

PUBLIC HEARING – AUGUST 1, 2023 – DAN DOBEY/SHARON RAIMONDI- 2673 BURLINGAME ROAD – SLB 5.82-1-14, -2 LOT SUBDIVISION, MR-12 ZONE

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

Excused: John Ceresoli

Deborah Black (sister of Dan Dobe) appeared before the Board representing Dan Dobe's subdivision.

Variances have been granted to the applicants due to the size of the lots.

No one spoke for or against this two-lot subdivision at 2673 Burlingame Road.

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

PUBLIC HEARING – DEVON SEITER, 360 ROUTE 31, BRIDGEPORT – SLB 8.6-1-28 BUSINESS ZONE – 6' FENCE

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

Devon Seiter spoke to the Board showing pictures of the intended fence showing that the fence will block nothing but his yard, which is what he wants. He has had issues in the recent past causing concern for their safety.

Mr. Seiter knows he has to put the good side of the fence on the outside.

His fence will be facing along Route 31 and along the back of his house.

He will have hanging baskets on the fence in the summer.

Art Alio - appeared before the Board. He is a neighbor of Mr. Seiter. He states there are presently no fences in the neighborhood and he feels the entrance to Bridgeport would be marred by having a fence. He stated no one buys a house on a corner and expects privacy. This is out of character for the neighborhood. This is a residence in a business zone.

Mr. Seiter feels that not all neighbors are against the fence.

Kelly Zeski – 352 Route 31, Bridgeport – has tenants in the addressed building. Concerned about Mr. Seiter's having a fence behind Zeski's building – tenants are concerned about looking at a fence. Fences in this town have to be 1' off their property. This fence would cause an alleyway that could be used for drugs, etc. Zeski's building is to the West of Mr. Seiter's and along Route 31.

No one else spoke for or against this special use permit application.

A motion was made by Dave Allen and seconded by Paul Jasek to close the hearing. All in favor
REGULAR MEETING OF THE TOWN OF SULLIVAN PLANNING BOARD – AUGUST 1, 2023 –

The regular meeting of the Town of Sullivan Planning Board began at 7PPM.

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

Excused: John Ceresoli

A motion was made by Dave Allen and seconded by Sherry Menninger to approve the minutes of the July 6, 2023 meeting. All in favor

DAN DOBEY/SHARON RAIMONDI- 2673 BURLINGAME ROAD – SLB 5.82-1-14, -2 LOT SUBDIVISION, MR-12 ZONE

The Board found no problem with this two-lot subdivision at 2673 Burlingame Road.

A motion was made by Dave Allen and seconded by Sherry Menninger to approve this two-lot subdivision. All in favor.

DEVON SEITER, 360 ROUTE 31, BRIDGEPORT – SLB 8.6-1-28 - BUSINESS ZONE – 6’ FENCE

Per Dave Allen, the reason Mr. Seiter wants the fence is the same reason as stated by Kelly Zeski.

Paul Jasek – said perhaps they could compromise on their fence to accommodate both themselves and their neighbors.

The applicant spoke with Ms. Zeski and they feel they can come up with a reasonable fence. This property is in a business zone. The Board feels there needs to be a diagram or map made out to scale to articulate the things they are willing to do to make a fence work for the neighborhood. It needs to be well documented before the Board can accept this special use permit.

Mr. Seiter needs to be off the sewer and the County road right-of-way. The sketch that was presented needs to be cleaned up and the chain-linked fence that currently exists should be kept there.

They will return to the September meeting.

A motion was made by Paul Jasek and seconded by Sherry Menninger to table this special use permit application until the September 5th meeting. All in favor.

TODD OSTRANDER – SELF – STORAGE UNITS - 2370 ROUTE 31, CANASTOTA – SLB 11-1-9.111= BUSINESS ZONE

Mr. Ostrander returned before the Board with a completed site map and plans for the storage units at 2370 Route 31, Canastota.

He will have 20’ x 160’ storage facility with 30’ graveled area around this building. There are 28 10’x10’s and eight 5’ x 10’s with concrete floors. All have power and lighting on the exterior, not in the building. Lighting will be down-casted. There will be 24-hour service with no fence. An 8’x8’ sign will be affixed to the building. There is an existing access to Route 31.

A motion was made by Sherry Menninger and seconded by Paul Jasek to declare the Town of Sullivan Planning Board as lead agency to the SEQR process. The Board found no impact to the SEQR and made a negative declaration to the SEQR and scheduled a public hearing for September 5, 2023 at 6:45PM. All in favor.

NORMAN SPEECH – 8922 BRIDGEPORT-KIRKVILLE ROAD, MOTOR VEHICLE REPAIR SHOP – SLB 8.6-1-60 – BUSINESS ZONE

A tenant of Mr. Speech’s property would like to have a motor vehicle repair shop at 8922 Bridgeport-Kirkville Road in a business. The client fixes the bodywork of cars, light repairs only. The application needs to go to the County for a GML review.

A motion was made Dave Allen and seconded by Paul Jasek to schedule a public hearing for a special use permit to do small vehicle repair in his garage at 8922 Bridgeport-Kirkville Road. All in favor.

TREVOR/MELODY MORRIS – 2712 PINE RIDGE ROAD, CANASTOTA – 2 LOT SUBDIVISION - SLB 18-2-30, 18.-2-33.2 – AG ZONE

Mr. and Mrs. Morris would like to separate a piece of property into two lots. One piece will be 1.67 acres and the rest of the 5 acres will go to the second parcel making it 30.16 acres. There will be a residence on the 1.67 acres.

A motion was made by Dave Allen and seconded by Sherry Menninger to declare the Town of Sullivan Planning Board as lead agency to the SEQR process. The Board found no impact to the

SEQR. A negative declaration was made to the SEQR and a motion was made to schedule a public hearing for September 5, 2023 at 6:15PM. All in favor.

JONATHAN ZIRBEL, 1134 CHESTNUT RIDGE ROAD, KIRKVILLE – BODY SHOP/TOW YARD, DRIVEWAY SEALING, LANDSCAPING SNOWPLOWING
SLB 24-2-8.1/24-2-5.1

Mr. Zirbel appeared before the Board for a special use permit to allow a body shop, and towing yard at 1134 Chestnut Ridge Road. He plans to have chain-link fencing around his impound lot and snowplow lot. The Board would like to see some screening on his chain-link fence.

The Board would like to make an onsite inspection

A motion was made by Dave Allen and seconded by Paul Jasek to schedule a public hearing for a body shop, towing yard to include driveway sealing, landscaping and snowplowing for

September 5, 2023 at 6PM. All in favor.

EDWARD ATKINS, 8964 GREEN ROAD, PO BOX 444- CONSTRUCT A FREE- STANDING GARAGE – BUSINESS ZONE

Mr. Atkins would like to construct a free-standing garage at 8964 Green Road, Bridgeport. He was cited for attempting to put up a building without a permit. He is a resident in a business zone and therefore needs a special use permit. He wants a 24, x 46 building on .237-acre lot. He wants to store his trailer and cars in this building. He has a “tent” standing there presently.

The Board needs to learn what setbacks are necessary with this size building.

A motion was made by Sherry Menninger and seconded by Paul Jasek to schedule a public hearing for a special use permit to allow a 24’ x 46’ garage at 8964 Green Road, Bridgeport. The hearing will be held on September 5, 2023 at 5:45PM. All in favor.

A motion was made by Paul Jasek and seconded by Dave Allen to adjourn the meeting at 8:15PM. All in favor.

Respectfully submitted,