

Village of Black River
Planning Board
June 12, 2018

1. Call to order, roll call & welcome
2. Review of agenda
3. Review & approval of minutes from the meeting May 8, 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: None
10. Old Business: Solar Power

Discuss Property Maintenance with Village Board

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 / Public Hearing
May 8, 2018

DRAFT

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

Present:

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

Excused:

Board Member Michael Montigelli

Others present:

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

A motion was made by Board Member Wheeler, seconded by Board Member Stafford to approve the minutes of the April 10, 2018 meeting. The motion was carried.

Chairman Cook opened the public hearing at 6:33 p.m. for the proposed Stewart's Shops project lot line adjustments and the review of the preliminary site plan.

The Board reviewed sections 153:8 and 153:9 in the Village code referencing lot line adjustments. Chuck Marshall displayed the land being conveyed to Stewart's Shops from the properties owned by Donald Doherty at 120 E. Remington St., parcel #14.00-4-7.1, Mark Brown at 116 E. Remington St. parcel #14.00-4-6 and Donald Carden at 161 S. Main St. parcel #14.00-4-2

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

Resolved, to approve as indicated on the survey map, the actual transfer of land with proof as it will be filed with the Jefferson County Clerk's office. 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 Hayes	Yes
Board Member Montigelli	Excused

The motion was carried and the resolution duly adopted.

The Board reviewed the preliminary site plan. Based on the review, the Board found all details within satisfactory order. The Board agreed to move forward with the approval of the preliminary site plan.

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

Resolved, to approve the preliminary site plan as presented by Chuck Marshall, with the conditional approval that the store sign design is conformed with the previously stated modification. The motion was put to a vote as follows:

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

The motion was carried and the resolution duly adopted.

Chairman Cook asked if there were any further comments from the Board Members. Hearing none, a motion was made by Board Member Morgia, seconded by Board Member Wheeler to close the public hearing for the Stewart's Shops lot line adjustment and preliminary site plan review at 6:50 p.m. The motion was carried.

The Board reviewed the final site plan in section 175:34 of the code. After their review and finding the final site plan in conformity with the approved preliminary site plan, the Board agreed to take a vote on the approval of the final site plan. Chairman Cook stated that the stipulation for final approval would be contingent on the following:

- All required permits and approvals from all involved agencies need to be in place.
- All applications and fees are completed and paid in full.
- Detailed sizing and final material specifications
- Estimated project construction schedule

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

Resolved, to approve the final site plan based on the conditions and certifications submitted. The motion was put to a vote as follows:

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

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The motion was carried and the resolution duly adopted.

The next meeting was scheduled for June 12, 2018 at 6:30 p.m.

A motion was made by Board Member Stafford, seconded by Board Member Wheeler to adjourn the meeting at 7:10 p.m. The motion was carried.

Respectfully submitted,

Connie Wonderly
Recording secretary