

Village of Black River
Planning Board Agenda
April 12, 2016
6:30 p.m.

1. Call to order, roll call & welcome.
2. Review of agenda.
3. Review & approval of minutes from previous meeting (3/8/2016)
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:
 - A. Steve Lillie subdivision request
10. Old Business:
 - A. Discussion of regulations for farm animals.
 - B. Discussion of sidewalk regulations.
11. Comments of Planning Board Members.
12. 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
March 8, 2016

DRAFT

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

Present:

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

The Board reviewed the agenda.

A motion was made by Board Member Wheeler, seconded by Board Member Serota to approve the minutes of the February 9, 2016 meeting. The motion was carried.

Old Business: The Board discussed farm animals. Board Member Montigelli stated that in section 175-3 of the Code under the definition of agriculture it states that farms animals are not allowed. The Board decided to ask Code Enforcement Officer Dave Lachenauer to attend the April meeting to clarify his concern regarding farm animals in the Village. The Board agreed to revisit the discussion of energy regulations once the Town of LeRay has completed their revisions to the Code.

A motion was made by Board Member Hayes, seconded by Board Member Serota to adjourn the meeting at 7:14 p.m. The motion was carried.

Respectfully submitted,

Kristin Burroughs
Recording secretary

4/6/16

To whom it may concern,

I Deanna McMahon President of McBogvey Properties Inc. give Steve Lilly temporary authority to act on my behalf to apply for a 3 acre subdivision on parcel 14.00-3-44.

Thank you,

Deanna McMahon Pres.

Deanna McMahon Pres.

Village of Black River
Application for a Special Use Permit and Site Plan Approval
&
Subdivision Approval

Preliminary : Date

Final: Date

Name of proposed development: Lille Subdivision

Applicant; McBogvey Inc.
Name: Ms. Deanna McMahon
Mr. Steve Lille
Address: 1474 Franklin Street
Rahway NJ 07065
210 South Main Street
Black River, New York
Telephone: 315-778-5480

Plans Prepared by: William Dorr
Name: Mr. William Dorr
Address: 329 Bugbee Drive,
Watertown, New York 13601
Telphjone 315-782-8935

Owner: McBogvey Inc.
Name:
Address: 1474 Franklin Street, Rahway NJ 07065
Telephone: 732-522-0859

Ownership intentions, i.e., purchase options: to purchase 3.29 Acres of land from a 24 acre parcel for the development of a single family home.

Location: of site; South Main Street, Black River

Tax Map number: 14.00-3-44

Current Zoning Classification: Ag- Agricultural

State and federal permits needed (list type and appropriate department): None

Proposed use(s) of site: for the construction of a single family home

Total site area (square feet or acres): 3.29

Anticipated construction time: spring of 2016

Will development be staged? no

Current land use of site: Pasture

Current condition of site: Pasture

Character of surrounding lands: Ag

Estimated cost of proposed improvements: \$250,000.00

Anticipated increase in number of residents, shoppers, employees, etc. 1

Describe proposed use, including primary and secondary uses; ground floor area; height; and number of stories for each building:

- for residential buildings include number of dwelling units by size (efficiency, one bedroom, two bedroom, three bedroom-or more bedrooms) and number of parking spaces to be provided.
- For non-residential, buildings include total floor area and total sales area; number of automobile and truck parking spaces.
- Other proposed structures.
- Describe number of proposed lots to be subdivided
(Use separate sheet if needed)

Signed
Date


4/5/2014

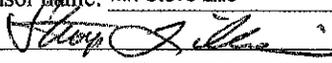
617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

| | | | |
|--|--|---|---------------------------------|
| Part 1 - Project and Sponsor Information | | | |
| Ms. Deanna McMahon McBogvey LLC | | | |
| Name of Action or Project: Lille Subdivision | | | |
| Project Location (describe, and attach a location map): South Main Street, Black River, New York | | | |
| Brief Description of Proposed Action: For a minor two lot subdivision of 3.29 Acres from Tax Parcel number 14.00-3-44 | | | |
| Name of Applicant or Sponsor: Ms. Deanna McMahon , Mr. Steve Lille | | Telephone: 315-778-5480 | |
| | | E-Mail: | |
| Address: 1474 Franklin Street, Rahway NJ 07065, 210 South Main Street, Black River, New York 13612 | | | |
| City/PO: Black River | | State: New York | Zip Code: 13612 |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: | | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| 3.a. Total acreage of the site of the proposed action? | | 24 acres | |
| b. Total acreage to be physically disturbed? | | 3.29 acres | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | 20.71 acres | |
| 4. Check all land uses that occur on, adjoining and near the proposed action. | | | |
| <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) | | | |
| <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ | | | |
| <input type="checkbox"/> Parkland | | | |

| | | |
|---|-------------------------------------|--------------------------|
| 18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ | NO | YES |
| _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ | NO | YES |
| _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ | NO | YES |
| _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE | | |
| Applicant/sponsor name: Mr. Steve Lille | Date: April 5, 2016 | |
| Signature:  | | |

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

| | No, or small impact may occur | Moderate to large impact may occur |
|--|-------------------------------|------------------------------------|
| 1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Will the proposed action result in a change in the use or intensity of use of land? | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Will the proposed action impair the character or quality of the existing community? | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. Will the proposed action impact existing: | | |
| a. public / private water supplies? | <input type="checkbox"/> | <input type="checkbox"/> |
| b. public / private wastewater treatment utilities? | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)? | <input type="checkbox"/> | <input type="checkbox"/> |

| | No, or small impact may occur | Moderate to large impact may occur |
|---|-------------------------------|------------------------------------|
| 10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? | <input type="checkbox"/> | <input type="checkbox"/> |
| 11. Will the proposed action create a hazard to environmental resources or human health? | <input type="checkbox"/> | <input type="checkbox"/> |

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

| | |
|--|--|
| <input type="checkbox"/> | Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required. |
| <input type="checkbox"/> | Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts. |
| _____ | _____ |
| Name of Lead Agency | Date |
| _____ | _____ |
| Print or Type Name of Responsible Officer in Lead Agency | Title of Responsible Officer |
| _____ | _____ |
| Signature of Responsible Officer in Lead Agency | Signature of Preparer (if different from Responsible Officer) |

PRINT

WILLIAM F. DORR
PROFESSIONAL LAND SURVEYOR

TELEPHONE (315) 782-8935
FAX (315) 782-6915

329 BUGBEE DRIVE
WATERTOWN, NY 13601

SURVEY BILL

April 2, 2016

Parcel of land surveyed for McBogvey, Inc.

ALL THAT TRACT OR PARCEL OF LAND SITUATE on the northwest side of South Main Street in the Village of Black River, Town of Rutland, County of Jefferson, State of New York and being further described as follows:

BEGINNING at a 5/8 inch rebar with stamped red survey cap set in the northwest margin of South Main Street (25 feet from centerline as established in Liber 800, Page 931) at the intersection of said margin and the division line between a 230.9 acre parcel, described with other land, in a deed from Polly S. Eseltine, Esq. Referee to McBogvey, Inc. dated December 28, 2004 and recorded in the Jefferson County Clerk's Office on February 7, 2005 as Instrument No. 2005-1887 to the northeast and a 10.4 acre parcel of land described in a deed from Rosa Wenk Rundell and Ruth Wenk DeMedo to Stephen E. DeMedo and Ruth Wenk DeMedo dated January 10, 1945 and recorded in the Jefferson County Clerk's Office on February 16, 1945 in Liber 451 of deeds at Page 271 to the southwest, said point of beginning is further situate in the monumented Black River village line and is further situate N.63°-48'-50"W., along said village line, a distance of 59.25 feet from a concrete monument found on the southeast side of North Main Street at an angle point in said village limits;

THENCE from said point of beginning N.63°-48'-50"W., along the Village of Black River boundary and the division line between the above referenced 230.9 acre McBogvey parcel to the northeast and the above referenced 10.4 acre DeMedo parcel to the southwest and being marked in part by a stone row, a distance of 311.35 feet to a concrete monument found (tipped) at an angle point in said village line and the above referenced parcels;

THENCE N.38°-33'-38"E. a distance of 397.26 feet to a 5/8 inch rebar with stamped red survey cap set;

THENCE S.82°-07'-50"E. a total distance of 324.74 feet to a point in the northwest margin of South Main Street (25 feet distant from centerline) and passing on line at 320.24 feet a 5/8 inch rebar with stamped red survey cap set;

THENCE southwesterly, along the northwest margin of South Main Street as it curves to the right (25 feet distant from centerline), to the point of beginning, said point of beginning is situate S.35°-41'-33"W. a distance of 496.91 feet from the last described point in the northwest margin of South Main Street.

CONTAINING 3.29 acres of land, more or less.

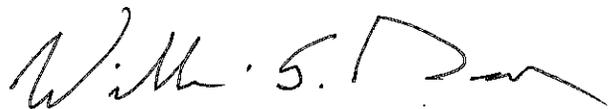
SUBJECT to any easements, restrictions or limitations that may exist in regard to the existing utility pole situate within the bounds of the above described 3.29 acres and also for the existing overhead utility lines that cross the above described 3.29 acres.

SUBJECT to any other exceptions, reservations, rights of way, easements, restrictions, limitations or conditions of record or otherwise in existence or imposed thereon by law, usage or custom.

AS SURVEYED by William F. Dorr, L.S. #049264 on March 12 & 15, 2016 and shown on a plat titled "Survey Plat of a Subdivision of Land Surveyed for McBogvey, Inc.," and dated April 1, 2016.

ALL BEARINGS referenced to magnetic north as observed on March 12, 2016.

BEING a portion of a 230.9 acre parcel, described with other land, in a Referee's deed from Polly S. Eseltine, Esq., Referee to McBogvey, Inc. dated December 28, 2004 and recorded in the Jefferson County Clerk's Office on February 7, 2005 as Instrument No. 2005-1887.

A handwritten signature in black ink, appearing to read "William F. Dorr". The signature is fluid and cursive, with a long horizontal stroke at the end.

WILLIAM F. DORR, L.S. #049264
Professional Land Surveyor

WD

Adjacent Property Owners

8.00-3-33 Ruth Demedo

P.O. Box555

Black River NY13612

8.00-3-35.1 Dennis Esch

2006 N.101st Cir

Omaha NE 68134

10.00-1-1 Merit of New York LLC

210 Brattle Rd.

Syracuse NY 13203

14.00-3-44 McBogvey INC

1474 Franklin St.

Rahway NJ 07065