

Village of Canastota
Planning Board Minutes
Public Hearing

July 5, 2006

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

MEMBERS ABSENT: None

OTHERS PRESENT: See attached sign-in sheet.

Chairman Kopnitsky opened the Public Hearing at 7:05 p.m. and read aloud the Notice of Public Hearing and explained that the Public Hearing is on the application of Mahoney First Street LLC for Final Plat approval for the major subdivision of property located on First Street in the Village of Canastota.

The Chairman noted that the following are to be added to the record in this matter:

- a letter from Mayor Todd Rouse to Geoffrey Snyder at the Madison County Department of Health reporting that the Village sanitary sewer is available at the site, that a replacement line has been designed and approved by the NYS Department of Environmental Conservation and that the Village sanitary system has adequate capacity to accept the projected sanitary effluent as proposed for this development;
- a letter from Fred Gillette of the NYS Department of Environmental Conservation to Mayor Rouse dated June 2, 2006, approving the plans and technical specifications for the First Street sewer main replacement, which is attached to correspondence from Myers and Associates, PC certifying the storm water management facility details;
- a letter from OCWA advising that water is available for the project;
- a letter from Michael Adsit, the Codes Enforcement Officer, stating that he has reviewed and approved the plans for storm water management for the project;
- proposed elevation drawings for units to be proposed in the development;
- also received from the Clerk were copies of the assessment figures for the parcel in question and all of the lots across First Street and in the area as well as calculations from the Clerk assuming a \$175,000 assessment on all of the parcels to date, with an anticipated increase of tax revenue of nearly \$26,000 on that addition to the tax rolls.

Mr. Arsenault gave a review of the project. The project is located on First Street between Tuttle and Will New Boulevard. The project proposal is for attached single-family homes. A floor plan was shown – 2 bedrooms, great room, dining room, kitchen and garage. Typically, the units will have a full basement. Some may have a reversed side-load garage. The layout might change slightly. The targeted market is retired couples. The sale price will be between \$150,000 - \$200,000. The average is sale price of the units will be \$175,000. In the Seneca Hills and Rosewood developments, the average sale price in the last 2 years is \$169,400. This project is projected to be \$175,000 – higher than the 2 adjacent developments. Tuttle and Delano the average is \$93,000 - \$95,000. The average sale price for this project exceeds the average and median over the last 2 years. The developers will be replacing the existing sanitary sewer line on First Street at the developers' expense. The Village will tie in the existing homes on the north side of First Street. This should correct problems on First Street. Surface water management – a

{F:\WPMain\VJK\PRINT\VJK6178.DOC}



retention/detention basin will be constructed to pick up water from Will New Boulevard and Rosewood and Tuttle that currently isn't being contained, as well as from this project. This should improve the water drainage in the area. The rate of flow will be lower as developed than it currently exists undeveloped. The last issue is traffic – the developer presented ITE reports issued by New York State. Mr. Arsenault compared data for single-family attached and detached homes looking at the number of trips per household. Townhomes (attached) vs. single-family detached – single-family dwellings (detached) average 9.5 daily trips where attached (townhomes) average 5.86 trips per day, just more than half created by the average attached home dwelling as compared to the detached home dwelling. There are also 61% less trips per day for 55 and older than the general population. The report shows that traffic is 40% less with attached homes and 60% less with the 55 and older population. The proposed development and its target population significantly decrease the traffic from the level expected with detached homes. The developer provided the Board a summary and a detail from the ITE report.

Chairman Kopnitsky advised that the purpose of this hearing is the review of the final plat, which was submitted and filed with the Village Clerk on June 16, 2006. No one reviewed the final plat.

Mary Adasek asked about the placement of the windows if a side load garage is used.

Chairman Kopnitsky stated that the question does not relate to the plat. There were questions raised the last time that were gone over but were not part of the final plat. We asked to do that to get an idea for people as to what was proposed. We are dealing solely with the issues in the five drawings that constitute the final plat.

Mary Adasek asked about negotiations to turn the South Side School into a senior citizen center.

Chairman Kopnitsky advised that this Board is not aware of these discussions and that that matter would have to come before this Board.

Mary Adasek stated that she has been told that there is no traffic report that should be used in Villages. There is no guarantee that these units will be sold to people 55 and above.

Chairman Kopnitsky stated that he drove around the neighborhood and noticed almost every home had 2 cars – one had 7 cars. If this were used as a basis, how many cars could there be? Clearly with an 8-acre tract you could build 10 houses on the lot or 15 – 18 with cul-de-sacs. The question to the Board is could there be more or less traffic with this kind of development as opposed to single-family detached homes. What kind of development minimizes the impact of traffic?

Jane Slaski asked if the developers have to build as many units as they have proposed. They seem to be putting as many as they can in that area. People don't take Route 5 to get anywhere; they take First Street to get downtown.

Chairman Kopnitsky noted that there are four avenues to enter and exit this area.

Jane Slaski believes that residents fronting on First Street will take First Street.

Jean Melick stated that when she moved on First Street, Will New Boulevard was a dirt road. Now there are 150 buildings in that area. This proposed project is for 26 buildings. There will be a lot of traffic.

Dora Parkhurst wants to know about the pond. It will drain right close to her house.

Chairman Kopnitsky reviewed the drainage plan with Mrs. Parkhurst, showing her where the runoff will go and why. Engineers have certified to the Board that the water will be collected and go to the pond and be released slower than it does now under the road to the creek.

Chairman Kopnitsky asked Mrs. Parkhurst what screening currently exists – grown over trees and brush? Mrs. Parkhurst replied, “yes.” Chairman Kopnitsky stated that perhaps the applicants would consider putting up a buffer so that Mrs. Parkhurst will not look into the pond or the ditch.

Mrs. Parkhurst is concerned that the pond will attract a lot of mosquitoes.

Jean Melick noted that the runoff goes through Mrs. Parkhurst’s back yard. How does it get into the pond?

Tim Mahoney advised that in order to get to Mrs. Parkhurst’s property, it has to come through the applicant’s property.

Jean Melick asked if that meant that the runoff would not go into Mr. Parkhurst’s property any more?

Chairman Kopnitsky explained the drainage plan. The applicants are trying to pick up the water, carry it east and move it into the retention pond.

Richard Slaski – “trying to pick it up?”

Chairman Kopnitsky stated that it what it looks like from here.

Richard Slaski asked how does it get to the pond.

Chairman Kopnitsky explained that swaling moves it from behind the house and into the pond. The grading plans that are part of the proposed project show the effort to move the water.

Richard Slaski asked if all of the letters could be looked at by the public.

Chairman Kopnitsky advised that the public could have come in and looked at the whole file. We have been gathering information right along. There is a file, we requested drawings, required that it be filed by June 16 to afford the opportunity to look at it.

Mary Adasek stated that she was out of town and people work and are not able to get into the office. There is a hairdresser and other businesses that are in the area – this is where some of the extra cars may have come from. Did anyone get a chance to check the man-made wetlands?

Board Member Sandra Eaton stated that she did not see water when she visited the property.

Mary Adasek believes that the previous owner of the property allowed it to be used as a dump.

Chairman Kopnitsky asked the applicants if they had any evidence of people dumping on their property.

Tim Mahoney stated that as the owner of the property and someone who has walked the property, he has seen no evidence of dumping. Joe Tornatore has told Mr. Mahoney about the history of the property and has never mentioned a dumping ground.

Joe Slivinski has concerns about the pond. It is ½ an acre. What is the maximum depth that it will take?

Chairman Kopnitsky stated that that information is on the drawings. The bottom is at 478.5 feet and the top is at 487 feet making it 8 ½ feet deep

Joe Slivinski is concerned that a child may drown in the standing water in the pond. He is aware of such an incident in another location.

Chairman Kopnitsky pointed out that there are other retention ponds in the Village – one at Alliance Bank and one in the Industrial Park.

Joe Slivinski asked if there could be some protection around the pond and if there was going to be any requirement for off-street parking. There is a lot of pedestrian traffic in that area. Curbs and sidewalks are not part of this project, are they?

Chairman Kopnitsky advised that this Board has no authority as to whether or not parking is allowed on both sides of the street.

Clerk/Treasurer Williams noted that concerns about off-street parking were not brought up at the Village Board meeting.

Dan Bruno asked if there is any other project going on back there (Mike Leibl's property).

Chairman Kopnitsky advised that there is nothing that this Board is aware of at this time. There are only 1 or 2 lots back there and our understanding is that nothing else has been done back there. Chairman Kopnitsky referred Mr. Bruno to the Village Clerk to see the plan.

Mary Adasek asked if there was any green area required by this Board.

Chairman Kopnitsky explained that this is not required by this Board, by local law or the Zoning Board of Appeals.

Mary Adasek asked if Phase II was presented to this Board.

Chairman Kopnitsky stated that Phase II has not been presented – we recognize that the lots have been reserved.

Mary Adasek asked if we could note that there is a Phase II?

Chairman Kopnitsky responded that Phase II would not be part of our decision. We don't know that there is a Phase II.

Jean Slaski asked if we pass Phase I does that mean that Phase II will automatically be passed?

Chairman Kopnitsky stated that when Phase II was separated, it meant that they would start over on Phase II.

Jean Slaski asked if there would be a hearing on Phase II.

Chairman Kopnitsky responded, "yes."

Mary Adasek stated that similar projects built in Oneida are being built in R-2 and she believes that this same project was barred in Cazenovia or Manlius.

Chairman Kopnitsky can't compare R-2 in Oneida because he does not know what R-2 is in Oneida. Our experience with the Oneida project is because we lost a Board Member because we could not get this type of home here.

Mary Adasek stated that Mr. Arsenault compared how lovely the Oneida project was. She stated, again, that a similar project was turned down in Manlius or Cazenovia.

Chairman Kopnitsky responded that none of this dealt with this plot plan.

Motion by Sandra Eaton, seconded by Terry Curtis, to close the public hearing at 7:56 p.m.
Ayes: SE, TC, MJK, VJK. Nays: None

Chairman Kopnitsky will convene the regular meeting at 8:07 p.m.

Respectfully submitted,

Catherine E. Williams
Clerk/Treasurer