



VILLAGE OF CHITTENANGO

"where the water runs north"

222 GENESEE STREET

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PLANNING AND ZONING BOARD MINUTES

November 3, 2025

Present: Chairman Bob Salmon & Bill Nickal, Board members: Robert Doss, Frank Kaylor, Dan Newton, Ronnie Jackson, John Ceresoli, Heidi DuSell, Counsel Nadine Bell, Clerk/Treasurer Karen Hawkins, Deputy Clerk/Treasurer Caroline Brazeau, Linda Kendall, Hunter Havener, Charles Trett, Chris Simmons, Jake McKenna.

- i. **Meeting Called to Order:** by Bob Salmon at 7:01 pm.
- ii. **Approval of last meeting's minutes** for November 3rd, motioned by Heidi DuSell and seconded by Bill Nickal, all approved. Motion carried.
- iii. **Old Business**-none
- iv. **New Business**
 - A. 216 Genesee Street, 49.34-1-16. Hunter Havener presented a request for comprehensive plan approval. Hunter stated there is no change other than signage, no change to preexisting access or egress with this business, Metamorphic Massage by Julian Haarman. Board member Dan Newton asked how many clients at the time would be expected due parking constrictions. Havener responded one at a time with 20 minutes in between to wipe down and reset the room, which shouldn't be an issue with him owning 3 private parking spaces at the back of the building. He also asked about the possibility of making the first spot by the side door of the building a handicap spot and Chairman Bill Nickal said the P/ZBA didn't have the authority because it is a village lot. Havener stated the signs the business has put up; one has gone exactly where the Ted Perry sign was, window decals on the windows and the side door parking lot, that last one being the only one that is a little over the allotted 1'x 1'. Chairman Bill Nickal stated that with a site plan there would need to be a public hearing, and Chairman Bob Salmon will go over site plan with attorney Nadine Bell. Also, a sign permit should be done. Nadine recommended a notice on the public hearing for the site plan with accurate details. A 239 referral will be done for site plan and area variance relief.
 - B. 303 Genesee Street, 49.25-1-46, Frio Eye Care. Charles Trett from Synergy Construction presented as the contractor building the ADA ramp for the business to stay with setback of front and side, 5' out of the door and turning and hoping to accommodate without infringing set back. 38' grade, 5' out of door and railing, moving stairs to the right will be safer. After, trees and shrubs will be added. Board member Heidi DuSell asked about the coloring of the ramp. Trett stated it would be grey trek with white railing. Chairman Bill Nickal asked if this was a site plan easement and comprehensive plan review for the village and if verbal approval was needed. Codes Enforcer Jeff Geer answered yes. Chairman Bill Nickal motioned to

approve the plan as submitted, 2nd by John Ceresoli, roll call: Dan Newton-yes, Frank Kaylor-yes, Bob Salmon-yes, Robert Doss-yes, and Ronnie Jackson-yes, all approved. Motion carried.

- c. 901 East Genesee Street, 41.66-1-11./1, Superior Metals Manufacturing. Jake McKenna from Parsons-McKenna Construction Company, presented an amendment to the site plan to enclose a storage area, 40' x 156', currently has a 6' high chain link fence with a roof and slab. Board member John Ceresoli inquired if it was for storage only. McKenna responded that yes and there is already a dry system fire extinguishing unit in place, egress door and exits. The plan is to enclose this area to further keep out snow and leaves. Attorney Nadine Bell stated that this is a minor change with structure, but it does change the site plan. Normally a GML 239 would be needed but due to the insignificance of the change and there had been no comments from the county about the original plan, we would not need to do a GML 239. Chairman Bill Nickal made a motion that the board ratifies and reaffirms to prior SEQR determination and does further approve the amended site plan prepared by St. Germain and Aupperle Consulting Engineers, PLLC title "Yard canopy FND plan," dated 10/6/25, consisting of sheets S100, S101, S200, S201, S300, S301. Board member Ronnie Jackson seconded. Roll call was taken Dan Newton-yes, Frank Kaylor-yes, Bob Salmon-yes, Robert Doss-yes, and John Ceresoli-yes, all approved. Motion carried.
- D. 112 Jacob Lane, 49.19-1-36.120, Chris Simmons asking for an Area Zoning Variance, Simmons bought the house last spring, he is requesting a 10' set back variance due to the hills on the property. Chairman Bill Nickal indicated this is a rather large request in the front yard. Board Member John Ceresoli asked if he could build a walk out. Simmons stated yes but the hill is too steep and it's only for one corner of the home. Board member John Ceresoli responded that half the house is off the line. Attorney Nadine Bell stated that a Type 2 action SEQR for a variance for a residential structure. Chairman Bob Salmon stated there would need to be a Public Hearing scheduled for December 1. Counselor Nadine Bell addressed Simmons about the area variance regulation and to be prepared to argue why this is necessary. Simmons stated the topography of the house is a major issue. Chairman Bill Nickal asked if any other structures were that close to the road. Chris Simmons said no.

Amendment: Public hearing has been moved to January 5th due to the notice not going out in time. Chris Simmons has been called.

- v. **Adjournment** motioned by Ronnie Jackson, seconded by Heidi DuSell, all approved, motion carried. Meeting adjourned at 7:40 PM.
- vi. **Next Meeting:** Monday, December 1, 2025 @ 7:00 PM Village Hall.