

Village of Canastota  
Planning Board Minutes

October 3, 2007

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

MEMBERS ABSENT: None

OTHERS PRESENT: Louis Zupan, Sr. and William Paladino

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

Chairman Kopnitsky welcomed new member Donald Forth.

**OLD BUSINESS**

Louis Zupan, Sr.

We have received a Site Plan Application for the construction of self-storage units on Buck Street. The ZBA has issued a Special Use Permit to allow a commercial use of the property which is located in an Industrial Zone.

Motion by Vic J. Kopnitsky, seconded by Mary Krause, that the Village of Canastota Planning Board adopt the following determinations and approve the following resolutions:

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 we refer this matter to the County with all due haste to see if we can have the County’s determination back for our October 17, 2007 meeting. Motion carried. Ayes: VJK, MK, TC, JD, DF Nays: none

1093 Group, LLC

We have received a Site Plan Application from 1093 Group, LLC concerning property commonly known as Morone's Plaza located at the corner of Route 5 and South Peterboro Street. 1093 Group, LLC is the contract purchaser of the Plaza and proposes to raze a portion of the existing building and replace it with a new building constructed for Rite Aid. The ZBA issued a Special Use Permit for the drive-thru pharmacy and granted the requested variances. At a separate meeting, the ZBA answered our questions regarding use of the 80-foot set back as follows: parking is not allowed in the 80-foot set back and that an access road for delivery vehicles only in the 80 foot set back as long as it does not interfere with the 15-foot buffer zone.

The plans were reviewed with the applicant. Mr. Paladino stated that 2-way traffic is proposed for the access road. Chairman Kopnitsky asked if a visual barrier could be constructed in the area where vehicles would be driving westerly toward the Kime property to deter vehicles from crossing the Kime property to access South Main Street, and also vehicular traffic from the drive-thru pharmacy windows. Mr. Paladino did not believe that the minimal traffic generated by the drive-thru would have an impact on the Kime property and was not opposed to placing signs at the drive-thru directing traffic to the left and will put some trees to block the visual to Main Street thru Kime's from the access road.

Chairman Kopnitsky asked how the applicant will handle snow. Mr. Paladino stated that the snow will be moved off site if it becomes an issue. A crew from the Syracuse Office will maintain this building on a daily basis.

Motion by Vic J. Kopnitsky, seconded by Terry Curtis, that the Village of Canastota Planning Board to adopt the following determinations and approve the following resolutions:

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, based upon the current existence of a larger structure on the site and refer the site plan application to the County with a request for an expeditious review on the revised site plan and that this matter be placed on the Agenda for our October 17, 2007 meeting, based upon our receiving a determination by the County prior to our meeting. Motion carried. Ayes: VJK, MK, TC, JD, DF Nays: none.

Chairman Kopnitsky asked Clerk/Treasurer Williams to have the Fire Department look at the plans before the next meeting.

Chairman Kopnitsky and Joe DiGiorgio will not be here on November 7, 2007. That meeting is cancelled unless we have something on the agenda.

Chairman Kopnitsky discussed with Clerk/Treasurer Williams and the Board the request from Rocco DiVeronica for a letter regarding the bond for the work to be performed with regard to the Canal View Subdivision Phase II. Clerk/Treasurer Williams will compose a letter and fax it to Chairman Kopnitsky for review and revision.

Motion by Joseph DiGiorgio, seconded by Terry Curtis, to adjourn at 8:16.m. Passed 5to 0.

Respectfully submitted,

Catherine E. Williams  
Clerk/Treasurer