

TOWN PLANNING BOARD

MASSENA, NEW YORK

MINUTES FOR REGULAR MEETING, December 20, 2018

AT THE TOWN HALL

REGULAR MEETING

The regular meeting was opened at 5:00PM with 4 Planning Board members present (Grant, Rogers, Fluery, Burke)

APPROVAL OF MINUTES

Minutes of Regular Meeting November 15th 2018:

The board reviewed the draft meeting minutes of the November 15th meeting.

MOTION made by Rodgers to accept the minutes as presented. Burke seconded the motion, and the motion passed by a unanimous 4-0 vote.

SITE PLAN REVIEW

Blevins Seaway Marine and RV

Site address:

528 CR 42 (Tax Map #10.001-8-3 N-C)
Massena, NY 13662

- Vance explained that there was some activity being worked on to modify/add some language to the town zoning code to address this project. Vance explained that the activity was based on St. Lawrence County Planning board's recommendation.

MOTION made by Grant to table the Blevins Seaway Marine and RV site plan . Rodgers seconded the motion. Motion passed unanimously 4-0.

SITE PLAN REVIEW

Bruce Green's Auto Sale & Repair

Site address:

6 Alcoa Road (Tax Map #10.045-3-3 H-C)
Massena, NY 13662

- Vance asked if they would be repairing and selling cars at the location. Bruce indicated that he would be selling and repairing.
- Sign will be the same size and location 4' x 8' sheet of Plexiglass with sticker decals on it. Sign will not be lit.

- Vance asked about hours of operation, Bruce answered with 8am – 5pm.
- Grant then asked for clarification on hours of operation since the letter of intent submitted stated 9am start. Bruce indicated that was an error and that start time would be 8:00 am
- Grant asked about lot lighting. There was discussion that there is existing street lighting and some light fixture on the canopy of the building.
- Rogers asked about how many cars will be on the lot for sale at any given time. Bruce indicated that there could be 8-10 cars.
- Discussion about access to the site from two different streets.
- Handicap parking spot is indicated on the drawing.
- Code officer Walt Bean mentioned that there is a St. Lawrence Gas blow off station in the rear of the site and need to be cautious about placing snow.
- Code officer Walt Bean asked about public restroom in the building. Bruce indicated that they would have restroom and that he is all set.

MOTION made by Grant to approve the Bruce Green’s Auto Repair site plan with the following conditions:

- 1) There is to be no more than 20 cars total on the site either being sold or repaired at any given time

Burke seconded the motion. Motion passed unanimously 4-0.

SITE PLAN REVIEW

Photo’s By Lilly

Site address:

333 Pontoon Bridge Rd (Tax Map #9.02-1-2.2 R-A)
Massena, NY 13662

- Rogers asked if the whole garage area was going to be where her studio and gallery is to be located, Lily replied Yes.
- Vance asked about how many people she might expect to be in the studio or gallery at one time. Lily replied possibly 6-7 people.
- Walt Bean asked about the nature of the business on the site. Vance explained that it is a photo studio and art gallery.
- Grant asked for clarification on an aerial photo obtained from Google Maps. Lily explained where her house and garage are located.
- Walt Bean inquired about maximum occupancy in the structure and explained that the max number will be calculated on how the business is classified and the square footage.
- Lots of parking
- Discussion about site lighting and the need for it based on hours of operation.

MOTION made by Grant to approve the Photo’s by Lilly site plan . Rodgers seconded the motion. Motion passed unanimously 4-0.

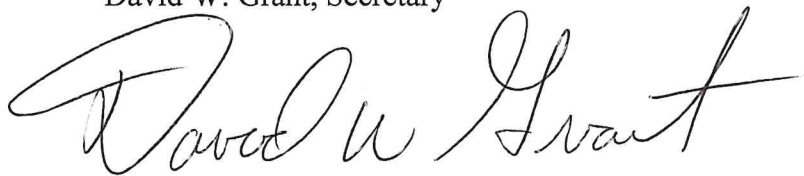
ADJOURNMENT

MOTION made by Grant to adjourn the meeting, Rodgers seconded the motion. Motion passed unanimously with a 4-0 vote.

The meeting was adjourned at 5:22pm.

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.