favor.

ANNA & ROBERT WILSON -5911 QUARRY ROAD, CHITTENANGO – TWO LOT SUBDIVISION SL 60.3-2-17.2

Atty Mark Levy returned to the Board for a two-lot subdivision on Quarry Road. Lot #1 is 1.88 acres and lot #2 is 3.89 acres. – lot #1 is the Wilson residence – lot #2 is near the present barn. They are selling their farm and would like to keep lot #1 and the rest would belong to the farm which they are selling.

Atty Langey reviewed the SEQR with the Board. A motion was made by Sherry Menninger and seconded Paul Jasek by to declare the Town of Sullivan Planning Board lead agency and to make a negative declaration to the SEQR and accept this lot line change on the condition a map showing the lot line alteration is presented to the Board. All in favor.

JIM BROWN – SPECIAL USE PERMIT APPLICATION – LANDSCAPE BUSINESS – ROUTE 31 – FORMER – LAVERNE GRANT FARM SLB 11.-1-12.1.

Mr. Brown appeared before the Board requesting a special use permit for a landscaping business. The former store is now two previously approved apartments. Mr. Brown wants to build a shop 60' x 52' which will include office space off Blackpoint Road. The present barns will be cleaned up and used for his business and he would rent out the house. This property goes back 300' from Route 31. He needs to go back 380' to build his pole building. Part of this will be for parking. There will be no road traffic – he will not have a retail shop.

A motion was made by Dave Allen and seconded by John Ceresoli to schedule a public hearing on October 2, 2018 at 6:45PM for a special use permit for a landscaping business on Route 31. All in favor.

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

Frank Park brought the audience up to date on the special use permit application. Mr. Beal would like to answer concerns of the audience – concern about water on neighbors' driveways. It was recommended that the pond they have on their property could be used as a retention basin. The Board had an informal meeting with the Beals, the Board, John Becker and Phil Costanzo, the codes officer. The drainage issues will be mitigated and assessed as to what can be further done with drainage.

The driveway is presently on the neighbor's line – septic on the other side. How will you manage that? Snow removal will be plowed by the Beals. Lighting will be solar powered. Landscape lighting – along the trees – will not project onto the road.

The driveway will be shifted to the west 5ft. so it is not on the neighbor's line. The Board suggested that they move it 10' from the line. The Board agrees that the driveway should be moved to the west 10' in the entire driveway.

The building will be sound proofed as written on notes presented to the Board.

The berm will also be a sound deadening - 15' high – in hopes of reducing sound. It will be built out of dirt and road surface from Syracuse.

The drainage study addresses water and the use of the berm and culverts will be placed in the berms to divert any water. There is also a culvert under the road.

The exercise fence will be opaque where cars are visible and where the 10 runs exist. The west and the north side would be chain link fencing for a more outdoor feel.

Hours of operation – dogs will not be outside 7pm and 7am.

Waste removal will be Syracuse Haulers – they will pick it up at the end of the road. Waste will be stored outside the building in a trash can.

They will not place a sign by the road per wishes of the audience and the Board. The Board would like to see what their sign will look like – suggested that they just put their address on a sign. They want a ranch style sign 300' from the road as part of the facility.

They are proposing total of 40 dogs and 20 kennels. Most dogs will be kept only overnight and not during the day. There is no dog day care at all.

The berm needs to be completed before the business can be opened.

The Board wants the driveway moved off the property line. The Board proposes that the Beals place a guardrail along 250' and widen the existing driveway to the berm then make the rest of the driveway angle to the west toward the house.

The Beals will return to the October 2, 2018 meeting with updated maps showing arrows toward the drainage pattern, new placement of driveway with guard rails, where will waste be stored.

The Board needs to digest the information received tonight.

A motion was made by John Ceresoli and seconded by Paul Jasek to table this special use permit until the October 2, 2018 meeting. All in favor.

A motion was made by Dave Allen and seconded by Paul Jasek to adjourn the meeting at 9:50PM. All in favor.

Respectfully submitted,