

Paul O'Leary
Planner

Samantha Davies
Clerk



JOINT PLANNING BOARD MEMBERS

Shawn Stuart – Chairman
Doug Bencze
Tom Maroun
James Merrihew
Scott Snyder
Dave St. Onge
Jan Yaworski

120 Demars Blvd, Tupper Lake, NY 12986
Phone (518)359-3580 Fax (518)359-2634

Meeting Minutes

JOINT PLANNING BOARD PUBLIC HEARING AND MEETING January 23, 2019 AT 7:00 PM

At 7:00 PM Stand for Pledge of Allegiance

Present

Doug Bencze James Merrihew Tom Maroun
Scott Snyder Jan Yaworski

Absent

Dave St.Onge Shawn Stuart

Attendees:

Dan McClelland **Andrew McClelland** **Mike McNally**
Garrett Kopp **Pete Edwards** **Andrew Chary**

1. **Public Hearing:** Applicant Mike McNally is requesting a Special Review Use for fungus product processing, retail business, professional offices and residential dwelling space located at 83 Park Street.
 - a. **Mr. McClelland** stated that the project would take part in rejuvenating park street, which hasn't happened in a long time.
 - b. **Mr. O'Leary** received an email from Jim LaValley in support of the project
2. **Open Regular Meeting**
3. **Discussion/Action:** Applicant Mike McNally is requesting a Special Review Use for fungus product processing, retail business, professional offices and residential dwelling space located at 83 Park Street.
 - a. **Ms. Yaworski** asked about exterior lighting and signage.
 - i. **Mr. McNally** stated not at this point. Information was sent from Mr. O'leary about any signage and lighting.
 - b. **Mr. Snyder asked** about the parking in regards to the residential space.
 - i. **Mr. McNally** stated there currently is one parking spot directly behind the building.
 - c. **Mr. Snyder asked** where the tenants would be parking. The space currently is not very big.
 - i. **Mr. Kopp** state that he is the current tenant and two cars can park there off the road, comfortably.
 - d. **Mr. Bencze** stated that it is good to see something in that building.
 - e. **Mr. Maroun** asked if the chaga (fungus production) was mainly in the basement.
 - i. **Mr. Kopp** explained that it is in the basement with a tea bar upstairs in the store.
 - f. **Mr. Merrihew** asked if the basement was open to the public.
 - i. **Mr. Kopp** stated that it is not open to the public.
 - g. **Mr. Merrihew** stated the Adirondack Store in LP is the one setting up in the building here.
 - i. **Mr. Kopp** confirmed yes it will be a branch of it.
 - h. **Ms. Yaworski** asked when will the signs be available for review.

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- i. **Mr. Kopp** explained he could contact the owner of the Adirondack Store in Lake Placid and confirm. Possibly have then put up in April and the store open in May.
- i. **Ms. Yaworski** asked that they draw up the signage before hand to bring before the board.
- j. There was discussion that the board approve the permit with the condition that the signage and lighting be brought to the planning board for review and approval before April as the planning board only meets once a month, so that there was not a delay.
- k. **Mr. Snyder** asked what the Adirondack store was selling.
 - i. **Mr. Kopp** stated they sell high end furniture, art, antiques and Adirondack gift store type merchandise.
- l. **Mr. Merrihew** stated that it is a great project in a great building and hopes that it is successful.

Motion to Approve: Mr. Bencze with the conditions that plans for signage and lighting be brought to the planning board for review and approval.

Motion Seconded By: Ms. Yaworski

All in Favor: Mr. Bencze, Mr. Merrihew, Mr. Maroun, Mr. Snyder and Ms. Yaworski

Absent: Mr. St. Onge & Mr. Stuart

4. Preliminary Review: Applicants Andrew and Faith McClelland, principals of Chum House LLC are requesting a Special Review Use for 115 Park Street (former exercise center) with multiple uses, as follows:

- a. 2700 f² retail use/mini café (700 f²) to the rear of the shop
- b. 6000 f² Screen printing and sign production use (2000 f² street level and 4000 f² basement area).
- c. 2400 f² Residential apartment use (two 1200 f² apartments)
- d. Mr. McClelland explained that Spruce & Hemlock would be going into the side of the building where the gym used to be. Faith would like to turn the back of the building into a kitchen for a bakery approximately in 2021. On the other side where Joy Photography was, is where Stacked Graphics would occupy and maybe save room up front for something. Both floors would be for stacked graphics production and storage.
- e. Mr. Snyder asked if they would consider selling hats and clothing upfront.
 - i. Mr. McClelland said they would consider it possibly in the future, not currently.
- f. Mr. Merrihew asked about dressing up the front windows.
 - i. Mr. McClelland explained that a wall would most likely be created to hide all the production and make the front look nicer.
- g. Mr. Snyder asked about the apartment in the back.
 - i. Mr. McClelland stated that the larger back apartment is nice and livable. The front apartment is currently gutted. They are applying for the Main Street Grant through the village to hopefully redo the front apartment.
- h. Mr. Merrihew asked about the parking in the Alley.
 - i. Mr. McClelland stated that currently there is only one space for at most two small cars. The current tenants have worked out a deal with the neighboring building owner for parking. Currently there is no parking for front apartment.
- i. Mr. Merrihew advised Mr. McClelland that the more information that can be provided when bringing the plans back to the planning board for review and approval the better.

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Set Public Hearing February 27, 2019

5. Approve Minutes: 11-28-2019
Motion to Approve: Mr. Merrihew Motion Seconded By: Mr. Bencze
All in Favor: Mr. Bencze, Mr. Merrihew, Mr. Maroun, Mr. Snyder and Ms. Yaworski
Absent: Mr. St. Onge & Mr. Stuart

6. Anything Else: Paul O'Leary – Town Code Enforcement Officer - None
Pete Edwards – Village Code Enforcement Officer - None

7. Meeting Reminder: 2-27-2019

8. Motion to Adjourn.

Motion to Approve: Ms. Yaworski Motion Seconded By: Mr. Bencze
All in Favor: Mr. Bencze, Mr. Merrihew, Mr. Maroun, Mr. Snyder and Ms. Yaworski
Absent: Mr. St. Onge & Mr. Stuart