

# Massena Town Planning Board

MASSENA, NEW YORK

## MINUTES FOR REGULAR JULY MEETING

**Date/Time:** July 22, 2021

**Place:** Town Hall  
Building 60  
Main Street  
Massena, NY 13662

**Present:** Vance Fluery, Scott Rogers, Jerry Fregoe

**Via- Telephone / Video Conference:** Via Telephone – David Grant

### APPROVAL OF MINUTES

*Minutes of Regular Meeting May 27<sup>th</sup> 2021:*

The board reviewed the draft meeting minutes of the May 27<sup>th</sup> meeting.

**MOTION** made by Scott Rogers to accept and approve the Planning Board Minutes from the previous meeting as presented. Jerry Fregoe seconded the motion. The vote was: YES-3, NO-0 at 5:02 PM.

### SITE PLAN REVIEW

**Sylvanus Paul Supernault**

Site address:

359 East Orvis Street ( Tax Map #10.045-3-5, Zoned H-C )  
Massena, NY 13662

**Intended use of Land and/or Building:** To repurpose existing “Edge of Town Auto” small business lot to operate an automobile, camper and boat retail sales.

Discussion/Questions/Concerns:

- There was discussion about the roadway and driveway around the building. Everyone felt comfortable with the distances and spacing of vehicles.
- There was discussion about the lack of a designated handicap parking slot on the drawing. Owner agreed to designate one of the spots on the drawing labeled “ Customer Vehicle Parking #3” as handicap.
- Dave Grant mentioned about proper lighting around the business. There is one existing light pole near the road edge that will be refitted with two street lights managed by MED (Massena Electric Department).
- There was discussion about the number of items being sold on the lot and whether there needed to be a limit set. The drawing would indicate a total of 20 salable items and a few spots for service vehicles. No decision was made on limiting the numbers.
- Vance did review the St. Lawrence County MOU for the project and they did not have any issues with site plan.

**MOTION** made by Scott Rogers to accept the site plan for the Supernault Car/Camper/Boat sales Site Plan . Jerry Fregoe seconded the motion.

The vote was: YES-4, NO-0, at 5:15 PM.

**PRELIMINARY SITE PLAN REVIEW**

**Frozen Frenzy (TBD) - Rage Room & Ice cream**

Site address:

2241 State Highway 420 ( Tax Map #16.035-4-7, Zoned N-C )  
Massena, NY 13662

**Intended use of Land and/or Building:** To repurpose existing building into a Recreational and Entertainment facility with Rage Rooms and Ice Cream sales.

Discussion/Questions/Concerns:

- There was no representative from the project present at the meeting.
- The board had many unanswered questions.
- There was discussion about what a Rage Room is. David Grant had seen some examples of this and explained. Rage rooms are rooms that allow customers to release pent up anger and aggression, to let loose, and to be entertained!
- Hours of operation were stated to be Thursday through Monday 12:00pm – 8:00pm or

9:00pm (TBD)

- The business plan is to start with the Rage Rooms and then build the business into an ice cream, Soda, milkshake and possibly food at some point.
- Board members had questions about vehicle traffic for customers and for bringing in new smashable items and the need to have a waste stream pickup to get rid of all the broken items. Where would those waste receptacles be located and how would they get picked up.
- There was no action taken on this project since there was many unanswered questions.

### **ADJOURNMENT**

**MOTION** made by David Grant to adjourn the meeting, Scott Rogers seconded the motion. The vote was: YES-4, NO-0 at 5:36 PM.

The meeting was adjourned at 5:36pm.

Respectfully submitted,

David W. Grant, Secretary