

REGULAR MEETING - TOWN OF SULLIVAN PLANNING BOARD –NOVEMBER 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, Paul Jasek, Phil Costanzo, and John Langey, atty.

The minutes of the October 2, 2018 meeting were accepted with a motion by Sherry Menninger and seconded by John Ceresoli. All in favor.

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

The Beals presented additional information for the on-going review of their special use permit application on the boarding kennel on Moore Road.

1. Sound
  - a. The proposed cinderblock building construction sound mitigation values as stated by the manufacturer is for the block only, interior insulation would have some unstated additional value.
  - b. The value of the sound mitigation of the sheeting material proposed to line the kennel run is as stated by the manufacturer. The height of the material, distance from the source, topography, vegetation, etc. are variables beyond the material itself. The Board questions the usable life of the sound abatement sheeting.
2. Fill
  - a. The fill area as determined by the Beals’ most recent engineers was greater than 1.0 acres and requires a SWPPP. The Board requested that the SWPPP be reviewed by the Town engineers (Barton & Logoudice). The Board indicated that no final vote will be held until the process is completed.
3. Driveway
  - a. The Board has previously stated that the proposed driveway be at least 10’ from the eastern property line (starting at the culvert north of the house lawn). The repositioned driveway would have a guard rail.
  - b. The Beals offered a mitigation to move the existing fill westward by using road edge stabilizing methods described in the aforementioned engineers report. The methods involved rip-rap or stabilization fabric.
  - c. The Board took no position on the above proposals.
4. Other discussion items
  - a. The flagpole with flag will no longer be considered as a marker for the proposed business. The business will have its own address 743 Moore Road (residence is 735 Moore Road) and thus can be marked as such.

The Beals affirmed that they would accept an extension of the special use permit process until the December 4, 2018 meeting. This proposal by the Beals was accepted unanimously following a motion by John Ceresoli and second by Dave Allen.

VINCENT VALOIS – ROUTE 31, CANASTOTA– POLE BUILDING – BUSINESS ZONE SLB 10-1-38

Louis Intondi appeared before the Board representing Mr. Valois. Mr. Valois would like to erect a pole barn to repair machinery (trap shooting machines). The area is in a business zone. He would like to repair and sell these commercial trap shooting machines. The lot will be surveyed and given to the Board – also showing the building plotted on the survey map.

A motion was made by Paul Jasek and seconded by Sherry Menninger to schedule a public hearing for a special use permit to erect a pole building for the repair and sale of skeet shooting machines. The hearing will be held on December 4, 2018 at 6:45PM. All in favor.

MARTY MEROLA – SENECA SAVINGS BANK – 584 ROUTE 31, BRIDGEPORT,  
BUSINESS ZONE- SLB 8-2-37

Mr. Merola appeared before the Board on behalf of Seneca Savings Bank with plans to erect a new Seneca Savings Bank in Bridgeport. This will be an 1800 sq. ft building located on a

## **New Business:**

1.08-acre parcel in the business zone. A site plan, floor plan, lighting plan and proposed signage was presented to the Board. The Board requested a letter from NYS DOT confirming their review and acceptance of the proposed access to Route 31 (new road cut). The Board found the submitted plans substantially complete at this time.

A motion was made by John Ceresoli and seconded by Paul Jasek to have a public hearing for this application on December 4, 2018 at 6:30PM. All in favor.

A motion was made by and seconded by to close the meeting at 8:15PM. All in favor.

Respectfully submitted,