

Village of Canastota
Planning Board Minutes

May 21, 2008

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

MEMBERS ABSENT: Mary Krause

OTHERS PRESENT: Deanna Domenicone, Marni Saurica and Tim Mahoney

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

OLD BUSINESS

Chairman Kopnitsky reviewed the application of Textures (Deanna Domenicone and Marni Saurica) with the Board. This is a site plan review of a part of the property at 243 South Peterboro Street in the General Commercial Zone contiguous with the downtown business district. The County has returned the referral for local determination and has asked that we confirm with the applicants the number of employees and customer turnaround due to the limited parking in the area. Chairman Kopnitsky observed that commercially zoned parcels are required to have parking for employees and customers, but since this is part of the downtown district, off street parking appears not to be required. The current application is for the interior space of a commercial use which is the only reason that this Board is required to perform a review.

Motion by Vic J. Kopnitsky, seconded by Donald Forth, that we approve the site plan for the interior space of this parcel as the parking issue has been decided by the zoning ordinance as the parcel is part of the central district in which we are to ignore off street parking requirements; and, we have previously determined this to be an unlisted activity for which a negative declaration was issued; and this has been referred to the County Planning Department which has returned the matter for local determination.

Motion carried. Ayes: VJK, DF, JD, TC Nays: none

NEW BUSINESS

Patrick Milmoie has submitted an application for site plan review for property at 130 East Center Street known as Canastota Publishing. He proposes to construct a 2nd story on the existing building in the Industrial Zone.

Motion by Vic J. Kopnitsky, seconded by Joseph DiGiorgio, that the Village of Canastota Planning Board to 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.; and it is further

Resolved that this matter be referred to the Madison County Planning Board in accordance with GML Section 239(M) with the hopes that we can put it on our agenda for the next meeting.

Motion carried. Ayes: VJK, DF, JD, TC Nays: none

Tim Mahoney of Mahoney & Associates presented the Board with a Site Plan Application for Lots 14 and 16 in the Business Park. They are under contract with the Village for the purchase of the properties. The applicant is proposing an office building attached to a warehouse on Lots 14 and 16 in the Park. A new Sheet 3 was presented with corrected dimensions. According to the applicant, there will be 2 tenants in this building – Country Kitchen will occupy tenant space number 1 and tenant space number 2 has not been rented yet. Mr. Mahoney stated that the warehouse will be a steel-frame building while the office will be a wood-frame building. The buildings will be connected and will not be centered on the 2 lots; instead the buildings will be favored to the east. The applicant may build another building in the future to the west of the currently proposed buildings. There are 7 parking spaces planned on the side of the building for tenant parking and 23 regular and 1 handicap parking spaces planned in the front. Mr. Mahoney has 6 employees plus himself. There are another 4 employees that report to the back of the building that work on heavy equipment. Only the office staff and customers and clients would park in the front. Non-office staff will park in the yard to the east. The applicant hopes to begin construction soon so that he can be in the building by October. The applicant did not have elevation drawings with him. Discussions were suspended on this matter so that the applicant could leave the meeting to retrieve the elevation drawings from his office.

Galavotti Townhomes

A letter was received from Attorney Frederick Rann regarding the possible subdivision of a portion of property known as the Galavotti Townhomes. The requirements of §190-8 (C) Sketch Plan Procedure were reviewed. The Board is requesting that Mr. Rann or his client attend a meeting of the Planning Board so that someone can answer questions relating to the proposal. Clerk/Treasurer Williams confirmed that no application for subdivision had been received on this matter.

Mr. Mahoney returned and the elevation drawings were presented to and reviewed by the Board.

The requirements of §230-49.3 (A) – (G) were reviewed. The applicant stated that they will service equipment and store supplies and equipment in the proposed warehouse. Chairman Kopnitsky asked the applicant to clarify the distance from the right-of-way to the parking spaces. The applicant stated that the distance is 30 feet. The Chairman stated that the ordinance requires that the parking be at least 25 feet from the right-of-way. The proposed building will be 18,000 square feet on 6 acres or approximately 240,000 square feet of property. The plans were

reviewed for compliance with the terms contained in §230-49 and 69 of the Village Code and well as for compliance with parking requirements. The applicant stated that no retail uses will be conducted by the applicant or its tenants – strictly warehousing.

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 on the grounds that the use has previously been reviewed and approved by the Village Board when it considered the area Type I and filed an Environmental Impact Statement; and, as such, this is nothing other than a use previously approved and, therefore, the use and the site plan are both an anticipated activity and an activity for which the Board has previously reviewed SEQRA.

Motion carried. Ayes: VJK, DF, JD, TC Nays: none

Motion by Vic J. Kopnitsky, seconded by Donald Forth, to approve the site plan as presented by Sheet 1 of 4, 2 of 4, 4 of 4 and with substitute Sheet 3 of 4 and the Front/South Elevation dated May 21, 2008. The other drawings are dated May 12, 2008 and drawn by Myers and Associates, P.C. The corrected Sheet 3 of 4 shows a south building line of 134.0 feet. The approval is issued on the grounds that the use is permitted in the Industrial Park and the proposed development meets all of the zoning criteria in Article XII of the Zoning Laws. Site Plan approval is subject to a restriction that the height of the building not exceed 25 feet and that the Board vary the parking requirements to the number of parking spaces shown on the application because there is no retail use for the building, and that the landscaping requirements be varied in the Industrial Park to the 8 trees and 16 shrubs currently located on the property.

Motion carried. Ayes: VJK, DF, JD, TC Nays: none

Motion by Joseph DiGiorgio, seconded by Terry Curtis, to adjourn at 8:42 p.m.

Motion carried. Ayes: VJK, DF, JD, TC Nays: none

Respectfully submitted,

Catherine E. Williams
Clerk/Treasurer