

Massena Town Planning Board

MASSENA, NEW YORK

MINUTES FOR REGULAR MEETING, November 26, 2019

AT THE TOWN HALL

REGULAR MEETING

The regular meeting was opened at 5:01 PM with 5 Planning Board members present (Grant, Fluery, Fregoe, Rogers, Burke)

APPROVAL OF MINUTES

Minutes of Regular Meeting July 18th 2019:

The board reviewed the draft meeting minutes of the July 18th meeting.

MOTION made by Rogers to accept the minutes as presented. Fregoe seconded the motion, and the motion passed by a unanimous 5-0 vote.

Preliminary SITE PLAN REVIEW

Eric Thrana (Former Guys Diner Location)

Site address:

22 Highland St. (Tax Map #10.045-1-7.1)
Massena, NY 13662

- There was discussion about setbacks, and the fact that property is not owned by same owner.
- There was discussion on the proposed use being a diner
- Layout does not show parking, handicap parking, etc...
- Layout does not show streetlights, or parking lot lights
- Layout does not show any proposed or existing signage
- Layout does not show property lines.
- The proposed building addition is encroaching over the property

- At approximately 5:12pm, Joe enters the meeting. I am unsure of Joe's last name since he did not sign in on the roll-call sheet. Joe was representing the Site Plan project.
- He had a property map which showed different ownership ,then what the committee had.
- Joe also brought a much more detailed layout showing some parking arrangements, but still lacked the detail the planning board needs.
- There was discussion about fire doors in the building staying the same.

- Joe indicated that there are plans of opening the new business at the end of March 2020.

MOTION made by Grant to table the site plan review until all documentation is provided for the Eric Thrana site plan review. Rogers seconded the motion. Motion passed unanimously 5-0.

Solar Law Review

- There was discussion about heights of solar systems. The need to specify height limits for both ground mounted and rooftop mounted systems.
- There was discussion about the definition of a solar system. D. Grant asked what specifications are needed in-order to determine if this law pertains to a small hobby set-up. D. Grant mentioned that he has friends that have small systems that operate electricity for a camp, and would those systems have to follow this law?
- There was discussion that the proposed solar law was headed to the St. Lawrence County group for review and comments. Plan was to wait for comments to return from them and continue our discussion at our next planned meeting.

ADJOURNMENT

MOTION made by Grant to adjourn the meeting, Burke seconded the motion. Motion passed unanimously with a 5-0 vote.

The meeting was adjourned at 5:55pm.

Respectfully submitted,

David W. Grant, Secretary

A handwritten signature in cursive script that reads "David W. Grant". The signature is written in black ink and is positioned below the typed name "David W. Grant, Secretary".