

TOWN OF SULLIVAN PLANNING BOARD – JULY 5, 2022 – PUBLIC HEARING –
JEFFERY MOORE (COTA VENTURA) – SMITH RIDGE ROAD, CHITTENANGO, NY
– 7 LOT SUBDIVISION -AG ZONE – SLB 10-1-21.1

The hearing was opened by Frank Park. The secretary read the notice as published in the Oneida Dispatch.

Present, Frank Park, Sherry Menninger, John Ceresoli, Paul Jasek, John Langey, atty, and Phil Costanzo, codes office.

Excused: Dave Allen

Jeff Moore appeared before the Board to discuss this subdivision. Lot #1 is 42 acres, lot #2 is 10.3 acres, lot #3 is 57 acres, lot #4 is 10.3 acres, lot #5 is 10.9 acres, lot #6 is 5.8 acres, and lot #7 is 4.9 acres.

No one spoke for or against this 7- lot subdivision application.

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

PUBLIC HEARING – DOUGLAS MOHORTER – 9030 BLACK POINT ROAD/WILSON
POINT ROAD – 2 LOT SUBDIVISION – MR-12 ZONE – SLB 11-1-12.3

The hearing was opened by Frank Park. The secretary read the notice as published in the Oneida Dispatch.

Present, Frank Park, Sherry Menninger, John Ceresoli, Paul Jasek, John Langey, atty, and Phil Costanzo, codes office.

Excused: Dave Allen

Mr. Mohorter appeared before the Board to discuss his three -lot subdivision. Lot #1 is 14.9 acres, lot #1A annexing 5.5 acres to a one-acre parcel to equal 6.2 acres and lot #2 is 1.475 acres. Lot #1 has water but no sewer.

Lot #2 has access to sewer and water will become available.

No one spoke for or against this two-lot subdivision application.

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

PUBLIC HEARING – LESLIE/TERI GILLETTE – 2 LOT SUBDIVISION – LUCAS ROAD,
BRIDGEPORT – MR-12 ZONE – SLB 9.6-1- 1

The hearing was opened by Frank Park. The secretary read the notice as published in the Oneida Dispatch.

Present, Frank Park, Sherry Menninger, John Ceresoli, Paul Jasek, John Langey, atty, and Phil Costanzo, codes office.

Excused: Dave Allen

Leslie Gillett appeared before the Board to discuss her proposed 2-lot subdivision on Lucas Road.

Lot #1 is 5.5 acres and lot #2 is 7.4 acres.

No one spoke for or against this 2- lot subdivision application.

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

REGULAR MEETING OF THE TOWN OF SULLIVAN PLANNING BOARD – JULY 5,
2022

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

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

Excused: Dave Allen

A motion was made by John Ceresoli and seconded by Sherry Menninger to accept the minutes of the June 7, 2022 meeting with All in favor.

JEFFERY MOORE (COTA VENTURA) – SMITH RIDGE ROAD – 7 LOT SUBDIVISION
AG ZONE – SLB 10-1-21.1

Jeff Moore appeared before the Board to discuss this subdivision. Lot #1 is 42 acres, lot #2 is 10.3 acres, lot #3 is 57 acres, lot #4 is 10.3 acres, lot #5 is 10.9 acres, lot #6 is 5.8 acres, and lot #7 is 4.9 acres.

They will need a shallow ditch system as the land does not perc.

The driveways are indicated on the map. The map is dated March 12, 2022.

The SEQR was completed at the June 7, 2022 meeting.

The Board found no problems with this seven lot subdivision on Smith Ridge Road.

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

DOUGLAS MOHOROTER – 9030 BLACK POINT ROAD – 2- LOT SUBDIVISION – MR-12
ZONE – SLB 11-1-12.3

Mr. Mohorter appeared before the Board to discuss his three -lot subdivision. Lot #1 is 14.9 acres, lot #1A annexing 5.5 acres to a one-acre parcel to equal 6.2 acres and lot #2 is 1.475 acres. Lot #1 has water but no sewer.

Lot #2 has access to sewer and water will be available.

The Board found no problem with this two-lot subdivision.

A motion was made by John Ceresoli and seconded by Paul Jasek to approve this two -lot subdivision at 9030 Black Point Road. All in favor.

PUBLIC HEARING – LESLIE/TERI GILLETTE – 2 LOT SUBDIVISION – LUCAS ROAD,
BRIDGEPORT – MR-12 ZONE – SLB 9.6-1- 1

Ms. Gillett appeared before the Board to discuss and get approval for a two-lot subdivision on Lucas Road, Bridgeport.

Lot #1 is 5.5 acres and lot #2 is 7.4 acres.

The Board found no problem with this two -lot subdivision on Lucas Road.

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

DOLLAR GENERAL- ROUTE 5, CHITTENANGO

The Board stated that the limits on the hours of operation should be from 7AM to 11PM.

This will be reflected in the current resolution which is in the June 7, 2022 minutes.

The Board has given its final approval to both the subdivision and special use permit for the Dollar General.

CHITTENANGO SOLAR LLC SOLAR FARM - NEXAMP

Mr. Travis Mitchell appeared to discuss the planned Solar farm at 8278 lakeport Road, 3.1 MWSolar Project, single axis tracker system, no battery storage, 270- acre site in ag district. The area is fenced in. Mr. Mitchell showed photos of the mobile home park 's location next to the solar farm. There is 1000ft. of distance from the planned solar farm to the mobile home park. There can be vegetation between the park and farm.

He presented maps showing the 12' access road, hard utility connection, electrical equipment pad (inverter and transformer). It is 1600' from the road and should not have any noise 1600 ft. away. The site is 500' from Smith Ridge Road.

NEXAMP has a public hearing scheduled with the ZBA scheduled for August 11, 2022. They would like the Planning Board to be lead agency. The Town Board needs to approve the Planning Board as lead agency.

The Planning Board will not be lead agency until Barton & Logoudice gets involved. They will do a general review of site plans, SWPPP approval, etc. The Planning Board cannot be named lead agency until Barton & Logoudice makes their determinations.

They will return to the August meeting.

MICHAEL ROBBINS – 187 ANDREWS SHORE ROAD - - MR -12 ZONE

Mr. Robbins has a ½ acre lot that he would like to use as a “stable” to place two horses temporarily until they can be transported to his horse farm on Route 173.

There is a concern about odors, manure, etc.

Mr. Robbins has a camp on Andrew Shore Road where he has acreage with a corral fence to keep the horses for a very short amount of time (perhaps overnight) until they can get them to their horse farm on Route 173. This is seasonal only.

A motion was made by Sherry Menninger and seconded by Paul Jasek to table this request until August 2, 2022. All in favor.

MICHAEL PUPPELO – 817 FYLER ROAD, KIRKVILLE – LR-40/AG ZONE SLB 23-2-34.13

Mr. Puppelo has 18+ acres on 817 Fyler Road. He would like to use 2-acres on land he just bought for his construction business where his employees can park and have an office to support his construction business.

A motion was made by Paul Jasek and seconded by John Ceresoli to table this request until the August 2, 2022 meeting.

All in favor.

STEPHEN BREAN – (PO BOX 29), 121 WATER STREET, BRIDGEPORT

MR – 12 ZONE, SLB 10.58-1-8 – LOT LINE ADJUSTMENT

Mr. Brean would like a lot line adjustment to sell a small piece of land to Mr. Tornatore, a neighbor of Mr. Brean’s.

He is in front of the ZBA for subdivision and the Planning Board cannot act until the ZBA has made their determination.

He will return to the August 2, 2022 meeting.

DOUG WEAVER – 2233 ROUTE 31, CANASTOTA, BUSINESS ZONE, SLB 10.44-1-38

Mr. Weaver would like to amend his 2010 special use permit.

Mr. Weaver received a notice stating that he needs to remedy his special use permit to sell snowmobiles, jet skis’ etc. He got a complaint from a neighbor stating it needed to be cleaned up.

He would like to amend his special use permit since the trees have been removed. (Look at 2010 minutes)

He eventually plans to move this business down Route 31 to the old “ice cream place”.

He needs to return with a site plan.

They have put a couple of cars out for sale and this may have disturbed the neighbor. He will return to the August meeting.

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

Mr. Weaver would like to move his business (including business in Durhamville) to a building at 1305 Route 31 (the old lighthouse – Fisher Bay to Go).

This place has 7 special use permits for various commercial purposes. They would need a variance to use this place. The Town would have to give them a use variance. They will return to the August meeting

A motion was made by Paul Jasek and seconded by Sherry Menninger to adjourn the meeting at 8:50PM. All in favor.

Respectfully submitted,