

PUBLIC HEARING – OCTOBER 4, 2022 – WALTER SCHULTZ – 2 LOT SUBDIVISION
9374 NORTH ROAD – MR-12 ZONE SLB 3.-1-2.916

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 Ceresoli, John Langey, atty and Larry Ball, codes officer

Mr. Schultz appeared before the Board to consider a two-lot subdivision at 9374 North Road, Bridgeport. Lot #1 is two acres and has a house on it. This is the lot that will be sold. Lot #2 is 10 acres and has a barn on it.

Kerry Ranger – spoke in favor of the subdivision.

WALTER SCHULTZ - needs to have proof that that the barn will be transformed into a house.

Plans for that were presented to the board.

No one else spoke for or against this two-lot subdivision at 9374 North Road.

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

REGULAR MEETING OF THE TOWN OF SULLIVAN PLANNING BOARD – OCTOBER 4, 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 and Larry Ball, codes officer

A motion was made by Paul Jasek and seconded by Dave Allen to accept the minutes of the September 6, 2022 meeting. All in favor.

WALTER SCHULTZ – 2 LOT SUBDIVISION - 9374 NORTH ROAD – MR-12 ZONE

The Board found no problems with this two-lot subdivision on North Road.

A motion was made by Dave Allen and seconded by Sherry Menninger to approve this two-lot subdivision. The barn on the 10-acre lot will be revamped to a house. All in favor.

WALTER “DUTCH” SCHULTZ -9374 NORTH ROAD, BRIDGEPORT SLB 3.-1-2.916
MR -12 zone - 13 LOT SUBDIVISION ON 58.4 ACRES

The Board is concerned about the wetlands in respect to this subdivision as well as drainage and site distances. Matt Vredenburg (surveyor) appeared before the Board with a letter from the DOT regarding the site distances. Mr. Langey feels that Barton & Logoudice should take a look at the plans with concerns of water and drainage. The wetlands and floodplain have been identified.

Anyone who purchases a house would have to build up the area around the home and be aware of the wetlands and drainage ditch. The drainage does drain to the wetlands and the wetlands lead to the lake.

The Board is concerned about who will be responsible, when building begins, that the drainage is disposed of correctly.

Per Larry Ball, the land is flat and there are drainage ditches running along Lakeport Road and Hitchcock Pt. Road.

A stormwater maintenance agreement may be necessary – Barton & Logoudice will need to review it. A drainage district could also be formed for this subdivision.

Mr. Schultz will return to the November 1st. meeting.

CHITTENANGO SOLAR FARM – 8278 LAKEPORT ROAD – NEXAMP –

Travis Mitchell and Liza Schepps, representing NEXAMP, appeared before the Board regarding a commercial solar farm on 16+ acres on Lakeport Road. The solar farm will be 50' off Lakeport Road. Stormwater management will be handled by their engineers.

Visual impacts have been addressed and they have updated their visual assessment impact.

From Smith Ridge Road – it is 500' from Smith Ridge Road. They also have proposed some plantings to provide a visual barrier to the site. They have a five-year planting plan. If the plantings die, they will be replanted.

Frank Park – suggested staggering the plants so that if one plant dies, there will be one behind it. There will be a stone driveway into the area.

Looking northeast – on Lakeport Road – nearly invisible.

Mr. Mitchell spoke about the delineated wetlands and farmland classifications – it was determined that this site is not prime farmland.

Barton & Logoudice is looking at this project.

Project Approval will depend on Site Plan Review and SUP approval –

SEQRA Lead agency review 8/2/22 – The Planning Board was determined lead agency

ZBA looked at the wetlands, had a public hearing on 8/11/33 – there next meeting is 10/13/22

There will be more discussion with Ag and Markets.

This Board is waiting to hear from Rebecca Minas from Barton & Logoudice. The findings will be discussed by the Board and referred to the ZBA for their final approval and then returned to the Planning Board for a special use permit.

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

Respectfully submitted,