

REGULAR MEETING OF THE TOWN OF SULLIVAN PLANNING BOARD – AUGUST 2, 2022

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

Present: Frank Park, Dave Allen, Sherry Menninger, Paul Jasek, John Ceresoli, John Langey, atty, Phil Costanzo, codes officer, and Larry Ball, codes officer

A motion was made by Paul Jasek and seconded by Sherry Menninger to accept the minutes of the July 5, 2022 meeting. All in favor.

DOUG WEAVER -REVISE SPECIAL USE PERMIT FOR RECREATIONAL VEHICLE SALES – 2233 ROUTE 31, CANASTOTA – BUSINESS ZONE -SLB 10.44-1-38

Mr. Weaver would like to amend his 2010 special use permit at 2233 Route 31, Canastota. He presented a map showing what will be on the site plan. The trees on his property are dying and he has taken the trees down. He would like to display his snowmobiles, jet ski do's, etc. in this front area. He would like to add 2 vehicles (cars) in this area along with snowmobiles and ski do's since he feels he now has more room since the trees have been removed and the area has been stoned. There should be a designated spot for the display of cars.

The Board would like to see only one car be displayed in the front and a second could be behind the house on Monroe Avenue.

Mr. Weaver needs to present a map to scale for the file, well laid out, with identified areas for display. This needs to go to County. He will return to the September 6, 2022 meeting.

DOUG WEAVER, - 1305 ROUTE 31 – FORMER FISHER BAY TO GO (OLD LIGHTHOUSE) SLB 9-3-5.12

Mr. Weaver presented plans for a new building at 1305 Route 31. He is considering a two-story building, keeping the building that is there. This is a 10-acre parcel. He would like to clear an area behind to bring boats, trailers, etc. Mr. Weaver needs to consider landscaping, entry to the building and road cuts. There is sewer and water on this property. He may need a visual barrier around any stored vehicles or boats. He will return to the September meeting.

CHITTENANAGO SOLAR FARM – 8278 LAKEPORT ROAD- 17-1-6

Travis Mitchell appeared before the Board to discuss the plans for a solar farm. They will be before the ZBA in one week regarding the wetlands. Barton & Logoudice has looked at this property and they made some comments which will be worked out by NEXCAM

The Town Board, Planning Board, variance from ZBA, Chittenango Fire Dept. County, DEC, Ag and Markets, SHIPPO, Army Corp, FAA, will all be notified.

A motion was made by Paul Jasek and seconded by John Ceresoli to direct John Langey to construct a letter to be sent to all the above agencies stating that the Town of Sullivan Planning Board will be lead agency for the SEQR process. All in favor.

JEFF TAYLOR – PDD – NORTH SIDE PDD DEVELOPMENT

Mr. Taylor appeared before the Board to discuss his PDD for a banquet and wedding venue. He would like a vote by the Board to move this process along.

The plans that the Board received are dated 4/8/22 and 4/27/22 plans. Barton & Logoudice reviewed the plans dated 6/10/22. The Board gave Mr. Taylor a draft of items that must be completed before approval can be given. The chairman listed the items that must be completed.

A motion was made by Sherry Menninger and seconded by Dave Allen to go forward with the resolution to complete the process 275-12 section to undertake the project includes the reaffirmation of the SEQR that was done on 1/12/22 supporting the declaration. All in favor.

NANCY MARAIA – 1085 WALNUT GROVE ROAD, BRIDGEPORT – RESIDENTIAL SUBDIVISION

Forrest Seguin appeared before the Board for a three-lot subdivision. Total land to be divided is 7.5 acres. There is an original parcel and two lots are 1.3+ acres and the remaining lot is 4.9 acres. There is no water and no sewer.

A motion was made by Dave Allen and seconded by John Ceresoli to declare the Town of Sullivan Planning Board lead agency to the SEQR. The SEQR was reviewed and a negative declaration was made. It was declared that there would be a public hearing on September 6, 2022 at 6:45PM. All in favor.

MIKE MASTRIANO – HARBOUR TOWN – HITCHCOCK POINT ROAD – PHASE II OF SUBDIVISION

Mr. Mastriano appeared before the Board to discuss his map of the marina. He would like to go ahead with Phase II of the project. Phase I has been completed. The Corp of Engineers – says they need to change plans so as not to impede the flow of water. They could use a C-shaped concrete over the water with footings and pilings or an aluminum arch.

Instead of using the road to Barrett Lane, they could remove a couple of sites and have the road go back up instead of going over the creek. Bill Pindle was OK with connecting the two roads. They will need to go to the Town Board to see if they can use this plan as it will be creating a “dead end” road. The other access to this development is Wiley Road.

Mr. Mastriano will meet with the Town Board to discuss putting a new road in that will come to a “dead end”.

A motion was made by Sherry Menninger and seconded by Paul Jasek to have Mr. Mastriano meet with the Town Board due to the amendment of new plans created to run a new road through phase II that has a dead end. All in favor.

A motion was made by Paul Jasek and seconded by John Ceresoli to adjourn the meeting at 8:35PM. All in favor.

Respectfully submitted,