

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 August 28, 2019 AT 6:00 PM

Present:

Doug Bencze Tom Maroun
Scott Snyder Jan Yaworski

Absent:

James Merrihew Dave St. Onge
Shawn Stuart

Present:

Kirk Gagnier Molly Shubert Hann
Dan McClelland Pete Edwards

1. **Public Hearing:** Applicant Jodi Denton is requesting a special review use for a multi-family dwelling at 263 Park street.
 - a. **No Public Inquiries**
2. **Open Regular Meeting**
3. **Discussion/Action:** Applicant Jodi Denton is requesting a special review use for a multi-family dwelling at 263 Park street.
 - a. **Table to 9/25/2019 Meeting**
4. **Discussion/Action:** Applicant, The Estate of Joyce S. Amell, represented by Kirk Gagnier, is requesting a 5-lot major subdivision at 429 State Route 3.
 - a. **Mr. Gagnier** presented the plans to the board, explaining the large lot is being divided and some parcels are being merged with existing surrounding properties. This only creates 5 new lots. These lots are subject to APA permits, which is currently in process.
 - b. **Mr. O'leary** asked if the existing lots were being merged into lots with existing septic and dwellings.
 - c. **Mr. Gagnier** explained that no new septic systems or dwellings were being created with the merge. These lots already had the existing septic and dwellings on them. In the future if the lots are to be subdivided, they are subject to the APA and the Village & Town Joint Planning board.
 - d. **Mr. McClelland** are the lots in a district?
 - e. **Mr. Gagnier** explained the lots are not in a current district. They can have public water but are not mapped in either.
 - i. **Motion to designate chairwoman sign in the absence of the Chairman to Approve Resolution Permitting Subdivision**
Motion to Approve: Mr. Bencze Motion Seconded By: Mr. Maroun
All in Favor: Mr. Bencze, Tom Maroun, Scott Snyder and Ms. Yaworski
Absent: Mr. Merrihew, Mr. St. Onge & Mr. Stuart
5. **Discussion/Action:** Applicant, Debby Gagnier is requesting a special review use for a Tanning Salon at 127 Park Street.
 - a. **Mr. Gagnier** presented Ms. Gagnier's plans for a Tanning Salon to the board. The location is where Montgomery Wards and a Radio Station used to reside. It is 1200 sq ft of space to be divided in to 3 tanning rooms, 1 spray tanning booth and later there will be a Himalayan salt therapy room as well as hydro therapy. The building needs new electric and flooring. Mr. Gagnier presented a potential sign for

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now until the grant for renovating the front comes through. When the grant comes through the façade will be upgraded and become parallel to the street and not at the current angle. The sign will not be lit so there is and if the need to light sign arises; it will be down light compliant. Hours of operation will be standard Monday through Friday and some Saturday hours.

- b. **Ms. Yaworski** asked what the grant would be for.
- c. **Mr. Gagnier** as stated explained it will be to upgrade the façade. The slant will be brought forward. The old brick and barnwood will be replaced with some stone similar to the existing them down the street. Windows will be changed. Other than the services small retail items such as water, glasses and some tanning lotions will be sold.
- d. **Mr. Snyder** commented it is great to have new things on the main street.
- e. **M. Yaworski** agrees with Mr. Snyder.
- f. **M. Maroun** it is good to fill a vacant building.

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

- 6. **Discussion/Action:** Applicant, Steven Denis represented by Molly Shubert Hann Esq., is requesting a 2-lot minor subdivision at 86 Country Club Road.
 - a. **M. Shubert Hann** presented the 2-lot minor subdivision to the board. The property will be divided in to two equal lots and one lot will remain vacant at this time.
 - b. **Mr. O'Leary** commented that there is sewer and water for the location of the land.

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

- 7. Approve Minutes: 5-22-2019 & 7-24-2019 Meeting Minutes

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

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

- 9. Meeting Reminder: September 25, 2019

- 10. Motion to Adjourn.

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