

TOWN OF HANNIBAL
Planning Board Meeting
October 7, 2021

Planning Board Members Present: Chairman Ronald Greenleaf, Brandon Scruton, Anthony Murabito, Nancy Adamy, Joseph Melita

Secretary: Shelly Stanton

Absent: Carrie Deloff

Public Attendees: Jerry Bramer, Michelle Chillson, Jason Segerlind, Amanda Segerlind, Ulah Baker, Alena Sanford, Karen Arnold, Ed Arnold, Norm Carley, William Latz, Sean Cianfarano and Michael Braudrick

Meeting called to order at 7:00 by Chairman Greenleaf.
Roll call was taken.

Motion to accept the minutes from the last meeting was made by Chairman Greenleaf, second by Tony Murabito, all in favor.

Communications- None

Old Business- Joseph Melita asked about the training required for board members and was told that information would be sent to the board members.

New Business- House/Noel Subdivision: Charlene Noel of 241 Phinney Rd., Hannibal is looking to get a public hearing for a subdivision of her property. A motion was made by Brandon Scruton to set a public hearing for November 4, 2021, provided all required paperwork is submitted at least 10 days ahead of time. Second by Nancy Adamy. All in favor.

At 7:15, Michael Braudrick Public Hearing was opened up. Ed Arnold came forward to ask what they could legally do with said subdivision. Chairman Greenleaf explained that it is a simple land subdivision with no plans for building multiple buildings, trailer park, etc.

At 7:30, Chairman Greenleaf stated that the Braudrick hearing would remain open, and the Cianfarano Public Hearing was to begin. When asked if anyone would like to speak, several people raised their hands. The first was Michelle Chillson, who voiced her concerns and stated that she didn't like the idea of public storage buildings being in said residential area. Chairman Greenleaf addressed her concerns, and then brought up that the property in question is currently in litigation. Sean Cianfarano began to argue that it was not in litigation and that it is just supposed to be a pole barn, when Chairman Greenleaf stated that he already checked the public records and it is in litigation and in this case the board cannot pass this. Jason Segerlind stated that this is an agricultural district, not for commercial use, as well as concerns of water contamination, etc. (which the liability would fall back on the town if not built properly). Sean Cianfarano continued to argue about a pole barn, and Chairman Greenleaf explained that he was referred to the planning board by the code officer because it is a commercial issue, and that because of the litigation, the board's hands are tied at this time. Michelle Chillson brought up the fact that there is a very big difference between a pole barn and storage units. Ulah Baker also voiced concerns over increased traffic. Jason Segerlind also brought up his research of all of the surrounding storage units in the Town of Hannibal, none of which are in agricultural districts. Michelle Chillson then asked if a site plan review had been done, what type of plans had been done/engineered. She wanted to know how something like this could be approved without that.

At 7:51, Chairman Greenleaf asked to close the Braudrick hearing. A motion was made by Brandon Scruton, second by Nancy Adamy. All in

favor. At this point, the Carley Family Trust Subdivision Public Hearing was opened. Norm Carley approached the board to explain briefly what his subdivision was, and who the property would be going to. There was no one present to dispute the Carley subdivision, and the board members took the time to look over his application and plans. When time was permitted after the Carley subdivision was discussed, Alena Sanford then voiced her concerns about the Cianfarano Special Use Permit and what, if approved, he may do at a later date with said permit, along with other issues that have arisen since Mr. Cianfarano came into possession of the property. A letter was given to the board from Jodi (Baker) Corsoniti concerning the Cianfarano issue, and was read aloud for the record by secretary Shelly Stanton.

At 8:00, Joseph Melita made a motion to close the Cianfarano hearing, second by Tony Murabito, all in favor. The William Latz subdivision was the opened. Everything was gone over for this in a prior meeting, and most things are in order. Mr. Latz is still lacking his mylar plat, but it may be in the possession of Dean Cummins. The only issue is that one part may be lacking in size, but the supervisor has agreed to pass on the conditions that the mylar (and all other) plat is received and an agreement on the water issue is signed.

At 8:21, Joseph Melita made a motion to close the Carley public, second by Brandon Scruton, all in favor.

A motion to approve the Braudrick Subdivision was made by Brandon Scruton with the stipulation that completed drawings are submitted to be stamped, second by Joseph Melita, all in favor.

A motion to approve the Carley Subdivision was made Joseph Melita, second by Brandon Scruton, all in favor.

A motion to approve the Latz Subdivision was made Joseph Melita with the stipulation that the above conditions are met, second by Brandon Scruton, all in favor.

A motion to table the Cianfarano Special Use Permit was made Joseph Melita, second by Tony Murabito, all in favor.

At 8:45, a motion to adjourn was made by Tony Murabito, second by Joseph Melita, all in favor.

Respectfully submitted,

Shelly Stanton

Shelly Stanton
Planning Board Secretary

UNAPPROVED