

PUBLIC HEARING – SEPTEMBER 6, 2022 - NANCY MARAIA – 1085 WALNUT GROVE ROAD, BRIDGEPORT –3 LOT RESIDENTIAL SUBDIVISION

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

Forrest Seguin appeared before the Board for approval of a three-lot subdivision. The subdivision consists of the original lot and one lot that is 1.3+ acres and the remaining lot is 4.9 acres.

No one spoke for or against this three-lot subdivision.

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 – SEPTEMBER 6, 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 John Ceresoli and seconded by Dave Allen to accept the minutes of the August 2, 2022 meeting. All in favor.

NANCY MARAIA – 1085 WALNUT GROVE ROAD, BRIDGEPORT –3 LOT RESIDENTIAL SUBDIVISION

The Board would like it to be stated that a note be placed on the survey maps stating that the buyer pays for the perc and deep hole tests.

The Board found no other problems with this Three-lot subdivision on Walnut Grove Road.

A motion was made by Sherry Menninger and seconded by Paul Jasek to approve this three-lot subdivision and that the final maps have a statement that reads that the buyer is responsible for getting the perc and deep hole tests. All in favor.

FREMAC SALES AND SERVICE – 1801 STATE ROUTE 31, BRIDGEPORT

Fran D'Agata appeared before the Board with a request to erect a 72' x 190' long building at 1801 State Route 31. The building will be the same shape as the building he presently has, only longer.

Setbacks – 20' off all the way around. There will be no lighting, no power. The Board is concerned about any sheet drain off the building, the lot is pitched with 3 separate drains.

The Board would like to have the setbacks and drainage noted on his map.

The Board felt there was no need for a hearing. The only concern is drainage onto the neighbors' property and any drain off needs to stay on the property.

A motion was made by Sherry Menninger and seconded by John Ceresoli to declare the Town of Sullivan Planning Board as lead agency and declare a negative declaration to the short form SEQR. The hearing will be waived and Mr. D'Agata will have a special use permit to erect a 72' x 190' building with a minimum setback of 20', no lighting, no power, any drain off water will be kept within the property. 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. He needs to go before the Town Board tomorrow and he will return to the next meeting.

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

Matt Vredenburg appeared before the Board representing Dutch Schultz regarding a 13-lot subdivision at 9374 North Road, Bridgeport. There will be twelve building lots, with sewer and water, each lot will be 2-4 acres. There is a channel ditch going through the parcel. There is a 100' setback on both sides of the ditch. The remaining acreage is 25.7 acres.

Hitchcock and North Roads are all going to have driveway cuts. A letter from the County DOT will be acceptable.

Drainage – will drain to the front. There is an open culvert on each road. The Board would like to see topos on this. The water comes to the center ditch and drains toward Fisher Bay. What will be the impact on the neighbors with this size subdivision. There may need to be swails between the lots. There are no Federal wetlands on this site.

Barton & Logoudice may need to look at these plans.

Mr. Fredenberg will return to the October 4 meeting.

WALTER DUTCH SCHULTZ – 2 LOT SUBDIVISION – 9374 NORTH ROAD
BRIDGEPORT SLB

Mr. Fredenberg is representing Mr. Schultz for a two-lot subdivision at 9374 North Road, Lot #1 (own) 2 acres, the area was initially 14 acres including a house and a barn. He would like to separate this area into two lots and rehab the barn into a house. He has a permit to start building the house into a barn.

A motion was made by Paul Jasek and seconded by Dave Allen to declare the Town of Sullivan Planning Board as lead agency and make a negative declaration to the SEQR and to schedule a public hearing for a two-lot subdivision on 9374 north Road. Lot#1 is 2 acres and lot #2 is 12 acres. All in favor.

DAVID BELORIK – WILEY ROAD – (ESTHER ROAD)

Mr. Beleric appeared before the Board. He owns a 60' dock on Oneida lake 237 Esther Road (?) Wiley Road. His house is too big for him and his handicapped daughter. He would like to move but keep his garage and dock. He was told that they need to have a subdivision. He owns 7 lots. Doing this, would leave the garage a non-conforming lot – by selling the house, they would have no frontage on a dedicated road. They need to go to the Zoning Board of Appeals to have a use variance for this property. He also needs an area variance from the ZBA.

A motion was made by Sherry Menninger and seconded by Paul Jasek to adjourn the meeting at 8:30PM. All in favor.

Respectfully submitted,