

Village of Canastota  
Planning Board Minutes

April 5, 2006

MEMBERS PRESENT: Vic J. Kopnitsky, Monica J. Koehler, Sandra Eaton, Terry Curtis

MEMBERS ABSENT: None

OTHERS PRESENT: Ronald DenHaese and Sheila DenHaese

Chairman Kopnitsky called the meeting to order at 7:30 p.m.

**OLD BUSINESS**

None

**NEW BUSINESS**

An application was received from CEO Michael Adsit for site plan approval for Ronald DenHaese to construct a detached garage on his property at 125 West Avenue. This property is in the MH District.

Upon reviewing this matter, it is this Board's unanimous determination that this matter does not require Planning Board Review as it is a permitted use under Section 230-50(A) and, as such, does not meet the review criteria under Section 230-51(B)(2). Clerk/Treasurer Williams was requested to return the application to CEO Adsit for his review.

A letter was received from Frederic N. Rann, attorney for Mark Tomarchio, regarding property owned by the DiGeorge family on Canal Road (former Johnnie's Fruit Market property). Mr. Tomarchio desires to purchase this property and use it as a warehouse, business office and retail space and requests a written response from this Board indicating that his intended uses are permitted in and consistent with the zoning and land use laws of the Village.

Chairman Kopnitsky will require a copy of the zone change information from the County showing that the Village changed the zoning on the property to Commercial. Further, Mr. Tomarchio would have to comply with site plan approval and since he is located on Canal Street, which is within 500 feet of the Erie Canal, this matter would have to go to the County pursuant to GML Section 239(m). Should this property be zoned R2, this might be a prior, non-conforming use which if still conducted, might be grandfathered.

Motion by Sandra Eaton, seconded by Terry Curtis, to adjourn at 7:50 p.m. Passed 4 to 0.

Respectfully submitted,

Catherine E. Williams  
Clerk/Treasurer

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