

Village of Black River
Planning Board Agenda
Regular Meeting
November 12, 2024
6:30 P.M.

1. Call to order
2. Review of agenda
3. Review & approve meeting minutes – September 10, 2024
4. Review correspondence & communications
5. Public comments
6. Report from Code Enforcement Officer
7. New Business: **Sam Wilson** Re: Battery Storage System Laws
8. Old Business:
9. Comments from Planning Board members
10. Adjournment

Village of Black River
Planning Board Meeting
Regular Meeting
September 10, 2024

Present:

Chairman Stafford
Board Member Benson
Board Member Morgia
Board Member Shepard
Board Member Hayes
Board Member Kowalick

Excused:

Board Member Hoering

Chairman Stafford called the planning board meeting to order at 6:30 P.M.

A motion was made by Board Member Kowalick, seconded by Board Member Morgia to approve the minutes of the 8/20/24 meeting. The motion was carried.

Correspondence and Communications: NONE

Public Comments: NONE

Code Enforcement Report: Code Enforcement Officer Ault stated that he had issued 5 building permits, 1 written complaint with 2 follow ups and 3 lawn complaints.

New Business: Mr Crandall was present but did not have a new application to discuss, only old matters to bring forth.

Old Business: Mr Crandall and the board discussed in depth the Azah project and what the resident was looking to accomplish. The resident has 2 parcels in 3 different zones and essentially wants to monetize the property with 12 units' total as they have a 1.5-acre lot allowing them 8 units per structure. Chairman Stafford stated the property is B-2, a business zone, and only allows businesses on the first floor, no residential living. Mr Crandall proposed changing the back lot that is residential to a B-2 zone if the board would allow town houses to be built. Chairman Stafford stated that they cannot convert the property as it does not comply with the village code. Board member Morgia stated that she does not want to see the village lose its integrity, and wants to be aware of cluttering the village. Chairman Stafford stated that public comments have been heard and residents do not want to see this property developed.

A motion was made by Board Member Shepard, seconded by Board Member Morgia to open the floor for public comment on the Azah project. The motion was carried.

Resident Tarra Benson stated that she would like to see the back property stay "wild" and the B-2 property stay in that business zone with family dwellings allowed.

Planning Board
September 10, 2024
Page -2-

Village Board comments: NONE

Board comments: The board recommends Mr Azah starts with asking for a variance on the B-2 zone to authorize multi-family homes, this would maximize the value of his property. The Zoning Board of Appeals must approve that decision and the Planning Board would like to see a deed restriction put into place on the back lot (orange). All in favor.

A motion was made by Board Member Hayes, seconded by Board Member Shepard to adjourn the meeting. The motion was carried.

Respectfully submitted,

Abigail Simpson
Clerk-Treasurer