

**TOWN OF HANNIBAL**  
**Planning Board Meeting**  
November 1, 2018

**Planning Board Members:** Chairman Robert Dilts, Joshua Bomgren,, Susan deMey, Kelly LaRock, Anthony Murabito, and Gregory Stupp Sr.

**Secretary:** Donna Whitcomb

**Present:** All present

**Absent:**

Chairman Robert Dilts called the meeting to order at 7:00pm with the Pledge of Allegiance to the Flag.

Chairman Dilts deviated from the agenda with a matter of new business from Chris Emmons. Mr. Emmons has a Hannibal Fire Department meeting to attend at 7:30 P.M. Mr. Emmons presented his proposal to start a wholesale and retail electrical supply business on his property. He has 28 acres between Durbin Road and State Rte. 34. He would like to build a 60 ft X 60 ft. building on Rte 34 which measures 3600 sq. ft. The maximum allowed for a small retail sales building in the area is 2000 sq. ft. A suggestion was made from Chairman Dilts of 2 buildings. Mr. Emmons would prefer one building. Under Section 430 of the Zoning Code a retail sales and service large business is not allowed in this zone. A small sales and service (under 2000 sq. ft.) is allowed with a site plan review. Mr. Emmons will consider his options.

The minutes from October 2018 were read and accepted with no corrections or additions from Josh Bomgren and second by Sue deMey.

**Communications-** Chairman Dilts received two letters from Oswego County stating that new subdivisions were recorded for John Lewis and Richard Huber. The letters will be filed with the appropriate parties Tax I.D. Files.

**Old Business-** None

**New Business-** Joseph Mastroianni representing the new owner- Dario Stipisic- of the old Powells' Mobile Home Park on County Rte 3- Tax I.D. # 233.00-05-05.1. The legal name of the property is Mobile Unit LLC. Mr. Mastroianni presented paperwork and Plats to reestablish the park with 24 mobile sites on 4.57 acres. He

stated he was instructed that because it was a park before all that was needed was the countys' approval on the septic systems. Because the property has been unused as a mobile home park for over a year, all the current zoning regulations have to be followed. Each site shall be a minimum of 10,000 sq. ft. 20% of acreage should be open green space for recreation activities. Mr. Mastroianni states there will be 1 septic system per 2 mobile sites. Oswego County has the septic system review at this time with no results at this time. With these stipulations Mr. Mastroianni states they would like atleast 18 sites for new 14 ft x 70 ft. mobile homes. Mr. Mastroianni will confer with Dario Stipisic as to where to go with the project. If they want to establish more than 12 sites then the application must go to the Hannibal Zoning Board of Appeals for an area variance. A packet of paperwork and Plat was retained for the establishment of a new Tax I.D. file. Mr. Mastroianni will get back to Chairman Dilts.

A motion was made by Josh Bomgren at 8:06 P.M. and second by Kelly LaRock to adjourn the meeting.

Respectfully submitted,

*Donna Whitcomb*

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Planning Board Secretary