

Village of Canastota
Planning Board Minutes

April 4, 2007

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

MEMBERS ABSENT: Sandra Eaton

OTHERS PRESENT: Steven DiVeronica

Chairman Kopnitsky called the meeting to order at 7:41 p.m.

Chairman Kopnitsky advised that we have received a revised preliminary plat for this proposed subdivision. At our last meeting, we determined that we could assume that our predecessor board acted according to the ordinance. We have also previously determined this to be an unlisted activity for which a negative declaration was issued. The revised preliminary plat is a smaller project than submitted at the March 21, 2007 meeting. We are now only dealing with 6 lots as the existing sewers only service these lots.

Motion by Vic J. Kopnitsky, seconded by Joseph DiGiorgio, that the Village of Canastota Planning Board 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 with regard to Phase II as amended on the grounds that the previous action by the Planning Board in May, 1991, reviewed the subdivision as a whole and the construction that has taken place was reviewed, approved and simultaneously approved by the Madison County Health Department and so this is nothing other than authorizing the applicant to proceed with 6 lots and the construction of a street then contemplated. Ayes: VJK, TC, MK, JD. Nays: None. Carried 4 to 0.

Chairman Kopnitsky explained that we have run through the criteria under Sections 190-5 and 190-12 and outlined the procedures under Section 190-11 for Phase II at our last meeting on March 21, 2007. The amended preliminary plat for Phase II showing 6 lots was reviewed against the requirements contained in the motion for approval at that meeting.

Motion by Vic J. Kopnitsky, seconded by Mary Krause, to approve the preliminary plat for the Canal View Subdivision Phase II consisting of Lots 6, 7, 8, 11, 12 and 13 only, subject to the

following conditions: 1) that the scale requirements from Section 190-5(D) be waived and that the scale of 1 to 60 be acceptable; 2) that the requirement for the naming of adjacent parcel owners be waived as to the adjacent Phase I owners; 3) that the drawing be amended to show the locations in plan view of the existing electric, sewer and water lines, including hydrants and manholes; 4) that the drawing be amended to show in dashed lines the hammer head or cul-de-sac intended to be temporarily constructed as part of Phase II; 5) that the width of the right-of-way for the proposed street in Phase II be 50 feet and be shown along with the lines of the 30 foot pavement of the proposed road; 6) that the location and size of the existing and intended culvert be shown; 7) that the Board consider a construction bond in the sum of \$35,000.00 to be considered sufficient for the intended improvements which amount will be set upon review of the final plat; and 8) that in conjunction with the final plat, we be given proposed descriptions of the property or properties to be dedicated. Ayes: VJK, TC, MK, JD. Nays: None. Carried 4 to 0.

Motion by Vic J. Kopnitsky, seconded by Terry Curtis, to schedule a public hearing on the final plat at 7:15 p.m. on April 18, 2007. Ayes: VJK, TC, MK, JD. Nays: None. Carried 4 to 0.

Motion by Terry Curtis, seconded by Mary Krause, to adjourn at 7:50 p.m. Carried 4 to 0.

Respectfully submitted,

Catherine E. Williams
Clerk/Treasurer