

VILLAGE OF CANASTOTA
ZONING BOARD OF APPEALS
MINUTES
October 18, 2006

MEMBERS PRESENT: Chairman Stacey Stagnitti, Jim Foster, Mark Ferriter, Gwynne Bodle and Vincent Spadafora

MEMBERS ABSENT: None

OTHERS PRESENT: Scott Sternick

Chairman Stacey Stagnitti called the meeting to order at 6:30 p.m. and read aloud the Notice of Public Hearing.

Motion by Vincent Spadafora, seconded by Gwynne Bodle to open the Public Hearing at 6:32. Passed 5 to 0.

The Board reviewed the application and supporting documentation of Scott Sternick of Canal Management, Inc., including copies of the Application for a Building Permit, Short Environmental Assessment Form and proposed Site Plan, for a Special Use Permit for commercial use of an existing building in the Industrial Zone. Also reviewed were the favorable recommendation of the Village Planning Board and the recommendation from the County Planning Department referring the matter back to the Village for local determination. Chairman Stagnitti reminded the Board that the Village had adopted a Local Law allowing certain commercial uses in Industrial Districts within the Village upon the issuance of a Special Use Permit by the Zoning Board of Appeals.

Board Member Gwynne Bodle asked the applicant if there would be any public use of the office. The applicant responded that the office is for his business. He buys houses, fixes them up and rents them out.

Chairman Stacey Stagnitti advised the applicant that the Special Use Permit goes with the owner of the property. If he should sell the property, any future owner would be required to make application for a new Special Use Permit.

Motion by Mark Ferriter, seconded by Jim Foster, to close the Public Hearing at 6:37 p.m.

Motion by Mark Ferriter, seconded by Vincent Spadafora, that the Village of Canastota Zoning Board of Appeals 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; and it is further

Resolved that a Special Use Permit be granted to Scot Sternick of Canal Management, Inc. to allow the renovation of the building at property known as 145A East Center Street to be used for office space, which building is located in an Industrial District within the Village. Passed 5 to 0.

Motion by Jim Foster, seconded by Gwynne Bodle, to adjourn at 6:41 p.m. Motion passed 5 to 0.

Respectfully submitted,

Catherine E. Williams
Clerk/Treasurer