

Village of Canastota  
Planning Board Minutes

March 21, 2007

MEMBERS PRESENT: Vic J. Kopnitsky, Joseph DiGiorgio, Sandra Eaton and Mary Krause

MEMBERS ABSENT: Terry Curtis

OTHERS PRESENT: Steven DiVeronica

Chairman Kopnitsky opened the meeting at 7:40 p.m.

**Old Business**

The Planning Board has just concluded a Public Hearing on a preliminary plat for a major subdivision entitled Canal View Subdivision Phase II. The first matter is the preliminary plat of the Canal View Subdivision Phase II. There was no quorum present at the March 7, 2007, meeting at which we received the sketch plan.

Motion by Vic J. Kopnitsky, seconded by Joseph DiGiorgio 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 is 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 and 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 previous action by the Planning Board in May, 1991, reviewed the subdivision as a whole and the construction that has taken place was reviewed, approved and simultaneously approved by the Madison County Health Department and so this is nothing other than authorizing the applicant to proceed with 10 lots and the construction of a street then contemplated. Ayes: VJK, SE, MK, JD. Nays: None. Carried 4 to 0.

Motion by Vic J. Kopnitsky, seconded by Sandra Eaton to approve the preliminary plat for Phase II of the Canal View Subdivision, consisting only of Lots 4, 5, 6, 7, 8, 11, 12, 13, 14 and 15, subject to the following conditions: 1) that the title block be changed to recite "Phase II"; 2) that the scale requirements from Section 190-5(D) be waived and that the scale of 1 to 60 be acceptable; 3) that the requirement for the naming of adjacent parcel owners be waived as to the adjacent Phase I owners; 4) that the drawing be amended to show the locations in plan view of the existing electric, sewer and water lines, including hydrants and manholes; 5) that the drawing

be amended to show in dashed lines the hammer head or cul-de-sac intended to be temporarily constructed as part of Phase II; 6) that the width of the right-of-way for the proposed street in Phase II be submitted in accordance with Section 190-27; 7) that the width of the roadway be shown and that it conform, at minimum, to the requirements of Section 190-27; 8) that the location and size of the intended culvert be shown; 9) that the Board consider a construction bond in the sum of \$50,000.00 to be sufficient for the intended improvements which amount will be set upon review of the final plat.

**Discussion:** The applicant indicated that he has put the water line in already which would decrease the cost of the improvements by \$15,000. Chairman Kopnitsky advised that the board can ask the Highway Superintendent for an estimate as to the cost of completion of the infrastructure.

Ayes: VJK, SE, MK, JD. Nays: None. Carried 4 to 0.

Motion by Vic J. Kopnitsky, seconded by Mary Krause, to schedule a public hearing for 7:15 p.m. on April 4, 2007 for final plan review of Phase II. Ayes: VJK, SE, MK, JD. Nays: None. Carried 4 to 0.

### **NEW BUSINESS**

Clerk/Treasurer Williams advised that Lou Zupan, Sr. had filed an application with the Codes Enforcement Officer for site plan review of a proposed self-storage facility to be constructed in the Industrial Zone on Barlow Street. Mr. Zupan believes that the self-storage facility would be a permitted use in this district under the category "warehouse". The Planning Board reviewed this matter and it is the consensus of the Board that the application would need to first go to the ZBA for issuance of a special use permit as a retail use in the Industrial District. The retail use is the rental of storage spaces to the public. Retail uses, although authorized in the Commercial Zone, are not authorized in an Industrial Zone without a special use permit

Motion by Sandra Eaton, seconded by Mary Krause, to adjourn at 8:00 p.m. Carried 4 to 0.

Respectfully submitted,

Catherine E. Williams  
Clerk/Treasurer