

Village of Canastota
Planning Board Minutes

April 19, 2006

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

MEMBERS ABSENT: Sandra Eaton

OTHERS PRESENT: Arianna Arsenault

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

OLD BUSINESS

None

NEW BUSINESS

Arianna Arsenault appeared before the Board on behalf of First St Mahoney LLC to seek a recommendation to the ZBA in conjunction with an application for a special use permit and to present a proposed subdivision for preliminary review by this Board. The Special Use Permit from the ZBA is allowable upon the final approval of the proposed subdivision pursuant to the provisions of Local Law No. 2 of the year 2006. This Board has been asked to review the proposed plans and submit a recommendation to the ZBA prior to any scheduled Public Hearing on this matter to be conducted by the ZBA. It is noted for the record that Ms. Arsenault is not seeking a recommendation at this time, but is looking for this Board's direction and opinion as to the concept so that the applicant may submit plans for review that are in compliance with Local Laws and so as to expedite the processing of the application. If the ZBA does grant a Special Use Permit, then this Board would be required to conduct a review of the subdivision application.

Chairman Kopnitsky advised Ms. Arsenault that the plans as submitted were incomplete as all of the documentation required under Section 190-5 has not been provided and that before this Board could act upon any subdivision application, all required documentation must be provided.

Ms. Arsenault stated that the cul-de-sacs were not included in Phase I construction. The plan shows 12 lots of approximately 60' x 120'. The applicants will be installing a new sewer line in conjunction with the Village. Chairman Kopnitsky asked if site drainage for the whole project would be included in Phase I construction and asked for the estimated construction costs for each Phase. Ms. Arsenault will have that information available for the Board on May 3, 2006. Chairman Kopnitsky inquired as to whether would be a Type 1 Action under SEQRA and told Ms. Arsenault that, at a minimum, a Long Form Environmental Review would be required. The applicant will have a complete application to submit to the Board in order that this matter may be reviewed for recommendation to the ZBA and will have an initial sketch plan for subdivision review at our May 3, 2006 meeting.

Referral from the ZBA requesting a recommendation regarding the application of Lisa Brooks to operate a bottle redemption center at premises located at 119 West Center Street and owned by Leibl Enterprises. The property is located in an IN (Industrial) Zone and the proposed use is of a commercial nature. Local Law No. 1 of the Year 2006 permits, after issuance of a Special Use Permit, such a use in the Industrial Zone.

Motion by Vic J. Kopnitsky, seconded by Monica Koehler, that the Planning Board recommend that the ZBA grant a Special Use Permit subject to the following: that there be no outside storage and that any interior modifications to the building be the subject of a site plan application to this Board. Ayes: VJK, MK, TC Nays: None Passed 3 to 0.

Motion by Monica Koehler, seconded by Terry Curtis, to adjourn at 8:35 p.m. Passed 3 to 0.

Respectfully submitted,

Catherine E. Williams
Clerk/Treasurer