

Village of Canastota
Planning Board Minutes

December 5, 2007

MEMBERS PRESENT: Vic J. Kopnitsky, Mary Krause, Joseph DiGiorgio, Terry Curtis
and Donald Forth

MEMBERS ABSENT: None

OTHERS PRESENT: None

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

OLD BUSINESS

1093 Group, LLC

Chairman Kopnitsky read the email from Ellicott Development outlining the changes that were made to the maps for the Rite Aid project. The outline was reviewed with the revised maps and the minutes of our October 17, 2007 meeting. The revised maps were found to be in compliance and were signed by the Chairman and Secretary accordingly.

NEW BUSINESS

Michael and Donna Maccarone

We have received a request from the ZBA for a recommendation regarding variance applications on Lots 3, 4 and 5 owned by Michael and Donna Maccarone on Kay Circle. The requests are for variances relating to the 25 foot front yard set back (building lines) which are violated on all 3 properties. The applications and supporting documentation were reviewed by the Board – the following was determined:

We have been provided with surveys of parcels 5, 4 and 3. Lots 5 and 4 appear not to comply with the minimum lot depth requirements but we know of no prior variances. We were not provided with enough information to determine whether the structure being constructed on Lot Number 4 is too large for the lot (in excess of the 25% coverage requirement). Member Terry Curtis points out that the area of each of the lots appears to be at least 10,000 square feet – so the lots appear to be big enough in this district. We do not have the subdivision drawings to determine the dimensions of Lots 3, 4 and 5 as approved in the subdivision. The problems with Lots 3 and 5 as to the minimum front yard set back are different than the problem with the front yard set back for Lot Number 4. We are told the original building plans from which the building permit was issued for Lot 4 showed a structure to be constructed behind the front yard set back. We have no idea what information was provided for the construction in place for Lots 3 and 5, but from the information provided to us, it appears the builder of the structure on Lot 4 did not constructing the house in accordance with the plans submitted for the building permit.

The variance request for Lots 3 and 5 are an easy matter – the structures exist – we do not know what happened to cause the screw up. On the one hand, we would recommend with respect to the problem with Lot 4 that it is a problem that should be resolved by the builder. On the other hand, because Lots 3 and 5 are such an easy variance, why not Lot 4 as well?

Motion by Joseph DiGiorgio, seconded by Vic J. Kopnitsky, to adjourn at 8:16.m. Passed 5 to 0.

Respectfully submitted,

Catherine E. Williams
Clerk/Treasurer