

Village of Canastota
Planning Board Minutes
Public Hearing

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 Public Hearing at 7:15 p.m.

Chairman Kopnitsky advised that this is a public hearing on a preliminary plat for a major subdivision entitled Canal View Subdivision Phase II. This is the second phase of a multi-phase subdivision. Phase I and the perimeter boundary of the subdivision were approved in May, 1991, and we have located since the last meeting on March 7, a letter from the Village dated May 31, 1991, reciting the resolution approving Phase I, which letter also outlines the three conditions then imposed by the Planning Board. According to that letter, the lots approved in Phase I were 9, 10, 28, "19", 30, and 46 – 56. This letter does include a typo. This was our secretary's first or second meeting. Our secretary found her original meeting notes and has confirmed that lot "19" is erroneous and it should be lot "29". Chairman Kopnitsky would like a copy of the May 31, 1991, letter corrected, put in this file and appended to the minutes from this meeting.

Chairman Kopnitsky stated that this Board could assume that the 1991 Planning Board complied with the then existing ordinance that included all of the sections of the statutes that do not have a modification date after May 1991. Section 190-5 is applicable and gives the basic requirements on what information is required to be submitted. We can also assume that the information was submitted in the form as it was in effect at that time.

The next applicable provision is Section 190-11. This is the provision that we are operating under at present. Section 190-12 is the list of the information required for the preliminary plat that was previously approved in 1991 and for the one currently before us at this meeting.

While reviewing the preliminary plat for compliance against our local laws, Chairman Kopnitsky noted that the title block should only refer to Phase II and will need to be separately filed as Phase I was already filed. The scale as shown differs from the requirement as outlined in Section 190-5. The owners of Phase I lots seemingly need to be identified. The applicant indicated that the sewers were brought through Phase II when Phase I was constructed so the approvals from the Health Department are still in effect. The water main is set up to serve all ten (10) lots in Phase II. The lots proposed in Phase II are 4, 5, 6, 7, 8, 11, 12, 13, 14 and 15. The road has to be constructed to the south boundary of Phase II. The applicant will construct a temporary hammer-head for a turn around at the end of the road in Phase II. The width of the proposed road was discussed. The applicant estimates the cost of construction of the required infrastructure to be \$50,000. Section 190-12 originally reviewed contours and tract boundary lines – we will need a deed description for the public improvements to be dedicated as part of Phase II. The provisions of Section 190-11(B) were also reviewed.

Motion by Sandra Eaton, seconded by Joseph DiGiorgio, to close the public hearing at 7:40 p.m.
Carried 4 to 0.

Respectfully submitted,

Catherine E. Williams
Clerk/Treasurer