

Village of Canastota
Planning Board Minutes

April 2, 2008

MEMBERS PRESENT: Vic J. Kopnitsky and Joseph DiGiorgio

MEMBERS ABSENT: Terry Curtis, Mary Krause and Donald Forth

OTHERS PRESENT: None

Chairman Kopnitsky noted was not a quorum of members present at 7:30 p.m.

NEW BUSINESS

Chairman Kopnitsky advised that we have received a request from the Village Board to review the application of Anthony J. DiVeronica for a zone extension/change regarding property on South Main Street in the Village of Canastota bearing map no. 44.21-1-1.111. The applicant seeks to extend the boundaries of current Commercial Zone 49 feet northerly and 165 feet westerly. The request and supporting documentation were reviewed.

The Planning Board Secretary is requested to send the following letter to the Village Board with regard to this requested Zone Change:

The following need to be considered by the Village Board with regard to the application for a zone change:

1. This is at least the 5th parcel subdivided from the larger lot. The last time the Planning Board approved a parcel subdivided from this lot, it ruled that the next subdivision would have to be a major subdivision in order to consider all of the planning aspects for the parcel. There are issues regarding drainage, the possible need for a retention pond and other such considerations that appear to come into play for the zone change and for the lot subdivision;
2. In a prior application, the Planning Board recalls reference to a utility easement running toward Main Street which is not shown on the zone change map. The location of that easement may be an important factor in determining some of the planning aspects for the interior parcel;
3. There continues to be issues with the extension of the Commercial Zone into the Residential Zone and with the residential uses across the street and to the north which should be considered as part of this application. There is also to be a buffer zone between Commercial and Residential uses;
4. Obviously, the prior decision to expand the Commercial Zone to a depth which would not comply with the then and current zoning requirements leaves questions about what the then Village Board intended. Obviously the depth and the frontage are insufficient. If the Village Board intended that the 80 feet be the buffer zone, the buffer should have been within the Commercial Zone.

With resolution of the above by the Village Board, the Planning Board would have no objection to the zone change.

There being no quorum and no other business, the meeting was closed.

Respectfully submitted,

Catherine E. Williams
Clerk/Treasurer