

Village of Black River
Planning Board Agenda
Regular Meeting
July 13, 2021
6:30 p.m.

1. Call to order, roll call & welcome
2. Review of agenda
3. Review & approval of the minutes of June 08, 2021, June 14, 2021 and June 23, 2021
4. Review of correspondence & communications- Letter from The Whitmore's and Letter from the Village Board.
5. Public comments
6. Village Board comments
7. Report from Code Enforcement office
8. Report from Zoning Board of Appeals Liaison
9. New Business:
10. Old Business: Final Site Plan Review (North Main Street, Azah project)
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 Meeting
Regular Meeting
June 08, 2021

Chairman Cook called the meeting to order at 6:36 p.m.

Present- Via Zoom

Chairman John Cook
Board Member Michael Hayes
Board Member Charles Stafford
Board Member Shelby Morgia
Board Member John Hoering

Absent-

Board Member Thomas Bauschke
Board Member Montigelli

Others Present- Via Zoom

Gary McCullouch - Village Board Trustee
Ben Azah- Property Owner
James Holland- Code Enforcement
Frank Dishaw-Mayor
Jason Burto-Architect

A motion to accept the April 13, 2021 minutes with amendments to include Board Member Hayes was absent and to add Sketch Plan Review to New Business, was made by Board Member Stafford and seconded by Board Member Morgia. All in favor.
The motion was carried.

Correspondence and Communications: None

Public Comments: None

Old Business: Preliminary Site Plan Review (117-119 North Main Street, Azah Project)

New Business: Schedule Public Hearing and Site Plan Review for Azah Project 117-119 North Main Street

Ben Azah stated that he had a meeting with Les and James regarding North Country Contractors for sewer.

The board reviewed the site plan for 117-119 North Main Street.

Three full sets of plans required. Ten additional smaller sets also required.

Planning Board
June 08, 2021
Regular Meeting

The Board reviewed the Short Environmental Assessment Form.

**-A motion to accept the Short Environmental Assessment Form was made by Board Member Hayes and seconded by Board Member Morgia.
All in favor. The motion was carried.**

**-A motion to reschedule the Public Hearing from July 13, 2021 to June 22, 2021 was made by Board Member Hayes and seconded by Board Member Stafford.
All in Favor. The motion was carried.**

**-A motion to schedule a Special Meeting for June 22, 2021 to conduct a public hearing was made by Board Member Morgia and seconded by Board Member Stafford.
All in favor. The motion was carried.**

**-A motion to adjourn was made at 7:41 p.m. by Board Member Stafford and seconded Board Member Hayes.
All in favor.
The motion was carried.**

Respectfully submitted,
Tarra Benson
Recording Secretary

Village of Black River
Planning Board Meeting
Special Meeting
June 14, 2021

Present-

Chairman Cook
Board Member Morgia
Board Member Hayes
Board Member Stafford
Board Member Hoering

Absent-

Board Member Bauschke
Board Member Montigelli

Correspondence and Communications: None

Public Comments: None

Old Business: None

New Business: Reschedule Public Hearing from June 22, 2021 to June 23, 2021.

Meeting called to order at 6:35p.m.

A motion to reschedule the public hearing from June 22, 2021 to June 23, 2021 was made by Board Member Hayes and seconded by Board Member Stafford.
All in Favor. The motion was carried.

-A motion to adjourn was made at 6:37 p.m. by Board Member Morgia and seconded Board Member Hoering
All in favor.
The motion was carried.

Respectfully submitted,
Tarra Benson
Recording Secretary

Village of Black River
Planning Board Meeting
Public Hearing
June 23, 2021

Present-

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

Absent-

Board Member Bauschke
Board Member Hoering

Others Present-

James O'Brien-Resident
Benjamin Azah- Project Owner
Jason Burto-Engineer
Les Williams-Resident
Kristin Williams-Resident
Jessica Whitmore- Resident
Frank Dishaw-Mayor

Meeting called to order at 6:32 p.m.

A motion to declare the Planning Board as lead agency in the Short Environmental Assessment Form made by Board Member Stafford and seconded by Board Member Hayes.
All in favor. The motion was carried.

Chairman Cook opened the Public Hearing at 6:35 p.m.

Correspondence and Communications: Letter from Tarra Benson-126 LeRay Street

Public Comments:

Kristin Williams stated her name and address and that she has an issue with the laundromat for commercial use. A few machines for tenants are fine, but that public use would create more traffic in that area. She then stated that the school bus stop for middle school is in front of 117-119 North Main Street and the added traffic of the laundromat would be a safety issue.

Jessica Whitmore stated her name and address and that they do not have any issues with Mr. Azah or his development. She then stated that their only concern is if the laundromat would be for public use and that it may cause high traffic if open 24hrs a day.

Chairman Cook summarized a letter from resident Tarra Benson- see attached letter.

Tarra Benson stated that she would like to request a six- foot privacy fence along the back border of Mr. Azah's property because he had removed all vegetation and now there is a clear view of the Whitmore's house and a lack of, privacy and security.

June 23, 2021
Planning Board Public Hearing

Public Comments continued:

James O'Brien stated he would like a privacy fence at the side of his property that borders Mr. Azah's because the vegetation had been taken down and he can see the house in the back.

Chairman Cook stated that it would be best if the homeowners could work out an agreement with Mr. Azah regarding screening rather than the board imposing a ruling.

Chairman Cook asked if the residents could work together with Mr. Azah to come to an agreement.

Mr. Azah stated that he would work with the residents.

Tarra Benson stated she would like her father to join in the discussion.

The Board asked how many washers and dryers would be in the laundromat. Mr. Azah responded that he was not sure.

Chairman Cook stated that this is not a variable and that Mr. Azah will need to have a fixed number of machines on the site plan to be approved.

The Board stated that Code requires ADA parking near the laundry facility and apartment building.

Chairman Cook asked if the parking area is to be paved?

Mr. Azah stated that it would be in the future.

Board Member Montigelli asked if the public hearing was closed?

Chairman Cook stated that the public hearing was not yet closed.

Board Member Montigelli stated that he will wait until the public hearing is closed to speak.

A motion to close the public hearing at 7:06 p.m. was made by Board Member Morgia and seconded by Board Member Montigelli.

All in favor. The motion was carried.

June 23, 2021
Planning Board Public Hearing

Board Member Montigelli asked if the Zoning was appropriate for this project?

Board Member Montigelli than stated that the business is separate from the dwelling and that the code states the business should be on the first floor and the residential part of the proposed project on the second floor. This laundromat is a separate building and not within the code. The downtown study covered this issue. This project does not fit the code as it has two commercial businesses on the same property.

James Holland-Code Enforcement stated that he cannot find a prohibition in the code book that is against two commercial businesses on the same property.

Chairman Cook asked if we could contact our legal counsel to clarify the code that applies to the issue of two commercial businesses on one property.

Board Member Montigelli left the meeting at 7:25 p.m.

A motion to adjourn was made at 7:40 p.m. by Board Member Hayes and seconded Board Member Morgia.

All in favor.

The motion was carried.

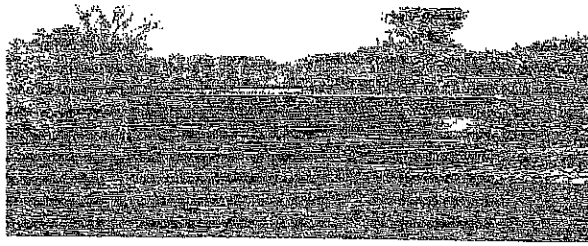
The next Planning Board meeting will be July 13, 2021.

Respectfully submitted:

Tarra Benson

Recording Secretary

Board of Trustees
Village of Black River, New York



July 13, 2021

Dear Chairman Cook and Planning Board Members;

The Board of Trustees discussed the 6-unit apartment and laundry facility project at 119 N. Main St. at their July 12, 2021 meeting. The Board would like you to consider requiring a privacy fence around the entire perimeter of the proposed project. The Board feels that this will help ensure the privacy and safety of both the current and future residents surrounding the property as well as the future tenants of the proposed apartments.

Thank you for your consideration.

Sincerely,

Francis Dishaw
Mayor

6-23-2021

Village Planning Board

I would like to request that a six foot privacy fence be installed to meet the length of the property line of 117-119 North Main Street that backs up to 126 de Bay Street.

The current owner of 117-119 North Main Street removed all vegetation at the back of the property thereby removing all privacy.

With the proposed project of a 7 unit apartment building and laundromat we feel that a privacy fence is needed to maintain privacy and security.

Thank You,
Laura Jensen

To: Black River Planning Board
From: Whitmore's @ 121 N Main St

At this time we are not
requesting a new banner between
our property & the owner of 119 Main.
We have agreed to wait and see.

Thank you!

Justica Whitmore
Wendell Whitmore
121 N Main St
Black River, NY 13612

If there are questions or concerns
you can call - 315-955-4662