

PUBLIC HEARING – NOVEMBER 7, 2023 - EDWARD ATKINS, 8964 GREEN ROAD, PO BOX 444- CONSTRUCT A FREE-STANDING GARAGE – BUSINESS ZONE -SLB-8.6-1-17
Continued from the October 3, 2023 meeting.

Present: Sherry Menninger, Dave Allen, Paul Jasek, John Ceresoli, John Langey, atty and Larry Ball.

Mr. Atkins spoke via phone – the floor plan submitted showed drawings of a garage and 2 family structure rather than a 3-family structure. The building cannot be built with no access from the 1st floor to second floor by code and zoning law. The map cannot be approved as presented. Per Larry Ball, (building /codes officer) the condition of the property has not changed and there is now a pickup truck on the front yard.

Mr. Langey, atty, suggested that this action be tabled until the next meeting and Mr. Atkins needs to appear in person.

A motion was made by Paul Jasek and seconded by John Ceresoli to close the hearing. All in favor.

Mr. Langey spoke with Mr. Atkins and stated that the Board has never had an over the phone hearing and that Mr. Atkins needs to appear or have a representative appear to discuss his plans. There are also violations on this property that need to be addressed. Since he has not appeared in 2 months, he may have to appear before the Court regarding the pending violations. Mr. Atkins needs to appear before the Planning Board on December 5, 2023, either himself or another representative.

STONELEIGH HOUSING INC.- SPEIAL USE PERMIT – ROUTE 31, SPECIAL USE PERMIT SLB 10-1-9.21 – 32 APARTMENT COMPLEX IN THE SULLIVAN INDUSTRIAL PARK

The hearing was opened by Sherry Menninger, vice chairman. The Secretary read the notice as published in the Oneida Dispatch.

Present: Sherry Menninger, Dave Allen, Paul Jasek, John Ceresoli, John Langey, atty, Larry Ball, building and codes.

Mr. Kiplinger appeared before the Board to give an overview of the proposed 32- unit apartment complex on Route 31. There will be 40 parking spaces, and an outdoor patio. Soil borings have been done. There are a series of wells on this property that recycles on the fields. The geo-thermal heating and cooling system was discussed

Shannon Emmons – Rt 31, Bridgeport – Concerned about this project. Ms. Emmons feels this project does not comply with the comprehensive plans for the Route 31 Industrial Park. She asked the Board if this is a non-profit organization. She was told that by Donna Bonafardecì that it is and the name of the project is Stoneleigh Senior Housing.

She will be able to see this project from her home and is concerned about aesthetics.

She feels there isn't enough information, regarding wetlands, and structure information.

Donna Bonafardecì – has worked with Barton & Logoudice – and has presented information to the Town regarding wetlands. The plans have been submitted Madison County Planning Regarding aesthetics; this is not the first time we have done a project like this. We built Bolivar Landing also.

Stoneleigh Housing has addressed everything that is needed to be addressed.

There is a large need for housing in the lakeport/Bridgeport area.

The project is part of the comprehensive plan for the Town.

There are many services for the aging that can be accommodated with this project

Art Lelio, Waterbury Road– Mr. Lelio appeared before the Board with a list of concerns regarding the proposed Senior apartment complex. A copy of these complaints is attached to the minutes. His concerns include ADA compliance including wheelchair compliance, ADA compliant counterspace, community rooms, balcony space, freight elevators, detached pavilions, 50 parking spaces, plantings along the roadway and the use of steel roofing instead of asphalt shingles.

Mr. Langey would like to give Stoneleigh a chance to respond to Mr. Lelio’s ideas.

Donna Bonafardec - stated that the State is trying to build affordable housing for Sr. Citizens and Barton & Logoudice will also make comments which Stoneleigh Housing will consider.

Dinette Steding- 1630 Route 31 – lives next to the park. She is concerned about the traffic this will cause. She feels she will not be able to get out of her driveway or cross the street to get her mail. She is also concerned about noise, drainage and loss of her view.

John Langey - Suggested having the applicants get back to the Board regarding the comments made by the neighbors.

A motion was made by Dave Allen and seconded by Paul Jasek to close the hearing.

REGULAR MEETING OF THE TOWN OF SULLIVAN PLANNING BOARD – NOVEMBER 7, 2023

The regular meeting of the Town of Sullivan Planning Board began at 7PM.

Present: Sherry Menninger, Dave Allen, Paul Jasek, John Ceresoli, John Langey, atty, and Larry Ball, codes officer

STONELEIGH HOUSING INC.- SPEIAL USE PERMIT – ROUTE 31, SPECIAL USE PERMIT SLB 10-1-9.21 – 32 APARTMENT COMPLEX IN THE SULLIVAN INDUSTRIAL PARK

The State of New York has commented and they have no objection to the Town of Sullivan being lead agency to the SEQR.

The project sponsor is responsible for submitting copies of SPEDIES and a copy of the environmental wetlands.

A traffic study will be discussed with Barton & Logoudice

Paul Jasek – commented about having the speed limit changed to 45mph west of Lakeport Road. John Langey, atty read the comments from Madison Co. Planning including the loss of .44 acres of wetland, splitting the parking into two strips and drainage.

Stoneleigh Housing will return December 5, 2023.

A motion was made by Paul Jasek and seconded by Dave Allen to table the Ed Atkins special use permit until the December 5, 2023 meeting. All in favor.

A motion was made by John Ceresoli and seconded by Dave Allen to accept the revised September 5, 2023 minutes and the October 3, 2023 minutes. All in favor.

A motion was made by Paul Jasek and seconded by John Ceresoli to adjourn the meeting at 8PM. All in favor.

Respectfully submitted,