

Town/Village of Lowville Planning Board
Regular Meeting
Wednesday, June 23, 2021
7:00 P.M.

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BY: AM.....

The meeting was called to order by Vice Chairperson Suzanne Peters at 7:01 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 in person or via Zoom:
Suzanne Peters Jeff Sauter Rebecca Kelly Henry Avallone
Donald Cooke, Alt.
Absent: Daniel O'Brien, Lisa Hetzner

Others present: Chris Kain, Applicant; Kathy Manning, Administrative Assistant/Town Zoning Officer

2. Reading and Approval of Minutes – May 26, 2021
A MOTION was made by Jeff to approve the minutes as written. The motion was seconded by Rebecca. All members present in favor. Motion carried.
3. Communications and reports.
Kathy indicated she would like to discuss the Journey PT situation after the public hearing.
4. Old Business:
 - a. The public hearing is for **Application SPA2021-2**, submitted by **Christopher and Jennifer Kain d/b/a Foothills Market, LLC**, requesting site plan review approval to convert a motel to a retail business in accordance with Town of Lowville, Chapter 250, Article X, Site Plan Review in a CB-R Zone. The parcel is owned by Foothills Market, LLC, located at 7713 State Route 12, Town of Lowville, New York, tax parcel number 194.00-02-26.111.

The board members present were supplied with a copy of the recommendations by the County Planning Department.

The public hearing was opened at 7:05 p.m.

There was discussion regarding the NYS DOT situation with projects on state roads. Kathy indicated she had spoken with Tom Compo at the NYS DOT regarding this project and general regulations. Kathy indicated she would advise applicants on state highways, in the future, to contact NYS DOT driveway department and signs for all projects. Kathy provided the members present with a revised planting schedule. Everyone had an opportunity to view the revisions. There was general discussion regarding the regulations and if this plan met the criteria in the zoning law. It was determined the plan does meet the criteria.

The public hearing was closed at 7:22 p.m.

A MOTION was made by Jeff to approve Resolution SPA2021-2. The motion was seconded by Henry. All members present in favor. Motion carried. A copy of the resolution is included in the original record and with these minutes.

Kathy supplied the board members present with copies of the letter supplied to Amber Astafan from Journey PT that had been e-mailed previously. Kathy indicated she had spoken with Ms. Astafan. Ms. Astafan had contacted her engineer, Steve Olmstead, who will be supplying a revised planting schedule. It will be up to this board to determine if the planting completed by Ms. Astafan meets the criteria in the zoning law. Ms. Astafan indicated to Kathy she will not be doing any more planting is unconcerned if she receives a Certificate of Compliance or Occupancy.

5. New Business:

Kathy indicated she believes there will be two minor subdivision applications for the Number Three Wind Project for the July meeting. There was discussion regarding the potential for Dan to recuse himself on these applications if he has a financial interest with Number Three Wind.

Rebecca indicated she will not be available for the July meeting.

6. Adjournment

A MOTION was made by Rebecca to adjourn the meeting. The motion was seconded by Henry. All members in favor. Motion carried. The meeting adjourned at 7:37 p.m.

Submitted by,



Katharine B. Manning
June 24, 2021

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.

At a Regular Meeting on June 23, 2021, the Town/Village of Lowville held a public hearing in reference to the following application at the Town Offices, 5533 Bostwick Street, Lowville, New York

The public hearing was opened on June 23, 2021 at 7:05 and closed at 7:22

A **MOTION** was made by Jeff to Approve/Disapprove/Approve with conditions Application SPA2021-2.

BE IT RESOLVED, the Town/Village of Lowville Planning Board Approves/Disapproves/Approves with conditions Application **SPA2021-2**, submitted by **Christopher and Jennifer Kain d/b/a Foothills Market, LLC**, requesting site plan review approval to convert a motel to a retail business in accordance with Town of Lowville, Chapter 250, Article X, Site Plan Review in a CB-R Zone. The parcel is owned by Foothills Market, LLC, located at 7713 State Route 12, Town of Lowville, New York, tax parcel number 194.00-02-26.111.

Further, the Town/Village of Lowville Planning Board has reviewed all items in accordance with zoning and general municipal requirements. These requirements are reflected in the minutes of the May 26, 2021 planning board meeting. A public hearing was held on June 23, 2021, the application was deemed complete on May 26, 2021 in accordance with general municipal law. Further, in accordance with General Municipal Law, 239-m and l because the project is situated within 500 feet of a state highway, the application was referred to the County Planning Department for their recommendation which has been reviewed by this board and is included with the original record.

The motion was seconded by Henry. A roll call vote showed the following:

Suzanne Peters	(Y)	N	R	A	Daniel O'Brien	Y	N	R	(A)
Henry Avallone	(Y)	N	R	A	Rebecca Kelly	(Y)	N	R	A
Jeffrey Sauter	(Y)	N	R	A	Alt. Donald Cooke	(Y)	N	R	A
					Alt. Lisa Hetzner	Y	N	R	(A)

Motion Carried.

Suzanne Peters
Signature of Planning Board Chair

Y - Yea N - Nay R - Recusal Absent - A

