

Village of Black River  
Planning Board  
Regular Meeting  
October 13, 2020

1. Call to order, roll call & welcome
2. Review of agenda
3. Review & approval of minutes from the meeting September 8, 2020
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: Hennessey Sketch Plan
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 Meeting  
Regular Meeting  
September 8, 2020

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 John Hoering  
Board Member Montigelli  
Board Member Thomas Bauschke  
Board Member Charles Stafford

**Others Present-**

Sean Hennessey-BRB Café LLC  
Betsey Hennessey-BRB Café LLC  
Brian Jones-Aubertine Currier

A request to amend the minutes to read James Holland Code Enforcement was absent was made by Board Member Hoering.

Motion was made by Board Member Hoering to approve the minutes with the amendment from the special meeting on August 31, 2020, seconded by Board Member Hayes. All in favor. The motion was carried.

Correspondence: None

Board Comments: None

New Business-Hennessey Sketch Plan Review- Page 15307 - (175:38)

Brian Jones of Aubertine Currier gave an overview of the plans. Mr. Jones brought with him a revised set of plans and noted the changes made to the board.

Chairman Cook- Will there be repairs to the exterior of the building?

Sean Hennessey- Repairs will be made to the existing siding.

Chairman Cook-Parking spaces need to be 9 x 20. Two parking spaces are required for each apartment. Parking is based on square footage of building.

Chairman Cook- Will there be lighting and landscaping?

Sean Hennessey- We haven't discussed that.

Chairman Cook- There are code requirements for lighting.

Board Member Hoering- Will there be a drive thru window?

Sean Hennessey- No. There is not enough space for a drive thru window. However, a service window will be used if necessary, regarding the pandemic.

Chairman Cook-Buffer areas may be required.

Chairman Cook- Paving?

Sean Hennessey- No plans for that.

Chairman Cook- Standards of code must be met for paving and run off. Architect should have copy of code requirements.

Chairman Cook- Plans for signage?

Sean Hennessey- On side of building.

Board Member Montigelli- has concerns regarding setting a precedent by accepting the plans earlier than the ten-day requirement. There was not enough time to look over the plans. The village office made the decision to accept for the agenda.

Chairman Cook- The office did not. It was my decision.

Board Member Morgia- Is there anything special required for living above a restaurant?

Brian Jones- A fire rated ceiling is required.

Chairman Cook- Schedule a preliminary review. Make sure there are 7 copies of the plans 10 days prior to the meeting.

Board Member Bauschke- The parking issue is suspect. The Hennessey's purchased a portion of the parking lot owned by the village for the purpose of parking. The village was dishonest in not selling enough of the property for the owners to have enough required parking. 11 parking spaces should be enough.

Chairman Cook- there was no indication of a business only apartments.

Board Member Bauschke- the village duped the Hennesseys.

Chairman Cook- Hennessey requested to buy a parcel. It is there responsibility if it was not enough.

Board Member Bauschke- They could have grounds for a lawsuit.

Chairman Cook- I don't believe so.

#### **New business- Code Edits**

Chairman Cook- Is there anyone interested in doing code verbiage research regarding site plan review for buildings that have already completed a site plan review for previous construction and are planning an addition?

Discussion of code edits at next meeting.

The next Planning Board meeting is scheduled for Tuesday, October 13, 2020 at 6:30 p.m.

A motion was made by Board Member Hoering, seconded by Board Member Stafford to adjourn the meeting at 7:29 p.m. All in Favor. The motion was carried.

Respectfully submitted,

Tarra Benson

Recording Secretary

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# Village of Black River

## Memorandum

To: Planning Board Members  
From: Kristin Williams, Clerk-Treasurer

The Village Board discussed the parking for the proposed Hennessey project at their October meeting and were in agreement with the conceptual plan as presented. Once the project has come to fruition; the village attorney will be asked prepare an agreement between both parties. Mr. Hennessey has agreed to be responsible for maintenance and snow removal of the parking area.