

Planning Board Meeting  
September 7, 2021

Present: Bob Salmon, Bob Lake, Scott Pellman, Andy Jones, Jeff Geer, Mayor Bough Martin, Trustee Baldwin, Bob Doss, Tom McCarthy, Allen Olmstead Canaan Realty, Mr. & Mrs. Bryan Bossert, Tom McCarthy

Absent: Karl Anderson, Joyce Newkirk

Chairman Salmon called the meeting to order at 7:00 p.m.

Robert Doss- 296 Genesee Street - Site Plan modification

Robert Doss appeared before the Board to discuss a modification to the site plan for 296 Genesee Street. He explained he had presented a modified drawing by Architect John Goodman to Code Officer Geer and was advised to come to the Planning Board to explain the change. Currently, there is approval for a new building on the lot behind the existing house. The two buildings are 44" apart, which the Board approved in 2018. Due to the inability to secure electric power from National Grid, the modification is to connect the two buildings to create a "chase" so that the electric power can be connected through the power at the house. There is currently natural gas to the new building, getting electric power from National Grid is the issue. The majority of the equipment for the new bakery building is natural gas powered, but some items require electric. The Board looked at the revised plan and requested that additional copies be provided, along with a Mylar print of the revision that are all stamped by the Architect. The Board asked about fire door and emergency exit. The asked about the power connection and a second electric panel box. Mr. Doss explained that all work will be to Code. The connection isn't the full width of the new building as the connection into the existing house will be done between an existing closet and bathroom. The rear bedroom of the house will be blocked off from the remainder of the house and the existing bathroom in the house would then be used for the bakery. This additional space would give more room in the bakery. The Board also discussed the exterior colors of the building. The building is painted gray, yellow and pink. The colors are not bright, but contrast the existing white house to draw attention to the bakery on Rouse Street. Upon the motion made by Andy Jones, seconded by Scott Pellman, the Board approves the 296 Genesee Street site plan modification for connecting the two buildings to enable electric power to be connected from the house to the bakery building, subject to the applicant providing a Mylar drawing and four copies that are all signed and stamped by Architect John Goodman (who also drew the original building plans). The Board also approves the color palette that is being used on the exterior of the new bakery building, grey, yellow and pink. All members present voting in favor.

Cannabis Comment

Robert Doss wanted to go on record as requesting the Village to opt out of the cannabis legislation. As a school teacher, he commented that keeping this out of the schools is important. There are already too many issues with smoking and vaping and many

schools are not set up to monitor these. He encouraged the Board to recommend opting out. He thanked the Board for their time.

#### Tom McCarthy - Fat Bottom Grill

Tom McCarthy appeared before the Board this evening to advise that he is planning to take over operation of the former Delphia's Restaurant /1812 Grill. He currently operates The Hamlet and the former Valley View Restaurant. He came before the Board this evening to ask about changing the existing projecting sign (1812 Grill) . He is looking to change the panel only and asked what colors the Board would approve. He had no drawing or color samples to show to the Board. His thought was the letters F B G's in lime green on a black background. The Board explained they would need a drawing, application and color samples to review. The Board would work with him when he had a drawing ready for review. Chairman Salmon commented that the Board could set a special meeting to review all signs that are being proposed for the exterior of the restaurant. Mr. McCarthy said he would like to open by October 13. Mr. McCarthy thanked the Board and will contact the Village when he has sign information ready. He commented that he would encourage the Village Board to opt in to the cannabis legislation.

#### Lot Line Adjustment - 496/498 Dyke Road

Allen Olmstead from Canaan Realty along with Mr. & Mrs. Bryan Bossert of 498 Dyke Road appeared before the Board this evening. Mr. Olmstead is presenting an application for lot line adjustment for a property owned by Armstrong at 496 Dyke Road. The plan is to add land from Bossert property to the Armstrong property. The Armstrong property is currently under contract for sale and there is a shed that is Armstrong's but is located partially on Bossert property. This adjustment would clear up that issue. The Board members reviewed the short form SEQR provided by Jody Armstrong -Estate of Anthony Armstrong and Mr. & Mrs. Bryan Bossert. Upon the motion made by Andy Jones, seconded by Scott Pellman, the Board declares themselves lead agency for purposes of SEQR and determine this to be an Unlisted Action, negative declaration. All members present voting in favor.

Upon the motion made by Andy Jones, seconded by Scott Pellman, the Board set a public hearing date of October 4, 2021 at 7 p.m. All members present voting in favor.

This application will need to go to Madison County Planning Board as the properties in question are on the municipal boundary of the Town of Sullivan and Village of Chittenango.

#### Crouse - Outdoor Storage

Jeff Geer advised that he had sent a second letter to the Jere Crouse Estate in regard to non-completed items on the site plan for the outdoor storage area. The letter gave the Estate 30-days to respond with the request for corrections and completion. They have not responded. This item will be placed on the agenda for the next Planning Board meeting. Secretary instructed to notify the Attorney.

### Cannabis Discussion

Mayor Bough Martin and Trustee Baldwin appeared before the Board this evening to review and explain information in regard to the recently passed State legislation on cannabis. They shared the information that was presented at the recent community forum held at Village Hall in regard to the legislation and also information they gathered from attending the recent NYCOM conference. There are two options that municipalities have to decide upon; either to opt in to the program or opt out. Both the Mayor and Trustee explained the research they had compiled about these two options. If a municipality decides to opt in, they can't (at this present time) opt out, but if a municipality opts out, they will be allowed to opt in in the future. The State hasn't set up a Committee or Commission to oversee this legislation and the information is not clear as to all impacts. The municipalities have to make a decision, as directed by the State, by December 31, 2021. The Village Board is requesting a recommendation from the Village Planning Board on whether to opt in or opt out. The people that attended the recent forum at the Village are split in their opinion on whether to opt in or opt out. Opting out would give the municipality time to research and make more informed decisions on those things that the municipality can set up parameters; i.e. location, district, the look of the structure, hours and days of operation (as long as they are reasonable). The question was asked if the Village sees this as an opportunity and/or an economic driver. The Mayor and Trustee excused themselves from the meeting and the Board continued to discuss the available options. The Board members all agreed to recommend to the Village Board that the Village opt out, which would give time to explore options and research the process. The Board didn't sense, from the information presented, enough compelling information to opt in. The Secretary was directed to draft a letter to the Village Mayor and Board recommending that the Village opt out of the cannabis issue at this time.

### Minutes

The Board members reviewed the minutes of August 2, 2021. Upon the motion made by Bob Lake, seconded by Andy Jones, the Board approved the minutes of August 2, 2021. All members present voting in favor.

### Next meeting

October 4, 2021

With no further business, meeting adjourned at 9:30 p.m. upon the motion made by Scott Pellman, seconded by Andy Jones. All members present voting in favor.

Respectfully submitted,

Jill A. Doss

PB Secretary