

Village of Canastota
Planning Board Minutes

May 7, 2008

MEMBERS PRESENT: Vic J. Kopnitsky, Donald Forth and Joseph DiGiorgio

MEMBERS ABSENT: Terry Curtis and Mary Krause

OTHERS PRESENT: Phil Schwebe, Cindy Bennett, Deanna Domenicone and Marni Saurica

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

NEW BUSINESS

Chairman Kopnitsky advised that we have received an application for site plan review from Deanna Domenicone of Textures. They seek a permit to complete interior renovations of the ground floor commercial property at 243 South Peterboro Street to operate a hair salon. Chairman Kopnitsky noted that this property is located on NYS Route 13 and, as such, is subject to the requirements of GML Section 239 and must be referred to the Madison County Planning Department for review.

Motion by Vic J. Kopnitsky, seconded by Donald Forth, 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.; and it is further

Resolved that this matter be referred to the Madison County Planning Board in accordance with GML Section 239(M) with the hopes that we can put it on our agenda for the next meeting.

Motion carried. Ayes: VJK, DF, JD Nays: none

Chairman Kopnitsky advised that the next application is for Phil Schwebe and Cindy Bennett and is for a referral from the ZBA regarding a variance for coverage and number of accessory buildings allowed on a parcel known as 111 Getmac Avenue and located in the MH District. The application was reviewed with the applicants.

Chairman Kopnitsky noted that we have a referral from the ZBA concerning an area variance and we have concluded that the square footage of Lots 6 and 7, which are separately deeded but under the same tax map number according to the applicants, would allow only 3026 square feet of coverage. The proposed structure would take the applicants to 3366 square feet of coverage, which means that they are seeking an approximately 340 square foot variance. Presumably also, since the parcels are not on the same deed, they are also seeking a variance from the 5-foot set back from the common boundary. The structures on Lot Number 6, which existed at the time the applicants purchased the property, did not conform to the front and rear yard set backs. A wood shed for which the applicants obtained a permit similarly does not meet the rear yard set back. The proposed area variance is only about 10% over what is allowed. As we read Section 230-14, the proposal complies because there are only two (2) buildings on each lot. As a condition of the variances, the ZBA should require that the parcels not be separately conveyed.

Motion by Vic J. Kopnitsky, seconded by Donald Forth, that for the aforementioned reasons we recommend that the ZBA grant the requested variances, requiring that Lots 6 and 7 cannot be separately conveyed and that the ZBA act as lead agency for SEQRA purposes with regard to the variance applications.

Motion carried. Ayes: VJK, DF, JD Nays: none

Motion by Vic J. Kopnitsky, seconded by Donald Forth, to adjourn at 8:04 p.m.

Respectfully submitted,

Catherine E. Williams
Clerk/Treasurer