

Village of Black River
Planning Board
Regular Meeting
March 13, 2018

1. Call to order, roll call & welcome
2. Review of agenda
3. Review & approval of minutes from the meeting February 13, 2018
4. Review of correspondence & communications
 - a. Jefferson Co. Planning Board letter. Re: Stewart's Shops
 - b. Public hearing set March 20,2018 6:00 p.m. Re: Zone Change Stewart's
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:**
 - a. Solar regulations
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
February 13, 2018

DRAFT

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

Present:

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

Others present:

Mayor Leland Carpenter
ZBA Chairman Mark Wonderly
Trustee Michael Caldwell
Superintendent of Public Works Steve Lillie
Code Enforcement Officer John Wiley
Stewart's Shops Land Development Coordinator Chuck Marshall
See sign in sheet for additional attendance.

The Board reviewed the agenda.

A motion was made by Board Member Wheeler, seconded by Board Member Hayes to approve the minutes of the January 9, 2018 meeting. The motion was carried.

New Business: The Board reviewed a preliminary site plan from Mr. Marshall for a project to build a new, larger store. He explained the project in detail. Mr. Marshall told the Board that the property at 161 S. Main Street was under contract for purchase and demolition. He has contacted and met with the property owners at 116 E. Remington Street, 120 E. Remington Street and 122 E. Remington Street. He stated that possible variances from the Zoning Board of Appeals may be necessary for the new gasoline, diesel and kerosene tank placement. Mr. Marshall answered questions and concerns that were brought up by the Board Members. Mr. Marshall left the meeting at 7:10 p.m.

Old Business: The Board decided to table solar power until their next meeting in March since there was no new information for discussion.

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

A motion was made by Board Member Wheeler, seconded by Board Member Stafford to adjourn the meeting at 7:20 p.m. The motion was carried.

Respectfully submitted,

Connie Wonderly
Recording secretary



Department of Planning
175 Arsenal Street
Watertown, NY 13601

Michael J. Bourcy
Director of Planning

(315) 785-3144
(315) 785-5092 (Fax)

February 28, 2018

Kristin Williams
Village of Black River
107 Jefferson Place
Black River, NY 13612

Re: Stewart's Shops, Site Plan Review to construct a new larger convenience store, JC DP
File # V BR 1 - 18

Dear Ms. Williams,

On February 27, 2018, the Jefferson County Planning Board reviewed the above referenced project, referred pursuant to General Municipal Law, Section 239m.

The Board adopted a motion that the project does not have any significant County-wide or intermunicipal issues and is of local concern only.

The County Planning Board determined that New York State Department of Transportation should be contacted as a Highway Work Permit is required for access modifications and drainage alterations within the NYS Route 3 right-of-way. Also, any removal of underground tanks should be coordinated through the New York State Department of Environmental Conservation.

Furthermore, the following local related issues were identified:

According to the photometric plan, several areas of the site may exceed the lighting intensity standards as established in the Village Zoning Law Article VI, Section 175-35. Intersection lighting of 2 footcandles are exceeded at both intersections, parking lot average of 1 footcandle is shown to be exceeded in several areas, and the property line maximum of 0.6 footcandle is exceeded near the new high flow diesel pump location. Lighting should be shielded to ensure nearby residences and public roads are not impacted by glare.

The local board should examine parking spaces 19 and 24 as they are adjacent to driveway entrances. They could lead to backing movement conflicts with vehicles entering the driveway. Parking space 24 should not be considered a viable location due to its shape, and as it conflicts with pedestrian use of the proposed sidewalk.

The local board should examine the proposed sidewalk connection and ensure it will provide an adequate connection to the Village's sidewalk system on South Main Street.

The local board should request a drainage plan with stormwater management features shown to ensure the project meets Village requirements for erosion control and stormwater pursuant to Article VX, Section 175-36 B.

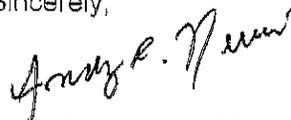
The local board should ensure the proposed sign meets the Village's setback requirement of fifteen feet, consistent with Article VII, Section 175-39, C. paragraph 11.

Please note that the advisory comments are not a condition of the County Planning Board's action. They are listed to assist the local board in its review of the project. The local board is free to make its final decision.

General Municipal Law, Section 239m requires the local board to notify the County of its action on this matter within thirty (30) days after taking a final action.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Andy R. Nevin". The signature is written in a cursive style.

Andy R. Nevin, AICP
Senior Planner

ARN



Department of Planning
175 Arsenal Street
Watertown, NY 13601

Michael J. Bourcy
Director of Planning

(315) 785-3144
(315) 785-5092 (Fax)

February 28, 2018

Kristin Williams
Village of Black River
107 Jefferson Place
Black River, NY 13612

Re: Stewart's Shops, Zoning Amendment from A-1 to B-1 to allow a new convenience store,
JCDP File # V BR 1a - 18

Dear Ms. Williams,

On February 27, 2018, the Jefferson County Planning Board reviewed the above referenced project, referred pursuant to General Municipal Law, Section 239m.

The Board adopted a motion that the project does not have any significant County-wide or intermunicipal issues and is of local concern only.

The County Planning Board noted that New York State Village Law requires zoning amendments to be in accordance with the local comprehensive plan or vision for the community.

Please note that the advisory comment is not a condition of the County Planning Board's action. It is listed to assist the local board in its review of the project. The local board is free to make its final decision.

General Municipal Law, Section 239m requires the local board to notify the County of its action on this matter within thirty (30) days after taking a final action.

Thank you.

Sincerely,

Andy R. Nevin, AICP
Senior Planner

ARN