

Village of Canastota
Planning Board Minutes

April 15, 2009

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

MEMBERS ABSENT: Mary Krause

OTHERS PRESENT: Louis Zupan, Sr., Louis Zupan, Jr. and James Stokes, Esq.

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

OLD BUSINESS

None.

NEW BUSINESS

Chairman Kopnitsky advised the Board that we have received an application for site plan review from Zupan's Salvage and Recycling, Inc. for the old Titan Building on Barlow Street in the Village. As this property is adjacent to the Canal, we will need to refer the application to the County for review.

Chairman Kopnitsky asked the applicants if they had a certificate indicating that the property was free from contaminants and hazardous waste. James Stokes, the attorney for the applicant, noted that a Report of Analyses from Certified Environmental Services, Inc. dated July 10, 2000, was included with the application and indicates that there are no unacceptable levels of contaminants or hazardous waste on the property. The applicant was asked if any plastics remained on the property. Louis Zupan, Sr. advised the Board that there are some plastics still on the property and that they are looking for a buyer for these materials. Chairman Kopnitsky asked the applicants if they found the previous site plan application for this property useful to them. Attorney Stokes noted that he had reviewed the previous site plan with Code Enforcement Officer Michael Adsit and informed the Board that the current application does not include any modifications to the existing footprint of the building. Chairman Kopnitsky remembered that the prior application concerned 2 parcels had issues with drainage. The applicant advised the Board that the drainage issues were with a parcel that is not a part of this application. The applicants intend to skin the existing building and replace the roof. The intended use of the property upon completion will be for a frozen foods processing plant.

Chairman Kopnitsky noted that a Full Environmental Assessment Form was provided with the application. Attorney Stokes believes that a negative declaration would be in order as they are not making any changes to the property.

The Board has reviewed the Full Environmental Assessment Form as provided by the applicant and Sheet 1 of 1 as drawn by Snyder Engineering and Land Surveying, LLP and entitled Lands of Zupan's Salvage & Recycling, Inc., Barlow Street, Village of Canastota, Madison County, State of New York, dated February 7, 2000 and last revised April 7, 2009, and offers the following resolutions:

Motion by Chairman Kopnitsky, seconded by Terry Curtis, that the Board determine this action as a unlisted action for which a negative declaration is issued on the grounds that we have an existing building on a lot which has been a problem and an eyesore for the Village for the better part of a decade, and this would make use of that property, refurbish the property, improve the view from the Canal Park and remove what was otherwise a problem building and restore it; 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 long 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 a positive impact on the recreational use of the Canal State Park by improving the view from the towpath and 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 we refer the matter to the Madison County Planning Board for review under §239(l) of the General Municipal Law.

After discussion the motion carried 4 to 0. Ayes: VJK, TC, DF, JD. Nays: none

Motion by Joseph DiGiorgio, seconded by Donald Forth, to adjourn at 7:45 p.m. Ayes: VJK, TC, DF, JD. Nays: none. Carried 4 to 0.

Respectfully submitted,

Catherine E. Williams
Clerk/Treasurer