

Minutes of the Continuation of the Public Hearings of the Planning Board held on Tuesday, September 2, 2014 at Halstead Hall commencing at 5:00 p.m.

**CALL MEETING TO ORDER:** Vice Chairperson Tom Batha called the meeting to order at 5:10 p.m. and began with the Pledge of Allegiance.

**ROLL CALL VOTE:** Tom Batha, Shirley Hall, Charles Roush

**ALSO PRESENT:** Attorney Tom Murnane; Dean Lashway representing Couch Properties, LLC ; and Dan Letourneau representing John Mott.

**ABSENT:** John Cooper; Donald Gladd; CEO Clifford Sterling

**RECORDING SECRETARY:** Carol A. Hanfield, Planning Board Secretary

**CONTINUATION OF PUBLIC HEARING #1: Special Use Permit required for Ron LeBlanc, Border Runners, LLC, to rent space for the operation of a Bottle Redemption Facility at 8 Lake Street**

Mr. LeBlanc was not present for the Public Hearing therefore the Public Hearing was not opened. Attorney Murnane suggested that the Board move on to the 2<sup>nd</sup> Public Hearing.

**#2: Request from Paul Couch, Couch Properties, LLC, to subdivide land into a separate 0.47 acre parcel from the existing 2.45 acre tract of land to be merged with the westerly adjacent land owner.**

Tom Batha explained that Notices were sent out to the landowners within the 500' radius and asked for a motion to open the public hearing.

Charles Roush made a motion to open the Public Hearing on the Couch Subdivision; Seconded by Shirley Hall; AYE CARRIED

Tom Batha asked if there were any questions from the board or the public regarding this merger. Dean Lashway explained that the applicant had previously conveyed a parcel of land to Mr. Mott and there was a subdivision of land to the west that Mr. Mott was involved with also. This subdivision of 0.47 acres would allow Mr. Mott to have access to his other property without having to travel over Route 2 and Montgomery St.

Tom Batha explained that it is an enclosed private driveway. It is not a street and is not open to the public. It will be flush to the ground so it will not be visible as there will be no protruding buildings. He asked if there were any more comments from the public.

Brad Martin, 28 Rose Avenue, said it will help with the water run-off. He also stated that from a safety standpoint with John (Mott) having his own access it will be safer. Dan Letourneau asked Mr. Martin if he had any issues with it being behind his home and Mr. Martin stated that there are no present issues

as it keeps mosquitos down and the rodents and other critters away because they have no place to burrow. It has been nice having John back there.

Attorney Murnane suggested that if the Board decides to approve this subdivision that a condition be placed that this parcel be merged into one of the adjoining parcels owned by Mr. Mott because this parcel has no road frontage and technically is an illegal lot so it has to be conditioned and merged into another lot. Dan Letourneau assured Attorney Murnane that the property will be merged into one lot.

Shirley Hall made a motion to close the Public Hearing; Seconded by Charles Roush; AYE CARRIED

Charles Roush made a motion to go back into regular session; Seconded by Shirley Hall; AYE CARRIED

#### **REGULAR SESSION:**

Shirley Hall made a motion to Deem this an Unlisted Action and that the Village Planning Board will act as the Lead Agency for the purpose of SEQR; Seconded by Charles Roush; AYE CARRIED

Attorney Murnane started to review Part II of SEQR by asking if there were any comments regarding the Part I Section completed by the owner. As there were no comments Attorney Murnane proceeded with the questions. All questions were answered NO by the Planning Board.

Charles Roush made a motion to declare this a Negative Declaration; Seconded by Shirley Hall; AYE CARRIED

Shirley Hall made a motion to approve this Subdivision with the condition that a copy of the Deed showing Lot #2 of the 0.47 acres be merged with westerly lands owned by John Mott and to be submitted to the Planning Board; Seconded by Charles Roush; AYE CARRIED

Mr. LeBlanc did not show up for his Public Hearing so it could not be opened.

Mr. Christopher Barie, 24 Lake Street, introduced himself and stated that he lives two doors down from the 8 Lake Street location and asked if he could address the Board regarding the Bottle Redemption Facility. Attorney Murnane allowed Mr. Barie to speak on this project. Mr. Barie expressed his concerns about the Bottle Redemption Facility stating that he couldn't figure why someone would want to start such a business because he can't imagine that it is profitable. He asked if someone is driving into the town from Vermont what kind of impression do they get? He then spoke about some of the lots that are available for development and that he just heard that the hardware store is developing outside his bedroom window. He spoke about the noise from the airbrakes used by the 18 wheelers and how noisy they are. He spoke about the other bottle redemption facility on the other side of town and Shirley Hall told him that it was located outside of the Village. He asked if Mr. LeBlanc gets approval for the facility will the containers be kept inside and was told by Attorney Murnane that this would be proposed. Mr. Barie also stated that he was going to suggest that fences or walls be installed to keep

the trash out of site. Shirley Hall said that it was stipulated to Mr. Leblanc, who is getting a new garage door, that containers are to be kept inside. Discussion followed.

Mr. Barie stated that he does not have a problem with this business but asked if there is still a carpet business at that location. Tom Batha stated that he believed it was a satellite operation by the previous owner from his business in Vermont but the building is now owned by Mr. LeBlanc.

Mr. Barie discussed the looks of the building and what will happen if the bottle business goes south in a year will it look trashy. Tom Batha said that these concerns can be addressed with Mr. LeBlanc.

Mr. Barie asked if the Village issues Mr. LeBlanc a Permit and he does drop the ball a year from now does the permit expire and was told NO. He then asked if there are any stipulations that can be put on the permit and was told that the Board does have the power to place conditions. Discussion followed.

Charles Roush made a motion to table this Public Hearing again to the next meeting being held on the 22<sup>nd</sup> of September; Seconded by Shirley Hall; AYE CARRIED

**COMMUNICATION:**

None

**NEXT SCHEDULED MEETING:**

The next scheduled meeting is September 22, 2014

**ADJOURNMENT:**

Shirley Hall made a motion to adjourn at 5:35 p.m.; Seconded by Charles Roush; AYE CARRIED

Respectfully Submitted,

A handwritten signature in cursive script that reads "Carol A. Hanfield".

Carol A. Hanfield

Planning Board Secretary