

Village of Canastota
Planning Board Minutes

July 16, 2008

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

MEMBERS ABSENT: None

OTHERS PRESENT: Jim Galavotti, Frederick N. Rann, Esq.

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

OLD BUSINESS

Chairman Kopnitsky noted that no preliminary plat had not been received regarding the DiVeronica subdivision.

NEW BUSINESS

Chairman Kopnitsky advised that an application has been received requesting a minor subdivision of lands known as the Galavotti Townhomes, LLC and belonging to James Galavotti. The applicant seeks to subdivide from the large parcel the parcel commonly known as 400/450 Galavotti Place being a 2-story, 2-family wood frame house and being located on the south side of Galavotti Place.

Chairman Kopnitsky reviewed the existing plan with the applicant and his attorney. Mr. Rann has asked that this matter be considered a minor subdivision. Chairman Kopnitsky explained that a new map would be required showing both lots 1 and 2 – the lot to be subdivided and the remaining lot. Discussion continued between the Board, the applicant and the applicant's attorney regarding the necessity for a revised subdivision map. Mr. Galavotti and his attorney stated that they would have a new map prepared showing the lot to be subdivided and the remaining lot.

The provisions of Section 190-8, Sketch Plan Procedure, were reviewed.

Motion by Vic J. Kopnitsky, seconded by Terry Curtis, that the Board determine that the sketch plan submitted substantially complies with the requirements of Section 190-8, except for the requirements under Section 190-8(B), which can be waived and addressed in the preliminary plat; and that the proposed subdivision as outlined by the discussions be a minor subdivision so long as the subdivider submits a preliminary plat that shows the lots, the perimeter descriptions of the current parcel, the parcel to be conveyed and the parcel to be retained; that the duty to submit a sketch plan on a topographical map be waived on the grounds that this is developed and graded property on which buildings have been previously constructed and it is flat; and that the proposal as previously submitted be determined to be an unlisted activity for which a negative declaration be issued since there is no development physically or otherwise which would result from the proposal.

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

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Motion by Mary Krause, seconded by Terry Curtis, to adjourn at 7:56 p.m.

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

Respectfully submitted,

Catherine E. Williams
Clerk/Treasurer