

Village of Canastota
Planning Board Minutes

June 7, 2006

MEMBERS PRESENT: Vic J. Kopnitsky, Sandra Eaton, Terry Curtis and Monica Koehler

MEMBERS ABSENT: None

OTHERS PRESENT: See the attached Sign-in Sheet

Chairman Kopnitsky called the meeting to order at 7:33 p.m.

NEW BUSINESS

Chairman Kopnitsky explained that we have received an application by Farrell and Margaret Miller to sever a non-contiguous lot. The applicants own Lots 1 and 2, which meet only at the 4 corners, and are seeking to sever Lot 2 in this subdivision. The deed contains separate descriptions for these parcels; however, there is only 1 tax map number. Lot 2 is undeveloped and will be conveyed to the adjoining property owner to give him a back yard.

Section 190-5 was reviewed for compliance. The sketch plan shows a scale of 1" – 30' instead of the required 1" – 50'. Chairman Kopnitsky noted that the 1" – 30' scale does give more detail. After review it appears that we have all of the other criteria as required by Section 190-5 except a topographical survey required under Section 190-8(d) and that this project should be classified as a minor subdivision.

Motion by Vic J. Kopnitsky, seconded by Terry Curtis that we accept the Sketch Plan and schedule a Minor Subdivision Public Hearing at our next meeting at 7:15 on Wednesday, June 21, 2006, and, in addition, that we waive the requirements of Section 190-5(d) given the size of the subdivision and the detail afforded us of 1" – 30'; and waive the requirements of Section 190-8(d) requiring a topo on the basis that we are dealing with a residential lot and that we are adding this subdivided parcel to an already existing residential lot. Ayes: VJK, SE, TC, MK. Nays: None.

OLD BUSINESS

Application of Mahoney First Street LLC to subdivide premises located on First Street in the Village of Canastota. We have had a preliminary meeting and a public hearing and we are at the stage where we are reviewing a preliminary plat after the public hearing and within 45 days of the public hearing. As a result of the public hearing we have requested additional information.

The applicants presented a letter from their engineer on the outflow. The letter certifies that it meets and exceeds what the DEC requires. A sheet was added to the plan for the landscaping. Everything else is as it was. Chairman Kopnitsky advised that we have before us tonight for approval the Preliminary Plat – the landscaping and engineer's certification are things that should be included in the Final Plat. We will keep one of these as a demonstration as to what will be required by the Code as to landscaping.

Chairman Kopnitsky asked about traffic patterns to which the applicant responded that the property has three points of ingress and egress – Will New Boulevard, First Street and Tuttle Avenue. A Traffic Pattern Summary was presented comparing attached vs. detached homes. This plan proposes 14 attached homes. If single homes were proposed, approximately 10 homes could be constructed in the same area. The applicants advised daily trips with detached homes to be higher than with attached homes. There are three points of ingress and egress within 500 feet of the property to spread the traffic out.

Chairman Kopnitsky stated that he had noticed foot trails through the property. The applicants advised that children play on the property. Chairman Kopnitsky stated that at present, the property is wooded and grown over with immature trees, which the applicants acknowledged as a correct statement. Board member Terry Curtis asked the applicants where their traffic information came from. Mr. Arsenault advised that the information was obtained from traffic manuals and publications. Board member Monica Koehler noted that these homes are similar to homes in Oneida and asked what the traffic was like there and if all the units in Oneida have been sold. Mr. Arsenault replied that as far as he knows, only about 50% of the existing homes on Fellows Avenue had been sold.

The requirements of Section 190-11 were reviewed. Chairman Kopnitsky noted that we have previously gone over the requirements for Sketch Plan review under Section 190-5, which takes us to 190-11(B). We are required to review the Plat for compliance with Section 190-11 and 12 and are required to do so within 45 days. Chairman Kopnitsky noted that approval of the Preliminary Plat does not constitute final approval of the subdivision.

Section 190-12 revisits Section 190-5 and the rest of the requirements were reviewed with the Preliminary Plat. The applicants were asked if there are any proposed fire hydrants to which they responded that there was none planned for this project, noting that there is a fire hydrant located near Tuttle Avenue.

Motion by Vic J. Kopnitsky, seconded by Sandra Eaton that the Preliminary Plat, which was dated May 12, 2006, in the form of Sheets 1 of 4 by Myers and Associates, P.C., entitled Subdivision – Phase I, Lands of Mahoney First Street, LLC, First Street, Village of Canastota, Town of Lenox, Madison County, State of New York be approved as in accordance with requirements of Section 190-11 and 190-12 of the Code and that we establish a Public Hearing for the Final Plat on our meeting on July 5, 2006, at 7:00 p.m. so long as the applicant submits the Final Plat with all of the required accompanying information no later than Friday, June 16, 2006, which is 16 days before the date of the Public Hearing. Ayes: VJK, TC, SE, MK. Nays: None

The applicants were directed to Section 190-13 for what is required on the Final Plat.

Motion by Sandra Eaton, seconded by Terry Curtis, to adjourn at 8:08 p.m. Passed 4 to 0.

Respectfully submitted,

Catherine E. Williams
Clerk/Treasurer