

PUBLIC HEARING – SEPTEMBER 5, 2023 - EDWARD ATKINS, 8964 GREEN ROAD, PO BOX 444- CONSTRUCT A FREE-STANDING GARAGE – BUSINESS ZONE

The hearing was opened by Sherry Menninger, vice chairman. The Secretary read the notice as published in the Oneida Dispatch.

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

Excused: Frank Park

Mr. Atkins appeared before the Board for a special use permit for a 24' x 46' garage. The setback on the sideyard is 9' from the most westerly sideyard. and 10' from the back. The front, where the house is located, is 8ft. from the property line. He also needs a special use permit for separating the house and rear deck. He illegally made three apartments in the house. The tent will come down if this permit is granted.

Patric Honors: 8876 Beach Rd, Brewerton – has adjoining property to the east of this site. He did not know what was being proposed. He approves of any improvement to the property. The notice was not complete for the hearing.

He will return to the next meeting on October 3, 2023 after a complete legal notice has been sent to the neighbors and placed in the Oneida Dispatch. The notice will include the construction of a 24' x 46' garage. He will also take out the entrance door on the front of the house and remove the garage door as well as placing a new entrance door where the garage door was into the living room. He will also repair the outside stairs in the back and bring everything up to code.

A motion was made by Paul Jasek and seconded by Dave Allen to schedule a public hearing for October 3, 2023 at 6:45PM

JONATHAN ZIRBEL, 1134 CHESTNUT RIDGE ROAD, KIRKVILLE – BODY SHOP/TOW YARD, DRIVEWAY SEALING, LANDSCAPING SNOWPLOWING

SLB 24-2-8.1/24-2-5.1

The hearing was opened by Sherry Menninger, vice chairman. The Secretary read the notice as published in the Oneida Dispatch.

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

Excused: Frank Park

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.

Brian Leonard, 1123 Taylor Rd., requested to see a copy of the site plan. He was curious about the location of the fence.

Mr. Zirbel plans to screen the 6' fence. He will place black or green fabric around it which will be zip tied.

Doug Taylor, Taylor Road – concerned about the fabric that will be used. Mr. Zirbel presented a picture of the planned fabric. Mr. Taylor doesn't want it to become a junk yard.

All wrecks will be solid and totally blocked. If the fabric is torn, it will need to be repaired.

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

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

This public hearing was cancelled by Mr. Speech.

PUBLIC HEARING - TREVOR/MELODY MORRIS 2712 PINE RIDGE ROAD,  
CANASTOTA, SBL 18.-2-30 AND 18-2-33.2

The hearing was opened by Sherry Menninger. The secretary read the notice as published in the Oneida Dispatch.

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

Excused: Frank Park

Mr. and Mrs. Morris appeared before the Board to subdivide their property into two parcels. Lot #1 is 1.67 acres and the 5 acres left will be added to the 25-acre parcel.

No one spoke for or against this two-lot subdivision on Pine Ridge Road.

A Motion was made by Paul Jasek and seconded by Dave Allen to close the hearing. All in favor

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

The hearing was opened by Sherry Menninger, vice chairman. The Secretary read the notice as published in the Oneida Dispatch.

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

Excused: Frank Park

Mr. Ostrander appeared before the Board for a special use permit for property located at 2370 (2366) Route 31, Canastota to allow 36 self-storage units in a 20' x 160' building.

The GML report from Madison County had several comments:

*The proposed 8' x 8' sign exceeds the 12 sq. ft. maximum (for businesses in the Town of Sullivan. If the applicant is concerned about visibility of a sign placed on the bldg. 70' from State Route 31, a smaller sign (3' x 4'0 could instead be placed closer to the road (similar to neighboring businesses).*

*The applicant might consider orienting the bldg. perpendicular to State Route 31 instead of parallel to improve security and better drainage away from the bldg. and its surrounding gravel perimeter. A perpendicular orientation would allow a meaningful level of 'line-of-sight' security from State Route 31.*

*A perpendicular orientation would also avoid having half of all roof and gravel perimeter runoff flowing toward runoff from State Route 31. This difference could be significant considering the flatness of the building site and its surroundings.*

*It is unclear from the two different Short Environmental Assessment Forms whether or not the building will be connected to existing water supply and/or wastewater utilities. If eight 5' x 10' units and 28 10'x10' units are to be included in this 20' x 160' building. This would preclude any addition indoor facilities, so it appears no water supply or wastewater treatment is anticipated. If eight 5' x 10' units and 28 19x 10' units are to be included within the building, its exterior dimensions will exceed the indicated 20'x160' (cumulative wall thicknesses) but the site is large enough to accommodate a slightly larger building. Fundamentally, there is no adverse inter-municipal or county-wide impact of this proposed self-storage facility so returning for local determination.*

The Board is concerned about the sign. Mr. Ostrander will use a 4' x8' vinyl sign affixed to the building.

The building will have no water and no sewer. It will have electric only outside each unit. He will use downcast lighting.

The lot is 46 acres with ditching around it. Mr. Ostrander feels that changing the orientation will affect drainage between his facility and Mark Pfohl's facility next door. Mr. Ostrander is not

concerned about security. He does not plan to have a fence or locks. He will also put cameras up.

There will be a swail between the properties. There is no standing water on Pfohl's property. There will be vegetation across the front with a berm and black mulch. NYS DOT is OK with the driveway. Matt Miller, DOT, wrote a memo on August 17<sup>th</sup> regarding this. He accepts the existing driveway as is.

Is there a concern about stormwater on the site. 200' x 60' will be the total disturbance. A motion was made by John Ceresoli and seconded by Paul Jasek to close the hearing. All in favor.

REGULAR MEETING OF THE TOWN OF SULLIVAN PLANNING BOARD – SEPTEMBER 5, 2023 –

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

Present: Dave Allen, Sherry Menninger, Paul Jasek, John Ceresoli, John Langey, atty, and Larry Ball, codes officer.

Excused: Frank Park

A motion was made by Paul Jasek and seconded by Dave Allen to approve the minutes of the August 1, 2023 meeting. All in favor

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

Because of an incomplete special use permit notice, this hearing will be repeated on October 3, 2023

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

The Board discussed fencing, and the use of fabric around the fencing.

A motion was made by Paul Jasek and seconded by John Ceresoli to conditionally approve this special use permit with the following contingencies:

1. The fence will be 6' in height.
2. The fence will have a vinyl covering throughout.
3. The fabric will be replaced if it becomes torn or tattered.
4. The property is not to be operated as a junk yard or salvage yard.
5. Prior to final approval, the fencing shall be installed and inspected.  
and no additional cars will be allowed until the fencing has been approved.
6. Mr. Zirbel has 45 days to complete the fence. Larry is to inspect and give his approval before final approval is granted. Deadline is October 20, 2023.

PUBLIC HEARING - TREVOR/MELODY MORRIS 2712 PINE RIDGE ROAD, CANASTOTA, SBL 18.-2-30 AND 18-2-33.2

Mr. & Mrs. Morris presented a map titled: "Subdivision annexation lands of Trevor and Melody Morris". The map was prepared by Myers and Associates and dated July 25, 2023.

The SEQR was approved at the August 1, 2023 meeting.

A motion was made by John Ceresoli and seconded by Dave Allen to approve this two-lot subdivision at 2712 Pine Ridge Road, Canastota. The Morris need to get a mylar map signed to be filed with the County.

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

Mr. Ostrander proposes a 20' x 160' storage facility with a 30' graveled area around this building. There will be 36 self-storage units in a 20' x 160' building, 9 there will be 28 10' x 10' units and eight 5' x 10' storage units.

After discussion, a motion was made by Dave Allen and seconded by Paul Jasek to accept this special use permit with the following contingencies:

1. Install plantings and screening 2' x 2' high with a shrub or rock berm.
2. Need State DOT approval.
3. There will be a swail on the property.
4. Lighting will be downcast and shielded (vertical lighting)
5. 4' x 8' sign will be attached to the building
6. The sign will be maintained.
7. There will be no water or sewer. Electric will be on the exterior parallel to Route 31
8. There will be a gravel skirt around the property.

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

Mr. Seiter re-appeared with a detailed map of what type of fencing he will use including a ap to show the 5' setback – a 6ft. wooden picket fence which will stay off the sewer easement. Mr. Seiter has tried to reach the neighbor who was concerned about the fencing; however, she has not responded to his calls and visits. There was a concern about the metal fence creating an alleyway. The map presented was dated September 5, 2023 and was dated and initialed by Sherry Menninger, the acting chairperson.

Mr. Seiter will place planters on the outside of the fence (east side of the property along the Bridgeport-Kirkville Road.

A motion was made by Dave Allen and seconded by John Ceresoli to all accept this special use permit for a 6' fence at his home – 360 Route 31, Bridgeport. All in favor.

A motion was made by John Ceresoli and seconded by Dave Allen to adjourn the meeting at 7:40 PM. All in favor.

Respectfully submitted,