

Village of Canastota
Planning Board Minutes

June 21, 2006

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

MEMBERS ABSENT: None

OTHERS PRESENT: Farrell Miller, Kevin Purcell

Chairman Kopnitsky opened the regular meeting at 7:30 p.m.

Chairman Kopnitsky stated that the first item on the Agenda is the Miller Subdivision. This application is under review pursuant to Section 190-9 for a minor subdivision final plat. The lot being subdivided is a substandard lot. The subdivision is for the purpose of a conveyance to a neighbor. We have previously this evening held a public hearing and we are now authorized within the next 45 days to act on the application. The plan, as previously reviewed, complied with Section 190-5, except for 2 items, which we waived by motion at a prior meeting during the preliminary review. Mr. Miller attended the public hearing as required. When we review the criteria under Section 190-10, we did not require contour intervals of 5 feet or more on this lot. We have a survey and a short form EAF.

Motion by Vic J. Kopnitsky, seconded by Monica J. Koehler that the Village of Canastota Planning Board to approve the following resolutions and determinations:

Resolved, that this application is for a project which is an unlisted activity as classified under SEQRA, and it is further

Resolved, that there are no other involved agencies, as such term defined in SEQRA, and it is further

Resolved, that this Board shall act as lead agency for the purposes of SEQRA review, and it is further

Resolved and determined, that, after reviewing the short form EAF considering the potential impacts on the project against the criteria set out in Part II of the EAF and the criteria set out in 6 NYCRR Part 617, it is determined that the project will have no adverse impact upon the environment and that this determination shall serve as a “negative declaration” as such term is defined in SEQRA on the grounds that the drawing of a lot line which is being requested here has previously been done in the conveyance to Mr. Miller and that there would be no impact from subdividing a lot previously identified as a separate parcel and that we approve the minor subdivision final plat subject to the following conditions: that we waive the requirement for contour intervals as authorized by Section 190-10(B); and that the subdivision approval be further conditioned upon the submission of a deed from the subdivider to a land owner whose parcel is adjacent to or contiguous to the subdivided parcel; and further conditioned upon the filing of the plat in the Office of the Madison County Clerk. Motion carried. Ayes: VJK, MJK, TC, SE Nays: none

NEW BUSINESS

The Board of Trustees has referred for recommendation the application of Syracuse SMSA Limited Partnership to co-locate a 12-panel antenna on an existing PCS tower and construct a 11'7" x 30" storage building on property located on South Main Street in the Village of Canastota in the PUD zone. Chairman Kopnitsky advised that since this is a PUD Zone, the Planning Board does not approve the Site Plan, but makes a recommendation to the Village Board, which is responsible for approving the Plan.

Kevin Purcell of Nixon Peabody appeared on behalf of the applicant. The Board reviewed Section 230-29 of the Village Code – Conditions for Approval. It was determined that the Village Board will be lead agency for SEQRA purposes.

Chairman Koptnisky advised that the issue before us is do we recommend approval, approval with modification or disapproval to the Village Board. The applicant advised that the tower is owned by SBA Communications and that the real property is owned by Isadore Rapasadi & Sons. Verizon Wireless is not well covered in the area and that is why they are seeking to cohabitate the tower with a 12-panel antennae, which is very similar to what is already on the tower. The storage shelter is an unmanned facility.

Motion by Vic J. Kopnitsky, seconded by Monica Koehler, that we recommend to the Village Board that they approve the site plan as submitted with clarification that the size of the building is as depicted in the site plan. Motion carried. Ayes: VJK, MJK, TC, SE Nays: none

Motion by Monica Koehler, seconded by Terry Curtis, to adjourn at 7:54 p.m. Passed 4 to 0.

Respectfully submitted,

Catherine E. Williams
Clerk/Treasurer