

Village of Black River
Planning Board Agenda
February 10, 2015
6:30 p.m.

1. Call to order, roll call & welcome.
2. Review of agenda.
3. Review & approval of minutes from previous meetings (1/13 & 1/22/15).
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. Preliminary subdivision plat review and public hearing for Stebbins Engineering.
11. Comments of Planning Board Members.
12. Schedule & agenda for next meeting (3/10/15).
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
Regular Meeting
January 13, 2015

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

Present: Chairman John Cook
Board Member Kristin Burroughs
Board Member Mike Montigelli
Board Member Shelby Morgia
Board Member Mike Hayes
Board Member Chuck Stafford
Board Member Harold Wheeler
Zoning Board of Appeals Chairman Mark Wonderly

The Board reviewed the agenda and agreed to put old business ahead of new business.

A motion was made by Board Member Wheeler, seconded by Board Member Montigelli to approve the minutes of the December 9, 2014 meeting. The motion was carried.

The Board agreed to hold a special meeting on January 22, 2015 at 6:30 p.m. for the proposed Stebbins subdivision project on the property that they own behind West Remington St. and Ames Dr.

A motion was made to adopt the following resolution:

Resolved, that the Village of Black River Planning Board be designated as lead agency for the State Environmental Quality Review (SEQR) for the Stebbins Engineering project. The motion was put to a vote as follows:

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

The motion was carried and the resolution adopted.

Planning Board
January 13, 2015
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The Board discussed digital signs and alternative energy regulations. The Board agreed that digital signs are already covered under the existing code. Board Member Burroughs stated that she would contact other clerks in the local association to see if they have any existing regulations.

A motion was made by Board Member Wheeler, seconded by Board Member Hayes to adjourn the meeting at 7:19 p.m. The motion was carried.

Respectfully submitted,

Kristin Burroughs
Recording secretary

Village of Black River
Planning Board
Regular Meeting
January 22, 2015

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

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

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

Resolved, to hold a public hearing for the proposed 40 lot subdivision project for the property behind W. Remington St. and Ames Drive owned by Stebbins Engineering.

The motion was put to a vote as follows:

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

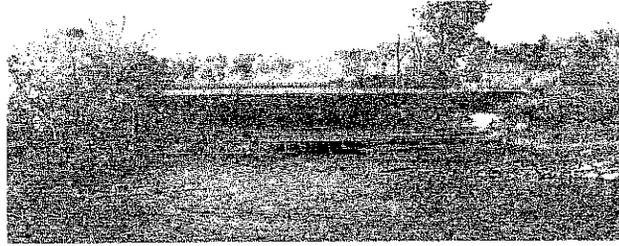
The motion was carried and the resolution adopted.

A motion was made by Board Member Hayes, seconded by Board Member Wheeler to adjourn the meeting at 6:50 p.m. The motion was carried.

Respectfully submitted,

Kristin Burroughs
Recording secretary

Board of Trustees
Village of Black River, New York



January 23, 2015

RE: West Remington Street parcel number 15.00-6-23.1

Dear Resident:

This letter is to inform you that a request for a residential subdivision on property adjacent to yours located on West Remington Street parcel number 15.00-6-23.1 and owned by Stebbins Engineering and Manufacturing is being considered by the Black River Planning Board

The purpose for this subdivision request is to allow for a 40 lot subdivision in three phases

A public hearing on this matter has been scheduled for February 10, 2015, At 6:30 P.M., at the Village hall on 107 Jefferson Place at which time public comments on the subdivision request will be heard.

If you should have any questions or concerns regarding this matter, please feel free to contact me at the Village Office.

Sincerely,

David M. Lachenauer
Code Enforcement Officer

CC: Mayor and Village Board of Trustees
Village of Black River Planning Board

107 Jefferson Place
Black River, NY 13612 www.blackriverny.org

(315) 773-5721 Phone
(315) 773-5726 fax



Department of Health

ANDREW M. CUOMO
Governor

HOWARD A. ZUCKER, M.D.,
J.D.
Acting Commissioner

SALLY DRESLIN, M.S., R.N.
Executive Deputy Commissioner

January 22, 2015

Mr. John Cook, Chairman
Village of Black River Planning Board
107 Jefferson Place
Black River, NY 13612

RE: SEQR Lead Agent Status – W. Remington Street Subdivision

Dear Mr. Cook:

The Following is a reply to your January 16th correspondence.

Please be advised this agency concurs with your request that the Village Planning Board act as Lead Agent for SEQRA review.

Please be reminded that, in order to receive a Realty Subdivision Approval from this Department, the project must be considered a Type 1 action.

If you have any questions, please contact me at (315) 785-2277.

Sincerely,

Claude A. Curley, P.E.
District Engineer

cc: Steve Lillie, Superintendent

ecc: Sheri Palmer, District Director
Mike Tracy, P.E. – Public Health Engineer 2

New York State Department of Environmental Conservation

Division of Environmental Permits, Region 6

Dulles State Office Building

317 Washington Street, Watertown, New York 13601-3787

Phone: (315) 785-2245 • Fax: (315) 785-2242

Website: www.dec.ny.gov



Joe Martens
Commissioner

January 30, 2015

John Cook, Chairman
Village of Black River Planning Board
107 Jefferson Place
Black River, NY 13612

**RE: Proposed West Remington Street Subdivision
Black River (V), Jefferson County**

Dear Mr. Cook:

On behalf of the New York State Department of Environmental Conservation (Department), I have reviewed Part 1 of the Full Environmental Assessment Form and additional documents provided by GYMO PC for the proposed phased 40 lot subdivision located off West Remington St at Ames Drive. We concur that the Village of Black River Planning Board is the appropriate entity to act as lead agency based on the direct impact of the project on the local community. For your information, I am providing the Department's areas of jurisdiction and concerns.

The Indiana Bat (*Myotis sodalists*) is known to be present in the vicinity of the proposed project location and may utilize habitat on this parcel. The proposed tree removal activities would not likely result in a take of this endangered species as defined under 6NYCRR Part 182 as long as the tree removal occur during the bats winter dormancy period. The proposed October 31 to March 31 dates are expected to be protective.

The information provided by the consultant corresponds to our review of our databases. The EAF indicates appropriate actions have been taken relative to potential archeological concerns and other threatened and endangered species. The proposed lot layouts appear to bring the occupied structures up out of the floodplain of the Black River. Stebbins Engineering has obtained authorization for the project under the Construction Stormwater General Permit.

The project is proposing to connect to municipal wastewater treatment system, the project will need to be evaluated to determine if available capacity exists in all downstream sewers, pumping stations, and treatment plant for existing users, previously approved projects, and the proposed project under peak flow conditions. This should also include an evaluation of potential impact of the project on existing overflows, if applicable. The Department must approve the final engineering report, plans, and specifications for the collection systems. The construction of the system shall not start until the developer receives written approval of the systems from the department.

No Water Withdrawal Application / Permit is required if extension of supply or distribution mains are within areas previously approved for service by the system or if the extension will not increase the amount of water made available from the presently approved source of supply.

The project references a culvert draining stormwater to the Black River. The Black River is consider navigable, an Article 15 permit would be required if construction of the outlet will occur below the mean high water mark of the river. No state regulated freshwater wetlands were shown on the project site, however the riverine corridor is on the National Wetlands Inventory database and may require permitting by the US Army Corp of Engineers.

Thank you for the opportunity to review this project. Please do not hesitate to call me if you have any questions.

Sincerely,



Thomas Voss
Environmental Analyst 1
Region 6
thomas.voss@dec.ny.gov

ecc: Doug Miller, Stebbin's Engineering and Manufacturing Company
Ryan Churchill, GYMO, PC
Claude Curley, NYS DOH
James Farquhar, RWM – DFWMR
David Rarick, DOW



Department of Transportation

ANDREW M. CUOMO
Governor

JOAN McDONALD
Commissioner

STEVEN G. KOKKORIS, P.E.
Regional Director

February 4, 2015

Ms. Kristin Burroughs, Planning Board Secretary
Village of Black River
107 Jefferson Place
Black River, NY 13612

RE: LEAD AGENCY STATUS FOR WEST REMINGTON STREET SUBDIVISION

Dear Ms. Burroughs:

Thank you for sending Part 1 of the Full Environmental Assessment Form (EAF) for the above referenced project. After reviewing the form, the New York State Department of Transportation (NYSDOT) concurs that the Village of Black River Planning Board should serve as lead agency for the project.

Enclosed for your records is the Department's concurrence in lead agency status. If the project comes to life, NYSDOT will need to review the final design plans and engineering report for the project. The purpose of this review is to evaluate the need for permits and identify the requirements necessary for construction on the State's right-of-way.

It is imperative that you contact Mr. Craig Ortlieb, Highway Work Permits Coordinator, at (315)785-7981 and Mr. Brian Baxter, Regional Utilities Engineer, at (315)785-2340 to discuss the requirements for work on the State's right-of-way and the need to obtain a highway work permit prior to construction.

Please keep NYSDOT informed of your progress on this project. If you have any questions regarding the enclosed, please contact Michael Zimmermann of the Regional Planning & Program Management Office at (315) 785-2405.

Sincerely,

Scott A. Docteur, PE
Director, Regional Planning and Program Mgmt.



Department of Transportation

ANDREW M. CUOMO
Governor

JOAN McDONALD
Commissioner

STEVEN G. KOKKORIS, P.E.
Regional Director

February 4, 2015

Ms. Kristin Burroughs, Planning Board Secretary
Village of Black River
107 Jefferson Place
Black River, NY 13612

RE: LEAD AGENCY STATUS FOR WEST REMINGTON STREET SUBDIVISION

Dear Ms. Burroughs:

I have received Part 1 of the Full Environmental Assessment Form for the above referenced project.

The New York State Department of Transportation concurs that the Village of Black River Planning Board should serve as lead agency under the State Environmental Quality Review Act (SEQRA) for the proposed project.

By: Scott A. Docteur, P.E.
Director, Regional Planning & Program Management



(Signature)