

Village of Black River  
Planning Board Agenda  
October 13, 2015  
6:30 p.m.

1. Call to order, roll call & welcome.
2. Review of agenda.
3. Review & approval of minutes from previous meeting (9/22/15).
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:
11. A. Public Hearing for subdivision for St. Paul's Church.  
B. Discuss Planned Development Zones.  
C. Discussion of regulations for farm animals, wind towers and solar panels.
11. Comments of Planning Board Members.
12. Schedule & agenda for next meeting (11/10/15).
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  
September 22, 2015

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

Present:

Chairman John Cook  
Board Member Michael Hayes  
Board Member Harold Wheeler  
Board Member Brian Serota  
Board Member Shelby Morgia  
Board Member Charles Stafford  
Code Enforcement Officer Dave Lachenauer

Excused:

Board Member Michael Montigelli

The Board reviewed the agenda.

A motion was made by Board Member Hayes, seconded by Board Member Wheeler to approve the minutes of the August 11, 2015 meeting. The motion was carried.

New Business: The Board discussed the subdivision request for St. Paul's Church. The Zoning Board of Appeals granted a variance to allow for a 3 lot subdivision at the church for lots that don't meet the minimum size requirement. The church property is located in a Planned Unit Development Zone that requires 5 acres per lot. The Board agreed to treat this as a minor subdivision citing that the ZBA had already completed a Short Environmental Review Form. The Board conducted a preliminary plat review.

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

**Resolved**, that the Planning Board accept the plans as submitted and grant preliminary plat approval for St. Paul's Church. The motion was put to a vote as follows:

Chairman Cook	Yes
Board Member Stafford	Yes
Board Member Serota	Yes
Board Member Morgia	Yes
Board Member Hayes	Yes
Board Member Wheeler	Yes
Board Member Montigelli	Excused

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

**Resolved**, that the Planning Board hold a public hearing for a three lot subdivision for St. Paul's Church on October 13, 2015 at 6:30 p.m. The motion was put to a vote as follows:

Chairman Cook	Yes
Board Member Hayes	Yes
Board Member Morgia	Yes
Board Member Stafford	Yes
Board Member Wheeler	Yes
Board Member Serota	Yes
Board Member Montigelli	Excused

The motion was carried and the resolution duly adopted.

The Board discussed Planned Unit Development Zones (PUD). CEO Lachenauer stated that he feels PUDs have outlived their usefulness. He stated that they were established for HUD funding purposes for Kamargo Apartments. CEO Lachenauer stated that he recommends that the Board change the Planned Unit Development Zones to make St. Paul's Church and the fire hall essential services in an A1 Zone and Kamargo Apartments and Briarwood Meadows A2 zones to allow multi family. He stated that he spoke with a staff person at Housing and Urban Development (HUD) who provided the financing for Kamargo and Briarwood and they would not object to the change. The Board agreed to discuss it at another meeting.

Old Business: The Board discussed allowing chickens and other farm animals in the Village and possibly limiting them to AG zones. The Board discussed having codes about animals, other than dogs, written so that they can be enforced by the Code Enforcement Officer. The Board also discussed including wind towers in the section 175-37 of the code that addresses cell towers. Board Member Serota and Board Member Hayes will be working together to draft something regarding solar panels.

A motion was made by Board Member Wheeler, seconded by Board Member Serota to adjourn the meeting at 8:21 p.m.

Respectfully submitted,

Kristin Burroughs  
Recording secretary