

Village of Canastota
Planning Board Minutes

October 17, 2007

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

MEMBERS ABSENT: Terry Curtis

OTHERS PRESENT: William Paladino

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

OLD BUSINESS

Louis Zupan, Sr.

Chairman Kopnitsky reviewed the history of this application and read the County recommendation aloud. The County returned this matter for local determination.

At our meeting on December 3, 2007, it was determined that this Board would be lead agency for SEQRA purposes and a negative declaration was issued.

Motion by Vic J. Kopnitsky, seconded by Donald Forth, that we approve the site plan identified in the drawing by Myers and Associates, P.C., dated March 16, 2007, and entitled Proposed Site Development Plan, Lands of Louis J. Zupan, Sr., Buck Street, Town of Lenox, Village of Canastota – Madison County, State of New York. Ayes: VJK, DF, JD, MK. Nays: None. Passed 4 to 0.

1093 Group, LLC

The history of the application was reviewed. The County recommendation was read aloud. The County is concerned about the tractor trailer drivers backing up to a pad which is at the corner of the building which could interfere with drive-through traffic. William Paladino, speaking for the applicant, stated that there has not been any problem in the past with this design.

The landscaping plan was reviewed with regard to the County's recommendation. Mr. Paladino explained that there are 19 trees planned – some of the trees were removed from the plan due to the number of existing trees and that the lawn area along major roadways will be sod and the other areas will be seeded. Sidewalks are between the sodded area and the major highways – the sidewalks are not being relocated. Mr. Paladino advised the Board that the shrubs will be kept short so that they do not interfere with traffic pulling in and out of the plaza. There will be a sign for left turn only coming off of the drive through - the dumpster pad keeps traffic from turning to the right. Mr. Paladino stated that there will be a visual block coming off the north side of the building to prevent traffic from traveling through the lot and across the Kime property. He is thinking about putting some bigger spruce trees in the area. Mr. Paladino will talk with the neighbors to see what will work.

The Fire Department concern about the existing fire hydrant was discussed. The applicant is willing to take down the tree and the other material surrounding the fire hydrant, leaving only the hydrant and the light pole.

The drainage plan was discussed.

Member Donald Forth was concerned about tractor trailers backing up to the building near the drive through. He would like to see a bollard placed on the corner to prevent the trucks from backing into the driving lane. It was recommended that this be placed to the north of the door 4 feet out from the building.

Motion by Chairman Kopnitsky, seconded by Mary Krause, that we approve a site plan to be submitted in accordance with drawings labeled C-101, C-102, L-101 and TR-101 with the following revisions: 1) a visual barrier so that the traffic on the north end of the building cannot look through to Main Street through the Kime Do It Best Hardware Store; 2) a bollard located to the north of the 4-foot man door on the west side of the building, 4 feet from the building; 3) a left turn only to the west of the drive through lanes; 4) the new grass area along the foundation to be sod and the existing grass areas along the foundation to remain; 5) the grass area to the north of the building in the buffer zone to be seeded and existing trees to remain; and 6) the landscaping plan to be constructed as shown and the hydrant to the west of the building to be made more accessible and visible in conjunction with the Fire Chiefs' recommendation. Ayes: VJK, DF, JD, MK. Nays: None. Passed 4 to 0.

Motion by Joseph DiGiorgio, seconded by Mary Krause, to adjourn at 8:18.m. Passed 4 to 0.

Respectfully submitted,

Catherine E. Williams
Clerk/Treasurer