

Village of Black River  
Planning Board Agenda  
April 14, 2015  
6:30 p.m.

1. Call to order, roll call & welcome.
2. Review of agenda.
3. Review & approval of minutes from previous meetings (3/5/15 & 3/10/15).
4. Review of correspondence & communications.
5. Public comments.
6. Village Board comments.
7. Report from Code Enforcement Officer.
8. Report from Zoning Board of Appeals liaison.
9. New Business:
10. Old Business:
  - A. Public Hearings for subdivisions 187 & 249 Maple St.
11. Comments of Planning Board Members.
12. Schedule & agenda for next meeting (5/12/15).
13. Adjournment.

**Please contact the Village Office at 773-5721 if you are unable to attend a scheduled Planning Board meeting.**

Village of Black River  
Planning Board  
Special Meeting  
March 5, 2015

Draft

Chairman John Cook called the special meeting to order at 6:32 p.m.

Present: Chairman John Cook  
Board Member Shelby Morgia  
Board Member Mike Montigelli  
Board Member Chuck Stafford  
Board Member Kristin Burroughs

Excused: Board Member Mike Hayes  
Board Member Harold Wheeler

Others Present: See sign in sheet

The Board reviewed the agenda.

Public Comment:

Mike Zecher of Brookfield Power: stated that the company would like to see a buffer between the river and the subdivision.

Gary McCullough, 158 W. Remington St.: stated that he still has concerns about there being a single point access to the subdivision.

Mike Zecher reviewed the plans and noted that the distance between the subdivision and the river is much larger than Brookfield had realized at around 175 feet. Ryan Churchill of GYMO stated that an impact study of traffic was done and that at noon there would be about 47 cars per hour for the full build out of 39 lots. That amounts to less than a car per minute. Chairman Cook stated that the conditional approval would be for the first phase of the development, 14 lots, and that the single point of access can be addressed again. It was suggested that Stebbins build the road out to Stone Dr. Mr. Churchill stated that the property on Stone Dr. is private and not owned by Stebbins. Matt Carpenter, Chief of the Black River fire Department stated that a single point of access isn't a concern for emergency services as long as the road is built to specifications.

The Board reviewed the Full Environmental Assessment Form.

Planning Board

March 5, 2015

Page -2-

A motion was made by Board Member Stafford, seconded by Board Member Montigelli to adopt the following resolution:

**Resolved**, that the Village of Black River Planning Board grant a negative declaration and state that there is no significant environmental impact regarding the West Remington Street subdivision. The motion was put to a vote as follows:

Chairman Cook	Yes
Board Member Stafford	Yes
Board Member Montigelli	Yes
Board Member Morgia	Yes
Board Member Burroughs	Yes
Board Member Hayes	Absent
Board Member Wheeler	Absent

The motion was carried and the resolution adopted.

The Board reviewed the comments provided by Jack Dodson, Dodson & Associate PLLC, the engineer hired by the village to review the plans submitted by GYMO on behalf of Stebbins Engineering. Mr. Dodson commented that a ten foot sewer easement is too narrow for repairs. Board Member Burroughs stated that she believes that the sewer easements for existing properties in the village are twenty feet. Mr. Churchill agreed to change the easement to twenty feet. Chairman Cook asked Mr. Churchill who will be inspecting the project or if there will be a clerk of the works. Mr. Churchill stated that he needs to speak with the owner to determine how that will be handled. He stated that someone will be going to the site to do testing for concrete, asphalt, etc. Chairman Cook asked Mr. Churchill to put high water elevations on the plan to which Mr. Churchill agreed. Mr. Churchill stated that he will provide technical specifications for installations.

Chairman Cook read the conditions that he prepared in conjunction with Attorney Mark Gebo as follows:

With the exception of the requested tree clearing permit for Phase I, no zoning or building permits for any structure or activity may be sought and no construction activities of any kind, including infrastructure construction, for the proposed development will be allowed to commence until all of the items are completed:

Planning Board

March 5, 2015

Page -3-

- Any and all comments or questions submitted by the Village Engineer are resolved to the satisfaction of the Village.
- Acceptance of the plan, and submission and acceptance of materials for the infrastructure installations for the project by the Village DPW Superintendent, Village Engineer and the Village Planning Board.
- All applications and fees are completed and paid in full.
- The Developer enters into a Developer Agreement with the Village for all infrastructure improvements which will be dedicated to the Village.
- All required performance bonds are received and acceptable to the Village.
- All required permits and approvals from all involved agencies shall be in place.
- Ames Drive shall be maintained in an acceptable manner for all passenger vehicles during all aspects of the work for this development, as determined by the Village DPW Superintendent. This includes tree removal, infrastructure construction and any and all other activities.
- Any errors or omissions that may come to light or be identified after the Conditional Final Plat approval is granted shall be resolved to the satisfaction of the Village.
- The developer signs the certification stating that he understands and accepts the above conditions as written and agrees to comply with same as a condition of Final Plat Approval.

Board Member Wheeler entered at 7:22.

A motion was made by Board Member Montigelli, seconded by Board Member Wheeler to adopt the following resolution:

**Resolved**, that conditional final plat approval be granted for the Stebbins property on W. Remington Street based on the conditions and certifications submitted. The motion was put to a vote as follows:

Chairman Cook	Yes
Board Member Montigelli	Yes
Board Member Wheeler	Yes
Board Member Morgia	Yes
Board Member Stafford	Yes
Board Member Burroughs	Yes
Board Member Hayes	Absent

Planning Board

March 5, 2015

Page -4-

A motion was made by Board Member Morgia, seconded by Board Member Stafford to adjourn the meeting at 7:56 p.m.

Respectfully submitted,

Kristin Burroughs

Recording secretary

Village of Black River  
Planning Board  
Regular Meeting  
March 10, 2015

DRAFT

Chairman John Cook called the regular meeting to order at 6:30 p.m.

Present:

Chairman John Cook  
Board Member Mike Hayes  
Board Member Shelby Morgia  
Board Member Harold Wheeler  
Board Member Kristin Burroughs  
Board Member Chuck Stafford  
Board Member Michael Montigelli

Others Present: See sign in sheet

The Board reviewed the agenda.

A motion was made by Board Member Stafford, seconded by Board Member Hayes to approve the minutes of the February 10, 2014 regular meeting. Board Member Montigelli abstained from the vote due to his absence from the meeting. The motion was carried.

Chairman Cook addressed a letter from Board Member Burroughs stating her resignation from the Board. He thanked her for her service and stated that she was a good Board Member.

New Business: Adam Brown was present to discuss plans for two, two lot subdivisions on Maple St., one at 187 and one at 249. Mr. Brown stated that at 187 Maple St. he will renovate a house that is currently on the property and then build a three to four bedroom home on the newly created lot. He stated that at 249 Maple St. he will remove a trailer, garage and a house currently on the property. He stated plans to build two single family homes that would each be three to four bedrooms that would be in character with the Ambrose Drive development.

A motion was made by Board Member Montigelli, seconded by Board Member Morgia to adopt the following resolution:

**Resolved,** that the Black River Planning Board declare themselves as lead agency for the unlisted action at 187 Maple St. The motion was put to a vote as follows:

Chairman Cook

Yes

Planning Board

March 10, 2015

Page -2-

Board Member Montigelli	Yes
Board Member Morgia	Yes
Board Member Hayes	Yes
Board Member Burroughs	Yes
Board Member Stafford	Yes
Board Member Wheeler	Yes

The motion was carried and the resolution adopted.

A motion was made by Board Member Wheeler, seconded by Board Member Hayes to adopt the following resolution:

**Resolved**, that the Black River Planning Board declare themselves as lead agency for the unlisted action at 249 Maple St. The motion was put to a vote as follows:

Chairman Cook	Yes
Board Member Wheeler	Yes
Board Member Hayes	Yes
Board Member Montigelli	Yes
Board Member Morgia	Yes
Board Member Burroughs	Yes
Board Member Stafford	Yes

The motion was carried and the resolution adopted.

A motion was made by Board Member Hayes, seconded by Board Member Montigelli, to adopt the following resolution:

**Resolved**, that a public hearing be set for April 14, 2015 at 6:30 p.m. to hear public comment on the two lot subdivision for 187 Maple St. The motion was put to a vote as follows:

Chairman Cook	Yes
Board Member Hayes	Yes
Board Member Montigelli	Yes
Board Member Morgia	Yes
Board Member Burroughs	Yes
Board Member Stafford	Yes
Board Member Wheeler	Yes

The motion was carried and the resolution adopted.

Planning Board  
March 10, 2015  
Page -3-

A motion was made by Board Member Wheeler, seconded by Board Member Stafford to adopt the following resolution:

**Resolved**, that a public hearing be set for April 14, 2015 at 6:30 p.m. to hear public comment on a two lot subdivision for 249 Maple St. The motion was put to a vote as follows:

Chairman Cook	Yes
Board Member Wheeler	Yes
Board Member Stafford	Yes
Board Member Burroughs	Yes
Board Member Hayes	Yes
Board Member Morgia	Yes
Board Member Montigelli	Yes

The motion was carried and the resolution adopted.

Chairman Cook stated that the Board will hold the final review at the April meeting.

A motion was made by Board Member Wheeler, seconded by Board Member Hayes to adjourn the meeting at 7:11 p.m. The motion was carried.

Respectfully submitted,

Kristin Burroughs  
Recording secretary