

**TOWN OF HANNIBAL  
PLANNING BOARD  
APRIL 4, 2019**

**PRESENT: GREG STUPP SR, JOSH BOMGREN VICECHAIRMAN, KELLY LA ROCK, SUE deMEY, TONY MURABITO ABSENT; BOB DILTS SECRETARY- DONNA WHITCOMB**

The meeting was called to order by Chairman Stupp with the Pledge of Allegiance at 7:00 PM.

The minutes of the last meeting- 3/7/2019- were approved as read with corrections by Josh Bomgren 2<sup>nd</sup> Sue deMey. Corrections – delete acreage on Muck Road- Greg declared a negative declaration on Gary Benedict minor subdivision- In three places change term “mobile home park” to “manufactured home park”.

**PUBLIC HEARING-** opened at 7:05 PM. For Gary Benedict minor subdivision on Crandall Road. Tax ID # 232.00-01-14. There was no discussions during the public hearing. It closed at 7:35 PM.. A motion was made to accept the minor subdivision of Gary Benedict by Greg Stupp 2<sup>nd</sup> by Sue deMey. All in favor. The decision form was completed and signed by the board members with a copy to Gary Benedict. Plats were signed and stamped by Greg Stupp. We kept 2 for the file and 5 were returned to Gary. Mr. Benedict to bring in the Mylar for Chairman Stupp to stamp and sign.

**COMMUNICATIONS-** Chairman Stupp read a decision letter from the Hannibal ZBA concerning the site plan review for Country Haven Manufactured Home Park that was declined. Chairman Stupp also read a letter from the Town of Granby concerning Country Haven Manufactured Home Park health issues. And a letter from Oswego County Health stating they have no health issues or legal action pending. Chairman Stupp would like everyone to convey correct information. These letters were c c'd to Joe Mastroianni. Mr. Mastroianni did not receive these letters. Donna will copy the letters and forward them to Mr. **Mastroianni. Mr. Mastroianni states he thinks the problems were across the street from Country Haven.** The Granby letter issue was tabled. Josh Bomgren to call Carol Darling. A letter was received from Bob Dilts stating he is unable to attend this meeting. He also asked if a

stipulation on Powell Manufactured Home Park could be requested that all Manufactured homes be “new” as per stated in the minutes of 2/4/2019.

**OLD BUSINESS-** Powell Manufactured Home Park- Joe Mastroianni was present tonight. He presented 7 new Plats with the new required fencing- 6 foot high wood stockade fencing- on Lots # 9- 13 on the south west corner of the property. The plat also shows 14 white pine to be planted at Lot#1 and in the common area. The issue of age of the manufactured homes- in Joe’s opinion- they will be “newer” and in newer condition. The Town of Hannibal Zoning Laws does not state “new”. Kelly LaRock asked for the Articles of Incorporation for Mobile Unit LLC. It states there will be 13 manufactured homes – 14’ x 70’ with 2 or 3 bedrooms. A motion was made by Josh Bomgren to accept the site plan approval for the Powell Manufactured Home Park- as of Plats 3/25/2019 with the stipulation the fence will be in place within a year. 2<sup>nd</sup> by Tony Murabito. All in favor Tony-Sue-Josh-Kelly- & Greg. We kept 2 plats for the file . 5 plats were returned to Joe. A decision form was completed and signed by the board members with a copy remitted to Joe Mastroianni .

Attorney Michael A. Fogel is present tonight representing W.D. Malone (Ryan). W D Malone wants to purchase the Ferlito/Emmons/Hofmann Harris Hill mine. Prior to the beginning of the conversation Kelly LaRock recused herself and left the dais. Mr. Fogel would like a public hearing on the current application at the next months’ meeting. Also his interpretation of Section 530 of the Hannibal Zoning Law regarding the 50 foot set back does not apply to the haulage road. W D Malone would like to proceed with the current application for the mine before the sale is complete. The board states a new owner needs a new application. Chairman Stupp stated he talked with Rebecca (Town Attorney) today and stated she implied it was OK to proceed with the current application. The board has nothing in writing from the Town Attorney . Larry Flint states there is pending litigation which should stop the use of the current application. Dan Hofmann brought up the paperwork for the Wheat mine to question the required set back was not required. Chairman Stupp wants a public hearing. Chairman Stupp declares we have a complete application for the Ferlito/Harris Hill mine. Tony Murabito made a motion for a public hearing for the Ferlito/Harris Hill mine. Chairman Stupp second. VOTE\_ AYE\_ Greg & Tony NAY Josh & Sue. Public hearing voted down. Sue deMey will get Town Supervisor Wilbur permission to call the Town Attorney Rebecca. Requesting the Town Attorneys’ opinion in writing on the application and public hearing. Josh Bomgren tabled the whole issue for the next months’ meeting.

**NEW BUSINESS-** Kelly LaRock re-entered the dais to continue with Planning Board business. Jay Jarvis is present tonight for a minor subdivision on 66 Road and Route 3. TAX ID #

232.00-06-17.02, 232.00-06-01.12, 232.00-06-17.01. He would like to split 2 acres- one for his property and one to the new owner of the manufactured home park. Chairman Stupp declares a negative declaration for SEQR. Josh Bomgren made a motion to accept the application as complete. Second Sue deMey. All in favor – Stupp-Bomgren-Murabito- deMey-& LaRock. We received a check for 250.00 6 stamped and signed Plats and a complete application. Mr. Jarvis has one plat. A decision form was completed and signed by the board. Mr. Jarvis received a copy. The Public Hearing will be May 2, 2019 at 7:05 PM. Mr. Jarvis needs to be present.

Before meeting adjournment Kelly LaRock requested discussion with the board on Chairman Stupp actions to cover his actions to declare a complete application that without the whole boards input or vote. Chairman Stupp comment to the discussion was “no comment”.

The meeting was adjourned at 9:55 PM by Kelly LaRock second Josh Bomgren. All in favor.

Respectfully Submitted

Donna Whitcomb  
Secretary