

Village of Black River
Planning Board
Public Hearing
May 8, 2018

1. Call to order, roll call & welcome
2. Review of agenda
3. Review & approval of minutes from the meeting April 10, 2018
4. Review of correspondence & communications
5. Public comments
6. Village Board comments
7. Report from Code Enforcement Office
8. Report from Zoning Board of Appeals Liaison
9. **New Business: New Stewart's Shop**
 - a. **Lot line adjustment**
 - b. **Preliminary site plan review**
 - c. **Final site plan approval**
10. **Old Business:**
11. Comments from Planning Board Members
12. Adjournment

Please contact the Village Office at 315-773-5721 if you are unable to attend a scheduled Planning Board meeting.

Village of Black River
Planning Board
Regular Meeting
April 10, 2018

Chairman John Cook called the meeting to order at 6:34 p.m.

DRAFT

Present:

Chairman John Cook
Board Member Michael Montigelli
Board Member Shelby Morgia
Board Member Michael Hayes
Board Member Harold Wheeler
Board Member Charles Stafford

Also present:

Trustee Michael Caldwell
ZBA Chairman Mark Wonderly
Stewart's Shops Land Development & Permitting Coordinator Chuck Marshall

The Board reviewed the agenda.

A motion was made by Board Member Wheeler, seconded by Board Member Montigelli to approve the minutes from the regular meeting on March 14, 2018. The motion was carried.

Public comment:

William Reichard, of 122 E. Remington St. had questions concerning the survey on his property and requested new property line stakes to be placed. Chairman Cook stated that the property stakes placement needs be resolved between the surveyors of both properties for Mr. Reichard parcel #14.00-4-8 and Stewart's Shops parcel #14.00-4-1.

Board Member Wheeler questioned the land deal made between Stewart's Shops and property owned by Mr. Doherty and Mr. Brown. Board Member Wheeler stated that he believes the land division falls under a subdivision. Chairman Cook stated that the acquisition falls under a lot line adjustment and not a subdivision.

The Planning Board reviewed Stewart's Shops application for site plan approval. Following the review, Chairman Cook addressed Chuck Marshall with some questions. It was explained that Red Maple and Canadian Hemlock will be used for landscaping. The proposed store sign will be in compliance with the code and lighting will be LED lights only, with no armed fixtures. Lighting will be appropriately shielded from adjacent residents. Chuck Marshall also explained the store delivery schedule, garbage pickup and snow removal. The described privacy fence will be constructed of 6ft. high white vinyl.

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The Board reviewed advisory comments from the Jefferson County Planning Department regarding the new Stewart's store. The comments included: lighting standards, parking spaces, sidewalk connection, drainage plan and the proposed store sign.

Board Member comments: Board Member Montigelli commented that he is impressed with the Storm Water Coalition and how well it is maintained.

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

Resolved, that a public hearing be set for May 8, 2018 at 6:30 p.m. to hear public comment to accept an application to act on a lot line adjustment for the new Stewart's Shops project. The motion was put to a vote as follows:

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

The motion was carried and the resolution adopted.

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

Resolved, that a public hearing be set for May 8, 2018 at 6:30 p.m. to hear public comment to review a preliminary site plan to construct a new store for Stewart's Shops. The motion was put to a vote as follows:

Chairman Cook	Yes
Board Member Montigelli	Yes
Board Member Morgia	Yes
Board Member Hayes	Yes
Board Member Wheeler	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 Morgia to adjourn the meeting at 8:28 p.m. The motion was carried.

Respectfully submitted,

Connie Wonderly
Recording secretary