

Village of Black River
Planning Board Agenda
September 25, 2014
6:30 p.m.

1. Call to order, roll call & welcome.
2. Review of agenda.
3. Review & approval of minutes from previous meetings (9/10/14).
4. Review of correspondence & communications.
5. Public comments.
6. Village Board comments.
7. Report from Code Enforcement Officer.
8. Report from Zoning Board of Appeals liaison.
9. New Business:
10. Old Business:
11. A. Public Hearing for Kilcarberry Inc.
B. Discussion of setbacks
10. Comments of Planning Board Members.
11. Schedule & agenda for next meeting (10/14/14).
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
Regular Meeting
September 10, 2014

DRAFT

Chairman Cook called the meeting to order at 6:33 p.m.

Present: Chairman John Cook
Board Member Kristin Burroughs
Board Member Mike Hayes
Board Member Harold Wheeler
Board Member Chuck Stafford
Board Member Shelby Morgia
Board Member Mike Montigelli
Code Enforcement Officer Dave Lachenauer

Others Present: See sign in sheet

The Board reviewed the agenda.

A motion was made by Board Member Wheeler, seconded by Board Member Hayes to approve the minutes of the July 8, 2014 meeting. Board Members Morgia and Montigelli abstained from the vote due to the absence at the previous meeting. The motion was carried.

New Business: Betsy Hennessey was present to discuss the concept of having a produce stand in front of her property at 102-104 Maple St. CEO Lachenauer stated that the property is in the Downtown Business zone which requires a special permit for an accessory use and that there is currently no primary use for the building. Trustee Corey Decillis was present as the liaison to the Village Board; he stated that the Village Board had discussed the issue at their last meeting. The Planning Board discussed the matter and felt that the use would be allowable under a special use permit. CEO Lachenauer suggested considering peddling laws to allow for this type of use in the future without the necessity of obtaining a special use permit. The Board stated that it is something that they would like to consider. CEO Lachenauer stated that he would meet with Mrs. Hennessey to assist her in completing her special use permit application.

A motion was made by Board Member Wheeler, seconded by Board Member Morgia to hold a special meeting on Thursday September 25, 2014 to consider a special use permit for Kilcarberry Inc. for the above referenced purpose. The motion was carried.

Planning Board
September 10, 2014
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A motion was made by Board Member Stafford, seconded by Board Member Wheeler to schedule a public hearing for the special use permit on Thursday, September 25, 2014 at 6:30 p.m. The motion was carried.

CEO Lachenauer stated that the Board may want to consider how to deal with issues like solar panels, geo thermal heating and electronic signs.

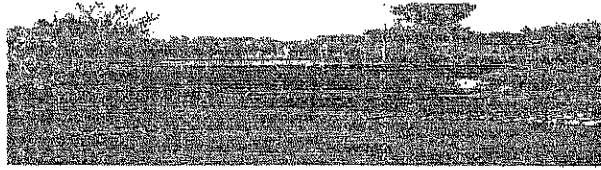
The Board reviewed the proposed changes to the setbacks. Board Member Burroughs stated that she would revise the changes to finalize at the next meeting so that they may be sent to the Village Board for their consideration.

A motion was made by Board Member Hayes, seconded by Board Member Wheeler to adjourn the meeting at 8:27 p.m. The motion was carried.

Respectfully submitted,

Kristin Burroughs
Recording Secretary

Board of Trustees
Village of Black River, New York



APPLICATION FOR A BUILDING AND/OR ZONING PERMIT

Instructions

- A. This application must be completed in ink or typewritten.
- B. A plot plan of the project must be submitted with the application showing property lines, lot size and distances to the project. **Before permit can be issued you must call Dig Safely NY at 811 and establish the location of any utilities on your property.**
- C. A complete set of plans showing the construction work must be submitted, showing structural details, mechanical and sewer connection layout, electrical, plumbing and any other information that may be required to make a determination that the project meets the Village Codes.
- D. No work shall begin until the application is approved.
- E. Upon approval of this application, a zoning or building permit will be issued.
- F. No building shall be occupied in whole or part until a certificate of occupancy has been issued.
- G. If this project does not meet the zoning code you may be required to apply for a variance.
- H. Proof of Workers Compensation Insurance if work is done by a contractor.
- I. The applicant is responsible to comply with all state and federal regulations. The Village may require written proof that you have contacted all state and federal agencies.
- J. **Please note: The Village has 30 days to administratively review and issue permits.**

Name of Applicant Kileenberry

Job Site Address 102-104 Maple St

Name of Owner Mr + Mrs Sean Hennessey

Mailing Address PO Box 603 Black Riv

Tax Parcel # 75.57-1-72

Phone Number Day _____ Night _____ Cell 767-9129

Date of Application 5/15/14 Construction Value \$200,000

Type of Permit Requested: New Building Addition
 Demolition Alteration Renovation
 Swimming Pool Fence Porch/Deck
 Driveway Modular Home Solid Fuel Burning Device
 Roof Other (Please List) Zoning Permit

Kilcarberry Inc.
102-104 Maple Street
P.O. Box 603
Black River, New York

September 15, 2014

Village of Black River Planning Board
107 Jefferson Place
Black River, New York 13612

RE: 102-104 Maple Street Parcel Number 75.57-1-72

Dear Planning Board:

This letter is in reference to the above address and parcel number and our request for a special permit to operate a farm stand at the above location.

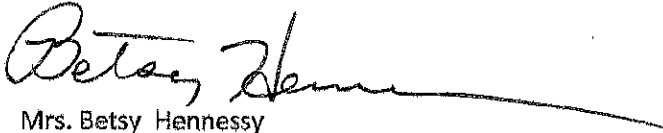
We have filled out the special permit application for this request and offer the following information to the board for this matter. The farm stand will be located in the front of 102-104 Maple Street and is 3'X6' and 7' tall.

The stand will be operated from May 31 through October 30 for the purpose of selling farm produce. The stand will be removed during the off season and stored in another location. The hours of operation will be Monday – Sunday 6:00 Am to 8:00 PM. , the numbers of employees will be one a day.

The only signage will be affixed to the stand and one sign in the building window denoting the farm stand and 16"X20 yard sign. All garbage materials will be removed daily from the property. I have attached a site plan for the stand for your review.

If you should have any questions regarding this matter, please feel free to contact me at my home.

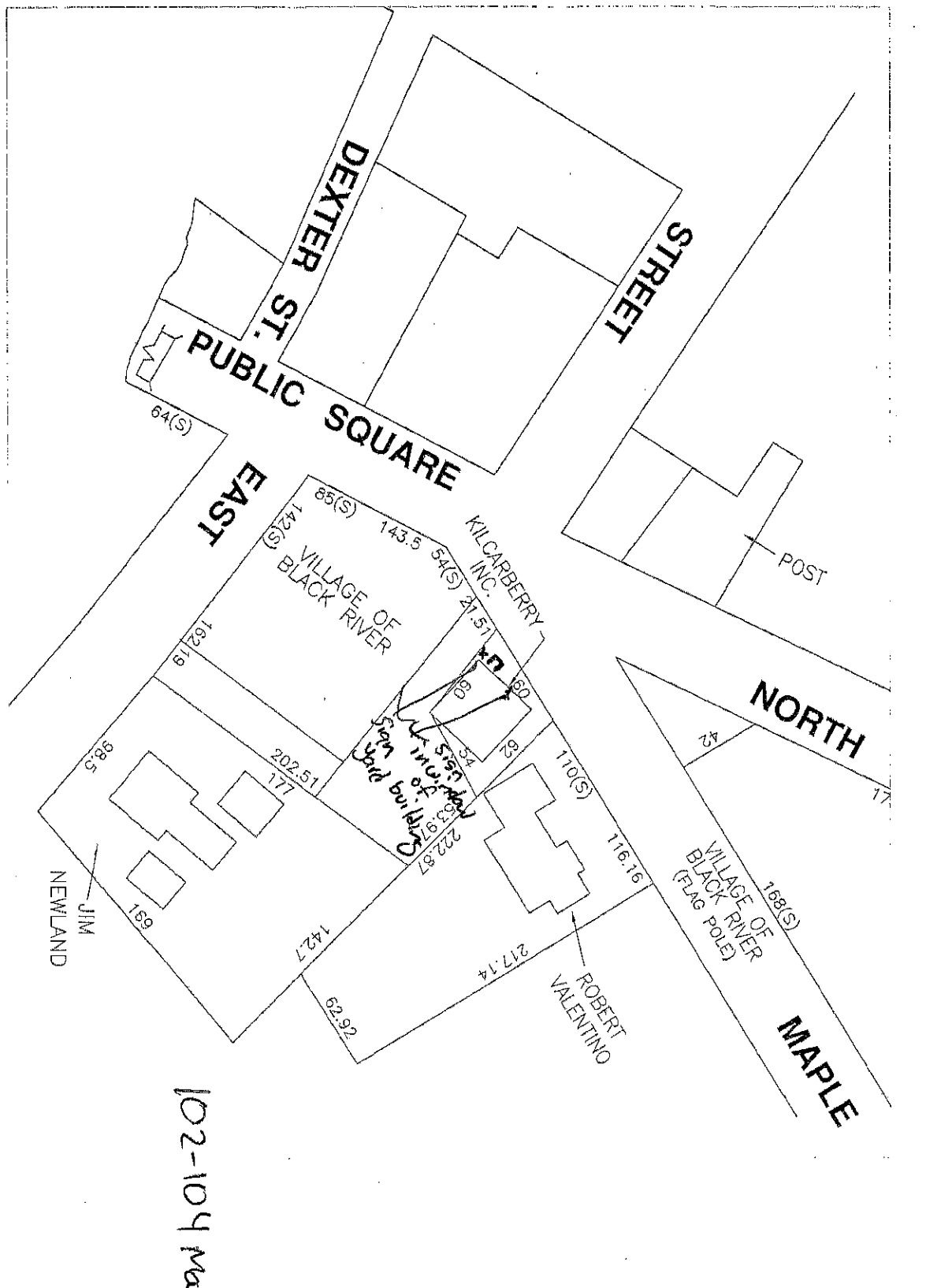
Sincerely;



Mrs. Betsy Hennessy

WOODRIDGE CIVIL SYSTEMS
KILCARRBERRY INC.

NO.	DATE	REVISIONS OR ADDITIONS	SPECIAL DISTRICTS	LEGEND	DEVELOPER PROJECTS
1	01/15/04	INITIAL PLAN			
2	02/10/04	REVISED PLAN			
3	03/10/04	REVISED PLAN			
4	04/10/04	REVISED PLAN			
5	05/10/04	REVISED PLAN			
6	06/10/04	REVISED PLAN			
7	07/10/04	REVISED PLAN			
8	08/10/04	REVISED PLAN			
9	09/10/04	REVISED PLAN			
10	10/10/04	REVISED PLAN			
11	11/10/04	REVISED PLAN			
12	12/10/04	REVISED PLAN			
13	01/10/05	REVISED PLAN			
14	02/10/05	REVISED PLAN			
15	03/10/05	REVISED PLAN			
16	04/10/05	REVISED PLAN			
17	05/10/05	REVISED PLAN			
18	06/10/05	REVISED PLAN			
19	07/10/05	REVISED PLAN			
20	08/10/05	REVISED PLAN			
21	09/10/05	REVISED PLAN			
22	10/10/05	REVISED PLAN			
23	11/10/05	REVISED PLAN			
24	12/10/05	REVISED PLAN			



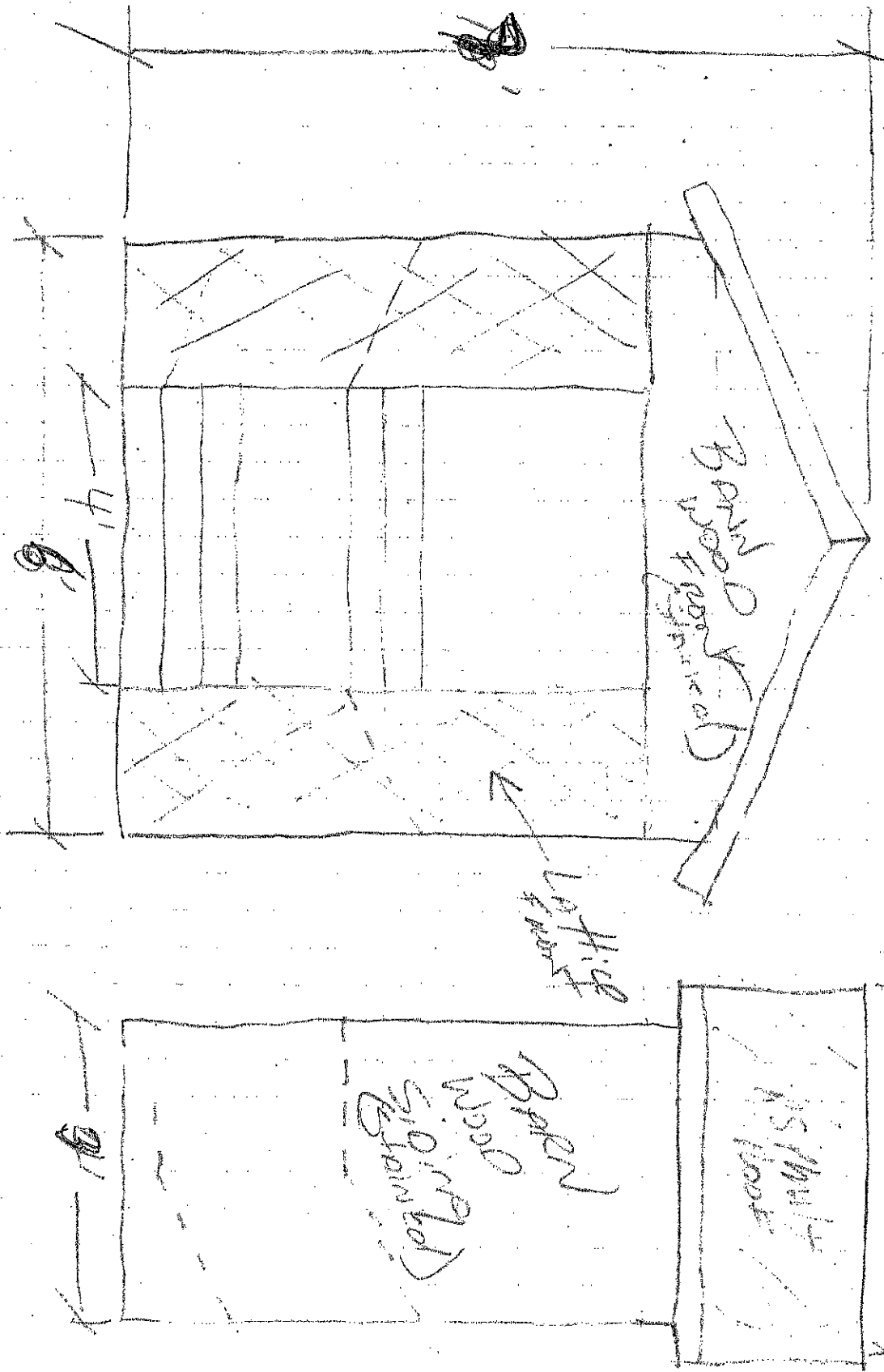
102-104 Maple St.

THE FALLS CAFE
ADMISSION COUNTY, NEW YORK

Hennessey

Stand will be self serve
w/ organic product
quantity being 1000

2x4 construction



4' x 9' Stand