

Village of Canastota
Planning Board Minutes

July 18, 2007

MEMBERS PRESENT: Vic J. Kopnitsky, Terry Curtis and Joseph DiGiorgio

MEMBERS ABSENT: Mary Krause

OTHERS PRESENT: None

Chairman Kopnitsky called the meeting to order at 7:30 p.m.

NEW BUSINESS

Louis J. Zupan, Sr.

We have received a request for a recommendation from the ZBA regarding the Special Use Permit Application of Louis J. Zupan, Sr. for a commercial use in an industrial zone. The request included copies of the application, Short Form SEQRA, Proposed Site Plan and related correspondence. Mr. Zupan proposes to construct rental storage buildings on his property located on Buck Street. This has previously been determined to be a retail commercial use proposed in an Industrial Zone. Such uses have been approved by the Village Board upon the issuance of a Special Use Permit by the ZBA.

Chairman Kopnitsky advised the Board that Section 230-17(A) requires the Planning Board to issue a recommendation to the ZBA prior to the ZBA acting on the application for the Special Use Permit. The referral request was reviewed.

Motion by Vic J. Kopnitsky, seconded by Terry Curtis, that we recommend to the ZBA that the Special Use Permit be granted on the grounds that this is a commercial use which improves the existing property and isolates the commercial use to a suitable area of the Village. Ayes: VK, TC, JD. Nays: None. Passed 3 to 0.

1093 Group, LLC

We have received a request for a recommendation from the ZBA regarding the Special Use Permit and Variance Applications of 1093 Group, LLC concerning property commonly known as Morone's Plaza located at the corner of Route 5 and South Peterboro Street. The request included copies of the application, Long Form SEQRA, Proposed Site Plan and related drawings and correspondence. 1093 Group, LLC is the contract purchaser of the Plaza and proposes to raze a portion of the existing building and replace it with a new building constructed for Rite Aid.

Chairman Kopnitsky advised the Board that Section 230-17(A) requires the Planning Board to issue a recommendation to the ZBA prior to the ZBA acting on the application for the Special Use Permit and, further, that Section 230-16(B) requires the Planning Board to review the application for the area variances.

The application package and referral requests were reviewed. The Board members had various questions about the application and the Secretary was requested to provide every Board Member with a complete copy of the application and related materials. This matter was tabled until the August 1, 2007 meeting.

Motion by Terry Curtis, seconded by Joseph DiGiorgio, to adjourn at 8:17 p.m. Passed 3 to 0.

Respectfully submitted,

Catherine E. Williams
Clerk/Treasurer