

Village of Black River
Planning Board
Regular Meeting
December 08, 2020

1. Call to order, roll call & welcome
2. Review of agenda
3. Review & approval of minutes
4. Review of correspondence & communications- Jefferson County Planning Committee
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: Tug Hill Commission
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
November 10, 2020

Chairman Cook called the meeting to order at 6:34 p.m.

Present-

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

Absent- Board Member Montigelli

Others Present-

Sean Hennessey-BRB Café LLC
Corey Decillis- Mayor of Black River
Shirley Clary- Resident
Brian Jones- Aubertine and Currier

A motion was made by Board Member Bauschke to approve the minutes, seconded by Board Member Hayes. All in favor. The motion was carried.

Correspondence: Matt Johnson-Tug Hill Commission

Village Board Comments: Corey Decillis-Mayor- here to clarify the Village Board parking agreement with Sean and Betsy Hennessey. There are roughly 40 parking slots available downtown. Thirty are at any given time being used. That leaves 10 extra parking slots that could be used for the Hennessey project. All are within the 500 ft are specified by the code book.

Chairman Cook-Do you know the breakdown of what is being used for current parking? We need to ascertain whether enough parking is available. We need to know exactly what is being used for parking.

Chairman Cook- Through the years there has been shared parking We need a history of how parking is being used so there is not a double use of the parking.

Mayor Decillis- There has been no allotted parking in my ten years on the village board.

Mayor Decillis- The Danza Apartments is the only agreement as far as I know.

Chairman Cook- We will defer the parking.

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Board Member Hayes- There is the same issue in other villages like Clayton and Sackets Harbor. They share parking.

Mayor Decillis- Businesses in small towns need to use public parking. The board strived to show there was ample parking downtown.

Zoning Board- The area variance for the stair tower regarding the Hennessey project was granted.

Planning Board Comments- None

Defer Public Hearing and final review until December 8.

A motion was made to set a public hearing and final review for Dec 8, 2020 by Board Member Stafford and seconded by Board Member Baushke. All in favor. The motion was carried.

A motion to adjourn at 7:29 was made by Board Member Hoering and seconded by Board Member Bauschke. All in favor. The motion was carried.

Respectfully submitted,
Tarra Benson
Deputy Clerk-Treasurer

Village of Black River
Planning Board Meeting
Special Meeting
November 16, 2020

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

Present-

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

Absent-

Michael Montigelli

Others Present-

Sean Hennessey-BRB Café LLC
Betsy Hennessey-BRB Café LLC
Corey Decillis- Mayor of Black River
Bryan Benson-Resident
Frank Dishaw- Deputy Mayor of Black River
Mark Wonderly-Zoning Board of Appeals Chairman
Brian Jones- Aubertine and Currier

New Business- Set Public Hearing for Hennessey Project

A motion to reschedule the public hearing from December 08, 2020 for the Hennessey Project to November 23, 2020 at 6:30pm was made by Board Member Hayes and seconded by Board Member Stafford. All in favor. Motion carried.

A motion to adjourn at 6:32pm. was made by Board Member Morgia and seconded by Board Member Hoering. All in favor. The motion was carried.

Respectfully submitted,
Tarra Benson
Recording Secretary

Village of Black River
Planning Board
Special Meeting
November 23, 2020

Chairman Cook called the meeting to order at and opened the public hearing 6:30 p.m.

Present:

Chairman John Cook
Board Member Thomas Bauschke
Board Member Charles Stafford
Board Member Michael Hayes
Board Member Shelby Morgia
Board Member Michael Montigelli – via Zoom
Board Member John Hoering – via Zoom
Code Enforcement Officer James Holland
Mayor Corey Decillis

Others Present:

See sign in sheet

Public Comment: Chairman Cook stated that the board had received several emailed comments.

Sean Hennessey thanked everyone who sent letters in support of his proposed project.

Sam Biondolillo stated that he supports the project for the Village and the Town of LeRay.

Dierdre McCarthy stated that she knows Mr. Hennessey personally and that he gives 100% when committed.

Sara Zephor stated that the business will be an asset to the village.

Shanie Strife sent an email for the record.

As no further comments were given a motion was made by Board Member Montigelli, seconded by Board Member Hayes to close the public hearing at 6:39 p.m. The motion was carried.

The board conducted the final site plan review for the proposed apartments and café at 102 Maple St. Chairman Cook stated that he had reviewed the plans and discussed them with CEO Holland. He stated that the parking has been resolved with the Village Board of Trustees and that the Short Environmental Assessment Form (SEQR) was completed by the village as part of the grant application. He asked if the Board Members had any concerns as a result of their review. No issues were identified.

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A motion was made by Board Member Stafford, seconded by Board Member Hayes to adopt the following resolution:

Resolved, that the final site plan for the proposed project at 102 Maple St. be approved contingent on the outcome of the 239M review with the Jefferson County Planning Board and that the paving of the designated driveway and parking lot be completed within two years of approval. The motion was put to a vote as follows:

Chairman Cook	Yes
Board Member Stafford	Yes
Board Member Hayes	Yes
Board Member Morgia	Yes
Board Member Bauschke	Yes
Board Member Montigelli	Yes
Board Member Hoering	Yes

The motion was carried and the resolution duly adopted.

Chairman Cook wished the Hennesseys good luck with their project.

Board Member Montigelli commended the board and the chairman for their work on the project stated that they have met twice in special meetings in order to get the project approved.

A motion was made by Board Member Hayes, seconded by Board Member Morgia to adjourn the meeting at 6:45 p.m. The motion was carried.

Respectfully submitted,

Kristin Williams
Clerk-Treasurer