

Village of Canastota  
Planning Board Minutes

February 6, 2008

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

MEMBERS ABSENT: None

OTHERS PRESENT: Anthony Palumbo

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

**OLD BUSINESS**

1093 Group, LLC

Chairman Kopnitsky explained that we have received an application for site plan review from 1093 Group, LLC for the temporary Rite Aid project to be located in the old Ricelli/Bailey building at the north end of the lot. The Planning Board previously approved the site plan for the new construction but the owner had failed to submit a plan for the temporary store as part of the original site plan application. The Planning Board is required by the Village Code to review applications for interior renovations of commercial buildings. Some of our review process will not apply, such as topography. The Chairman further reported that the application was received on the afternoon of our previously scheduled meeting after the meeting had been canceled for lack of any matter to place on the agenda. Thus, the Chairman reported that he polled the members regarding sending the application to the County for its review prior to our present meeting. The members concurred and the application was referred to the County. The application has been returned by the County for local determination. The primary concern of the County is temporary parking.

Mr. Palumbo stated that the south end of the mall is going to be torn down. The portion from the laundry mat to the north end will remain. The former Ricelli building will be used as temporary housing for the pharmacy. A fence will be erected to keep customer traffic out during demolition. The Board would like the entrance closest to the intersection on Route 5 to be closed and to have the vehicles entering through the entrance on the west side (near the bank). The only gates will be located on the west side of the site with signage "For Construction Only" to keep other vehicles out of the site. Mr. Palumbo advised that the new store is scheduled to be completed on April 7.

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 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 because it is the interior of a store in a development that we have previously approved.

Motion carried. Ayes: VJK, MK, DF, JD and TC. Nays: none.

Motion by Vic J. Kopnitsky, seconded by Mary Krause to approve the site plan entitled Temporary Rite Aid #10734Temp, Route 5 and Peterboro Street, Canastota, New York as drawn by RCS Architect PLLC, dated July 30, 2007 and last revised on January 10, 2008 on the condition that 1) no less than 33 parking spaces be reserved for the commercial uses on the northeast corner of the project as depicted on the proposed Rite Aid Pharmacy SU-101 presented at this meeting; and 2) the two (2) areas of ingress and egress nearest the intersection of Routes 5 and 13 be closed throughout the construction; and 3) the only ingress and egress to the construction site be on the west side of the property; and 4) no construction vehicles be permitted in the customer parking area on the northeast corner of the property; and 5) sufficient signage be placed on the site along the west boundary and on the northeast corner to direct customers into the parking area and to keep customers out of the construction area.

Motion carried. Ayes: VJK, MK, DF, JD and TC. Nays: none

Motion by Joseph DiGiorgio, seconded by Terry Curtis, to adjourn at 7:46 p.m. Passed 5 to 0.

Respectfully submitted,

Catherine E. Williams  
Clerk/Treasurer