

Massena Town Planning Board

Massena, New York

MINUTES FOR REGULAR AUGUST MEETING

Date/Time: August 19, 2021

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

Present: Vance Fleury, Shawn Burke, Scott Rogers, Jerry Fregoe

Absent: Dave Grant

APPROVAL OF MINUTES:

START OF MEETING:

MOTION made by Scott Rogers to start the meeting. Jerry Fregoe seconded the motion. The vote was YES-4, NO-0 at 5:01 PM

ENVIRONMENTAL ASSESSMENT FORM REVIEW:

Confluent Energies Inc. – Greenhouse

Site address:

45 County Route 42 (Tax Map #10.001-1-34 & 10.001-1-35)
Massena, NY 13662

Full Environmental Assessment Form was received and reviewed.

MOTION made by Scott Rogers for the Massena Town Planning Board to take the role of Lead Agency. Shawn Burke seconded the motion. The vote was YES-4, NO-0

MOTION made by Shawn Burke to accept the Full Environment Assessment Form that was prepared by Beardsley Architects + Engineers. Scott Rogers seconded the motion. The vote was YES-4, NO-0

SITE PLAN REVIEW:

Frozen Frenzy (TBD) - Rage Room & Ice cream, Jason and Amber Fetterly

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:

- Vance Fleury asked about flow path of trucks. Jason Fetterly said they will keep dump trailer out back and clarified that will be no drive-through.
- Jerry Fregoe asked about the seasons of operation. Jason Fetterly replied that the rage room will be in operation year-round.
- Scott Rogers asked about tenants. Jason Fetterly responded that they will have two tenants and four parking spaces for those tenants.
- Vance Fleury asked about a plan to start. Jason Fetterly replied that they will try to get ice cream going this year along with a Pepsi and milkshake machine.
- Scott Rogers asked about the items that will be used in the rage room. Jason Fetterly replied that there will be no big TVs, they will use dishes, old doors, vases. Patrons will have face shields and helmets with metatarsal boots. There will be no swords or axes. This will encourage folks who have anger issues.
- Scott Rogers asked about a dump trailer for hauling the trash away. Jason Fetterly replied that he has one coming with a top on it.
- Jason Fetterly stated that three layers of sheathing is being installed on the inside of walls.
- Vance Fleury reviewed the Environmental Short Form and discussed accepting lead agency role.

MOTION made by Shawn Burke for the Massena Town Planning Board to be the Lead Agency. Scott Rogers seconded the motion. YES-4, NO-0

MOTION made by Scott Rogers to approve the short form. Shawn Burke seconded the motion. YES-4, NO-0

- Vance Fleury asked about the traffic flow of the site. Jason Fetterly responded that there will be one way in and the other way out. There is lots of parking out back for overflow.

- Shawn Burke asked about a business sign. Jason Fetterly stated that they will stay within code size.
- Jerry Fregoe asked about a sign on the building. Jason Fetterly stated that this will also stay within code.
- Vance Fleury asked about lighting. Jason Fetterly stated that there will be two lights, one on the peak and one on the side of the building.
- Vance Fleury asked about lighting on the sidewalk. Jason Fetterly responded that they will have sidewalk exits that will comply with code.
- Code Officer Justin Niles noted that in a non-commercial district, the maximum sign size is 64 square feet and can be mounted no greater than 16 feet above ground. He also stated that a maximum of two signs are allowed, excluding directional signs.
- Shawn Burke asked about the size of the rage rooms. Jason Fetterly stated they will be 10 feet by 12 feet, and there will be cameras in the rooms.
- Code Officer Justin Niles stated that the B Occupancy limit for the building (inside) including workers, is limited to 49 persons.
- Scott Rogers asked if there would be tables outside. Jason Fetterly stated that they may expand off the side of the building with a 16-foot lean-to in the future, if code allows.
- Jason Fetterly stated that tentative hours of operation are 11 am to 9 pm. He stated that they will have a light at each door, as well as both peaks of the building. He also stated that there will be cameras outside as well.

MOTION made by Scott Rogers to approve the Site Plan for Frozen Frenzy Rage Room and Ice Cream. Shawn Burke seconded the motion.
YES-4, NO-0

ADJOURNMENT:

MOTION made by Jerry Fregoe to adjourn the meeting. Shawn Burke seconded the motion. The VOTE was YES-4, NO-0

The meeting was adjourned at 5:45 pm.

Respectfully submitted,

Jerry Fregoe