

Village of Black River  
Planning Board Agenda  
Regular Meeting  
September 14, 2021  
6:30 p.m.

1. Call to order, roll call & welcome
2. Review of agenda
3. Review & approval of the minutes of July 13, 2021
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: Code Revisions
10. Old Business
11. Comments of Planning Board Members
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 Meeting  
Regular Meeting  
July 13, 2021

**Present-**

Chairman Cook  
Board Member Hayes  
Board Member Shepard  
Board Member Stafford  
Board Member Morgia  
Board Member Bauschke

**Others Present-**

Jason Burto – Architect  
Benjamin Azah- Project Owner  
Frank Dishaw- Mayor  
James Holland- Code Enforcement

**Absent-**

Board Member Hoering

Meeting called to order at 6:30 p.m.

**Motion to accept the June 08, 2021 minutes made by Board Member Stafford and seconded by Board Member Morgia.**

**All in Favor. The motion was carried.**

**Motion to accept the June 14, 2021 minutes made by Board Member Hayes and seconded by Board Member Shepard.**

**All in favor. The motion was carried.**

**Motion to accept the June 23, 2021 minutes made by Board Member Shepard and seconded Board Member Hayes.**

**All in favor. The motion was carried.**

**Correspondence and Communications:** Letters from the Village Board and The Whitmore's regarding the screening of 117-119 North Main Street.

**Public Comments:** None

**Old Business:** Site Plan review of 117-119 North Main Street - Azah

**New Business:** None

**Village Board Comments:** Mayor Dishaw read aloud a letter from the Village Board regarding fencing of the 117-119 North Main Street project. See attached Letter.

Chairman Cook read aloud a letter from the Whitmore's regarding fencing of the 117-119 North Main Street. See Attached Letter.

**Code Enforcement Report:** James Holland reported that he has issued thirty permits this year and expects to issue many more as the prices of building materials comes down.

Mr. Holland stated that Borrego Solar gave a presentation to the Village Board regarding a 600-acre solar farm along RTE 3 encompassing what used to be the Dorr Farm. Construction to begin in 2024 with anticipated completion in 2025. Our Zoning does not allow Solar. The State can force a change in our zoning that would result in the Solar Farm. Borrego would rather obtain a variance from the Zoning Board of Appeals than have the State force the Village to allow the Solar Farm.

Chairman Cook stated that the Zoning for the Solar Farm could easily be changed by the Planning Board and that it would be less onerous than seeking a variance from the Zoning Board of Appeals.

Mr. Holland stated that the permit for 110 Hadley Dr. had been issued.

**Zoning Board of Appeals Report:** None

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Site Plan Review of 117-119 North Main Street (Azah)

Mr. Burto highlighted the changes made to the site plan.

Chairman Cook- Site Plan approval with the following proposals met.

**Proposal #1** - 6ft. Stockade fence beginning next to the Whitmore garage where the original fencing began and extends southerly to a point 60ft from the Northeast property corner near the driveway.

Motion to accept proposal #1- 6ft. Stockade fence beginning next to the Whitmore garage where the original fencing began and extends southerly to a point 60ft from the Northeast property corner near the driveway.

**No Interest No Motion Made**

**Proposal #2** - Entry to Property be a combined entry of 20ft wide single opening.

Motion to accept proposal #2 made by Board Member Hayes and seconded by Board Member Morgia.

**All in Favor - Motion Carried for proposal #2**

**Proposal #3** - All drivable surfaces shall be paved within two years of certificate of occupancy.

Motion to accept proposal #3 made by Board Member Bauschke and seconded by Board Member Stafford.

**All In Favor - Motion Carried for Proposal #3**

**Proposal #4** - Laundromat will not be advertised or marketed to the general public. May be marketed to potential tenants.

Motion to accept proposal #4 with modification to include marketing only to potential tenants made by Board Member Morgia and seconded by Board Member Hayes.

Board Member Stafford asked if the Board can make that restriction.  
Chairman Cook stated, yes, the Board can make that restriction.

**All in Favor - Motion Carried for Proposal #4 with modification**

Board Member Stafford asked to modify Proposal #1 to read- Screening, beginning next to the Whitmore garage where the original fencing began and extends southerly to a point 60ft from the Northeast property corner near the driveway.

Motion to accept proposal #1 with modification made by Board Member Stafford seconded by Board Member Shepard.

Board Member Hayes asked if the modification wasn't worse than the original proposal because the area is so narrow.

Chairman Cook stated that Board Member Hayes had a good point.

Board Member Bauschke stated no in response to the motion to accept proposal #1 with modification.  
Board Member Hayes stated no in response to the motion to accept proposal #1 with modification.  
Board Member Morgia stated no in response to the motion to accept proposal #1 with modification.  
Board Member Stafford stated yes in response to the motion to accept proposal #1 with modification.  
Board Member Shepard stated yes in response to the motion to accept proposal #1 with modification.  
Chairman Cook stated yes in response to the motion to accept proposal #1 with modification.

**\* Motion Not Carried for Proposal #1 with modification.**

Motion to approve final site plan-117-119 North Main Street (Azah) with three conditions made by Board Member Hayes and seconded by Board Member Bauschke.

All in favor of site plan approval for 117-119 North Main Street (Azah). Motion Carried to approve final site plan for 117-119 North Main Street.

Final Site plan approved for 117-119 North Main Street.

Next meeting August 10, 2021.

Motion to adjourn meeting made by Board Member Stafford and seconded by Board Member Shepard at 8:06 p.m. **All in Favor - Motion to adjourn carried.**