

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 February 27, 2019 AT 7:00 PM

At 7:00 PM Stand for Pledge of Allegiance

**Present**

Doug Bencze      James Merrihew      Tom Maroun  
Dave St. Onge      Shawn Stuart      Jan Yaworski

**Absent**

Scott Snyder

**Attendees:**

Andrew McClelland      Dan McClelland  
Pete Edwards

- 1. Public Hearing:** 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 f<sup>2</sup> retail use/mini café (700 f<sup>2</sup>) to the rear of the shop
- b. 6000 f<sup>2</sup> Screen printing and sign production use (2000 f<sup>2</sup> street level and 4000 f<sup>2</sup> basement area).
- c. 2400 f<sup>2</sup> Residential apartment use (two 1200 f<sup>2</sup> apartments)
  - i. Mr. O'Leary Stated there were no comments through email, mail or phone.
  - ii. Mr. McClelland (Dan) stated he had previously written and editorial on the applicants.
  - iii. Mr. Edwards stated it was good to see buildings with new owners following their dreams. They have a great business plan.

**2. Open Regular Meeting**

- 3. Discussion/Action:** 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 f<sup>2</sup> retail use/mini café (700 f<sup>2</sup>) to the rear of the shop
- b. 6000 f<sup>2</sup> Screen printing and sign production use (2000 f<sup>2</sup> street level and 4000 f<sup>2</sup> basement area).
- c. 2400 f<sup>2</sup> Residential apartment use (two 1200 f<sup>2</sup> apartments)
  - i. Mr. Merrihew started with, this is a great project and asked if anything was being done to the exterior of the building.
  - ii. Mr. McClelland presented a rough draft to the board with ideas for the signs and described the lighting that would be used. It would be Dark Sky compliant.
  - iii. Mr. Merrihew asked about the store front for Stacked Graphics and the public coming in off the street.
  - iv. Mr. McClelland stated that the front door would currently lead to their office. The front windows will be decorated, most likely with Spruce and Hemlock merchandise. There would be a wall between the office and the production so that if someone walked in they wouldn't see all the equipment.
  - v. Mr. Merrihew asked, what if someone came off the street and wanted to order something?
  - vi. Mr. McClelland stated they would be able to come in and order something, the production would

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

- possibly in the future me moved to the basement and something else occupy the space.
- vii. Mr. Merrihew asked if the store would be advertised in both windows.
  - viii. Mr. McClelland replied with most likely.
  - ix. Mr. Merrihew asked if the 2<sup>nd</sup> story apartments were still apart of the plan.
  - x. Mr. McClelland replied with yes and that they were going to apply for the main street grant to help with the apartments and the façade of the building which needs some work.
  - xi. Mr. Bencze stated it is a good project and looks great
  - xii. Ms. Yaworski asked what the move in date would be.
  - xiii. Mr. McClelland responded with Stacked Graphics is currently in there now and the store would re open sometime in May.
  - xiv. Mr. St. Onge was glad to see another store front on the main street and a two young entrepreneur's making it in Tupper Lake.
  - xv. Mr. Maroun agreed it was a great project.
  - xvi. Mr. Stuart agreed it was a great project.
  - xvii. Mr. McClelland stated that moving to main street is helpful as the previous location was hard to appeal to customers. It will be easier to attract new customers on the main street.

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

**4. Approve Minutes: 1-23-2019**

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

**5. Anything Else: Paul O'Leary – Town Code Enforcement Officer  
Pete Edwards – Village Code Enforcement Officer**

**6. Meeting Reminder: 3-27-2019**

**7. Motion to Adjourn.**

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