

SPECIAL MEETING – TOWN OF SULLIVAN PLANNING BOARD – SEPTEMBER 8, 2020
JEFF TAYLOR – SAFARI – PDD APPLICATION – SITE PLAN REVIEW – LAKEPORT ROAD, CHITTENANGO

The special meeting of the Town of Sullivan Planning Board began at 7PM.

Present: Frank Park, Dave Allen, John Ceresoli, Paul Jasek, Phil Costanzo and John Langey, atty.

Excused: Sherry Menninger

Dennis Simmons, Fire Chief, N. Chittenango - concerned that the fire department has not been contacted regarding the plans for fire trucks in the Town of Sullivan and what they look for when they go to a fire. He wants to know when the Fire Dept is going to come into the meeting to give the Town Planning Board that information. He is looking for Mr. Taylor's plans which Mr. Park said have not been completed yet. Mr. Simmons stated that he is trying to do a safety walk-thru with Mr. Taylor.

Mr. Langey stated that the applicant contacts the fire department for a letter stating that all requirements have been met regarding fire safety and access to buildings. Mr. Langey also stated that Jeff had contacted and received a letter from the Chittenango Fire Dept.

Mr. Park stated that as soon as they have completed plans from Mr. Taylor, the fire department will be notified. Mr. Simmons will have to make arrangements with Mr. Taylor to go on site.

In the future, Mr. Simmons asked that any applicant contacts the fire chief for his approval regarding safety and access to buildings.

Mr. Park stated that the Board will go through the items that the Board has asked for. The Board is attempting to get a completed application: 1) primary development plan, 2) full SEQR which has been completed and 3) the most accurate site plan. Mr. Park feels that the Board does not, at this point, have the most accurate site plan.

The Board is concerned about the manure pit (bin) and its proper storage location. There is no town-wide rule on the location of manure pits. The Board is concerned that this manure pit is visible to the neighbors. The fence is 5-6 feet from the neighbor's line. This needs to be noted on the map. The fence is 8' high which needs to be stated on the site plan.

Mr. Taylor needs to show how far off the property line the fences are from the neighbors' properties.

Mr. Taylor stated that these are not new fences.

The manure pit is now 30' off his property line – Mr. Taylor would like to move the pit 70-80' from the property line. It would have a three-sided retaining wall and an enclosed block wall. He will put the dimensions on the map. The pit is open on the front and enclosed on three sides. The pit will be unloaded no less than once a week or more often if needed.

The tiger cage is in the "animal enclosure" cage. Mr. Taylor rotates his animals.

Mitigation for dust control will include the paving of the ingress/egress areas for the "Safari" as indicated on the site map. The agreed material will be asphalt millings. In addition, unpaved portions of the parking or internal roads will be watered when necessary.

There will be no additional lighting that is specific to the safari – if there is a special event at night, Mr. Taylor will use the lights that are on the barns that already exist. There will be no additional lighting.

Mr. Taylor is making progress on the SWPPP- They are working on topography information and it will now go to Ed Reid, the engineer, to complete. The ponds are ground water – fully enclosed surface water.

The Board discussed the dual use of the parking lot. A traffic study was conducted and submitted by Gordon Stansbury. The "Safari" activity induced traffic was evaluated as to suitable ingress/egress and impact on Lakeport Road. The summary remarks were that the current infrastructure is adequate and no further mitigation is necessary. The parking lot is always "staffed". Radios are used between the parking lot and the "over-flow" parking lot. If there were no more parking spaces Mr. Taylor would turn people away.

For signage, Mr. Taylor has a proposed 4' x 8' monument sign similar to the sign for "The Wild". A copy of the sign was presented to the Board for the file. He has also proposed a 12' x 12' sign that would be put on the 8' fence at the rear of the parking lot. It is off the road and seen when someone drives into the parking lot. It does not face the neighbors' houses.

The Board needs the most recent copies of all Mr. Taylor's permits to include USDA and DEC permits. The DEC requires permits for some species but not others. Mr. Taylor is a "Class C USDA licensed exhibitor". Inspections are done randomly They determine the protocol for safety, dieting, veterinary, fencing, public safety housing welfare, etc. The state and federal government has a list of all his animals. Per Mr. Langey, let those agencies deal with animal and safety issues on State and Federal levels.

Mr. Taylor stated that he has had eight straight annual inspections randomly done with no problems. Once the map is cleaned up it can go to the North Chittenango Fire Dept. They can only go on Mr. Taylor's property for inspection with his permission. The Board will need a letter from the fire department stating that they approve the map. Mr. Taylor had previously submitted a letter from the Chittenango Fire Department stating that they had no concerns with the "Safari" design.

The Board still needs a copy of the SWPPP. The Planning Board will forward all documentation that has been provided. Should Mr. Taylor not choose to provide requested information that will be reflected in the documentation. The Town Board will have the public hearing.

The Planning Board will write a letter of a positive recommendation regarding granting a PDD to the Town Board. This PDD is for the Safari, completely separate from "The Wild".

A motion was made by Paul Jasek and seconded by John Ceresoli to make a positive recommendation to the Town Board regarding granting a PDD to the "Safari" on Lakeport Road.

All in favor

Respectfully submitted,

Jeri Rowlingson/Rosemary Park