

VILLAGE OF CANASTOTA  
ZONING BOARD OF APPEALS  
MINUTES  
July 11, 2007

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

MEMBERS ABSENT: None

OTHERS PRESENT: Bill Paladino, Louis J. Zupan Sr.

Chairman Stacey Stagnitti called the meeting to order at 6:00 p.m. Motion by Mark Ferriter, seconded by Vincent Spadafora. Passed 5 to 0.

Chairman Stagnitti read aloud the letter received from CEO Michael Adsit. The Board reviewed the application and supporting documentation of Ellicott Development Company for four Variances and one Special Use Permit who are acting as an agent for Rite-Aid Corp. A completed Full Environmental Assessment Form was submitted to the Board and the Notice of Action Taken from CEO Michael Adsit were reviewed.

Mr. Paladino presented the Board with the land survey and architectural plans. He explained that they are proposing to demolish the liquor store and Eckerd Pharmacy portion of the plaza and construct a new store. The proposal will retain the Laundromat and the Dollar General store. He stated that the plan will include the repair, painting and improvements to the existing plaza facade.

Board Member Jim Foster asked if this store would look the same as the Rite-Aid in Oneida on Route 5. Mr. Paladino stated that this store would have a better aesthetic appearance. He explained to the Board the design and parking situation stating that there are currently 145 spaces and the future plan will only require 107 spaces. Mr. Paladino explained how they will be retaining three curb cuts and installing new sidewalks where needed giving better pedestrian access. A new fence will also be installed dressing up the back of the buildings.

Board Member Mark Ferriter and Jim Foster asked about the truck entrance to the plaza.

Board Member Jim Foster asked what time the trucks come in. Mr. Paladino stated that the delivery trucks come in between 8 am – 11 am.

Board Member Vincent Spadafora asked where would the drive thru entrance be located. Mr. Paladino stated the access would be off of Route 5.

Board Member Jim Foster asked what will happen to the Physical Therapy office. Mr. Paladino explained that the size would stay the same, but the use may change.

Board Member Vincent Spadafora asked if the liquor store would leave. Mr. Paladino stated

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they currently have a month to month lease and they are hopeful that they would leave.

Motion made by Mark Ferriter, seconded by Jim Foster, to send the application to the County for approval. Passed 5 to 0.

Motion made 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.

Motion passed 5 to 0.

Chairman Stagnitti read the letter aloud to the Board from CEO Michael Adsit regarding the Louis J. Zupan Sr. proposed site plan. Mr. Zupan is asking for approval to erect a rental storage building on his property on Buck Street. The Board reviewed the application and supporting documentation. A completed Full Environmental Assessment Form was submitted to the Board and the Notice of Action Taken from CEO Michael Adsit.

Chairman Stagnitti explained to the Board that the application needs to go to the County and a short form SEQRA needs to be completed which Mr. Zupan had already done.

Board Member Mark Ferriter asked Mr. Zupan if the area will be fenced. Mr. Zupan stated he prefers not to.

Board Member Vincent Spadafora asked if any setback variances are needed. Board Member Jim Foster stated none are needed.

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Board Member Jim Foster asked Mr. Zupan about the size of the units. Mr. Zupan stated the units would be 5 foot wide in the front.

Board Member Jim Foster asked Chairman Stagnitti if the applicant has met all the requirements. Chairman Stagnitti stated yes.

Board Member Mark Ferriter stated it is an improvement to the area.

Board Member Jim Foster asked Mr. Zupan if he is afraid of vandals. Mr. Zupan replied that he has not had any trouble in the past and the buildings are made of steel and are padlocked making them very difficult to break into.

Motion made by Mark Ferriter, seconded by Gwynne Bodle, to send the application to the County for approval. Passed 5 to 0.

Motion made 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.

Motion passed 5 to 0.

Motion by Jim Foster, seconded by Gwynn Bodle, to adjourn at 6:35 p.m. Motion passed 5 to 0.

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Respectfully submitted,

Janet Balsamo  
Deputy Clerk/Treasurer