

RECEIVED
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**Town/Village of Lowville Planning Board
Regular Meeting
Wednesday, November 20, 2019
7:00 P.M.**

BY:
The meeting was called to order by Chairperson Dan O'Brien at 7:00 p.m.

1. The Town/Village of Lowville Planning Board met on this date and a roll call of attendance showed the following members present:

Suzanne Peters Daniel O'Brien Jeff Sauter Rebecca Kelly
Henry Avallone Donald Cooke, Alt. Lisa Hetzner, Alt.

Others present: Meghann Hellinger, Applicant; Thomas Giles, Applicant Representative; Michael Lyndaker, Applicant; Amos Lyndaker, Applicant Representative; Brian Lyndaker, Applicant Representative; Brandon Hellinger, Applicant; Ruth Larabee, Town Council Member; Kathy Manning, Administrative Assistant/Town Zoning Officer

2. Reading and Approval of Minutes
October 23, 2019

A MOTION was made by Rebecca to approve the minutes as written. The motion was seconded by Suzanne. All members in favor. Motion carried.

3. Communications and reports.

- a. Corrected draft "Rules of Conduct" – Tabled

- b. Tim Widrick, Village of Lowville Trustee – Tabled

- c. Proposed meeting dates for 2020.

There was discussion that the March meeting should be corrected to reflect March 25, 2020. There was discussion regarding the July meeting which conflicts with the Lewis County Fair. It was determined July 29, 2020 would be a better option. There was discussion regarding the December meeting date options. It was decided to keep the December 16, 2020 date.

- d. Planning Board News

The chair asked if everyone had received a copy. All acknowledged they had.

4. Unfinished Business:

None

5. New Business:

~~a. Application SD2019-13, submitted by Maple Run Homes, Inc., requesting minor subdivision approval to convey 0.9183 +/- acres, 0.9184 +/- acres and 0.9184 +/- acres from 16.2 +/- acres in accordance with the Code of the Town of Lowville, Chapter 240 in an AG Zone. The parcel is owned by Allen and Elaine Matuszszak, located on the North Side of Ebbly Road, Town of Lowville, New York, tax parcel number 195.00-01-48.310.~~

Effective November 12, 2019, the above application has been permanently withdrawn.

b. **Application SP2019-5**, submitted by Meghann Hellinger dba The Batman Draft House, requesting a special use permit to operate a Restaurant/Bar in accordance with Village of Lowville, Chapter 201, Articles X and XI in a VC Zone. The parcel is owned by Conifer Bateman Associates, located at 7574 South State Street, Lowville, New York, tax parcel number 212.11-06-04.100.

There was discussion regarding the location inside the Bateman of this project. There was discussion regarding the proposed sign and its location on the window. There was discussion regarding that all items are exiting and that there will be no changes to the interior or exterior of the building other than the window sign.

The application and its contents were reviewed by the board. Items A-Y were reviewed by the board. The Site Plan Review form was completed by the board through item 18.

The SEQR short form was reviewed by the board with Parts 2 and 3 being completed. A MOTION was made by Suzanne to deem Application SP2019-5 and unlisted action and issue a negative declaration for environmental significance.

A MOTION was made by Jeff to deem Application SP2019-5 complete, refer the application to the County Planning Department and schedule the public hearing for January 22, 2020. The motion was seconded by Henry. All members in favor. Motion carried.

c. **Application SP2019-4**, submitted by **MJL Crushing, LLC**, requesting a special use permit to expand an excavation business in accordance with the Code of the Town of Lowville, Chapter 250, Articles X and XII, et al in an AG Zone. The parcel is owned by MJL Crushing, LLC, located on State Route 26, Town of Lowville, New York, tax parcel number 195.00-04-07.000.

Mr. Giles provided the board with color maps of the project. There was discussion regarding the NYS DEC's role in the application, SEQR, setbacks and required fencing.

Items A-Y were reviewed by the board. The Site Plan Review form was completed by the board through item 18.

The SEQR was reviewed and completed by NYS DEC a copy of which is included with the original record.

A MOTION was made by Rebecca to deem Application SP 2019-4 complete, refer the application to the County Planning Department and schedule the public hearing for January 22, 2020. The motion was seconded by Henry. All members in favor. Motion carried.

6. Adjournment

A MOTION was made by Henry to adjourn the meeting. The motion was seconded by Jeff. All members present in favor. Motion carried. The meeting adjourned at 8:04 p.m.

Submitted by,

A handwritten signature in blue ink that reads "Katharine B. Manning". The signature is cursive and includes a stylized flourish at the end.

Katharine B. Manning
November 21, 2019

Note: These minutes have been transcribed from a recording. The minutes are not a verbatim or quoted version; they are rather a documentation of the meeting with motions and resolutions included.

