

Board Members Present:

__ Bill McGhie, Chairperson
__ Dan Freebern
__ William Siegle
__ Joe Turcotte

Others Present: Town Legal Counsel Leah Everhart, Bob Olson, Cheryl Erickson and Jamie Monroe

Meeting Called to Order: 7:00 PM

Pledge

Chairperson Bill McGhie read the new rules for Board meetings.

Review of Minutes: Joe Turcotte made a motion to accept the March 20, 2019 minutes as written. Second by Bill Siegle. **ALL AYES.**

NEW BUSINESS:

NEW BUSINESS:
File # 2019-02 SPR
Tax Map # 88.10-1-41
Cheryl Erickson/Jamie Monroe
6578 State Route 8
Brant Lake, New York 12815

Requesting a Site Plan Review for a Retail Business (less than 2,500 square feet)

Jamie Monroe spoke about her proposed online business that currently exists. She stated that she has an online business for health and wellness items, sells blankets, ponchos and retail clothing. Currently 85% - 90% is an online business but would like to have a shop location available as well.

Chairperson Bill McGhie asked about the parking at the site.

Jamie Monroe responded that most of the business is online so it would not be an issue and if anyone comes to the shop because it is by appointment only.

Dan Freebern asked Cheryl Erickson about the parking and how many parking spaces are available at the building. He also asked if the property across Route 8 could be used for parking.

Cheryl Erickson owner of the building responded that yes they own property across the road for additional parking.

Secretary Terri Katsch told Dan Freebern that Zoning Administrator Jim Steen went over today, Wednesday, June 19, 2019 to measure for parking and Jim stated that there are enough parking spaces for 4-5 parking spaces.

Dan Freebern asked if that included the property across State Route 8.

Secretary Terri Katsch responded that Jim did not specify if it included the property across State Route 8.

Dan Freebern asked Jamie Monroe if this an official online business with your own website.

Jamie Monroe responded yes she has an online business with a DBA.

Dan Freebern asked Jamie Monroe what her expectations are for the brick and mortar part of the business.

Jamie Monroe responded that she wants to keep the shop there and she is currently working on her Master's Degree for counseling in addictions and she finishes in September. After which time she will be doing counseling by appointment only at the property.

Chairperson Bill McGhie asked Jamie Monroe about deliveries of her products.

Jamie Monroe responded that she orders and picks up the orders herself and would not be receiving deliveries.

Chairperson Bill McGhie has concerns about cars leaving the parking lot and getting out on to route 8.

Dan Freebern stated he shares Bill's concerns however, it has been an issue over the years but there has never been a problem at the site and does not know of any accidents that have occurred at that site.

Joe Turcotte stated that this property is no different than the Post Office as far as danger or accidents at the site so he does not see the traffic being a concern for this property.

Dan Freebern asked the owner of the property, Cheryl Erickson about accidents at the site and she responded that she owned the building since 2005 and there has never been an accident in front of that building.

Bob Olson stated that he spoke with Zoning Administrator Jim Steen about the parking and Jim did not see any problems in the record for this location and he has no problems with this location as far as parking goes.

Chairperson Bill McGhie asked about signage and will if she be putting up any signs.

Jamie Monroe stated that she spoke with Jim Steen, Zoning Administrator and he would give her a Zoning Compliance Certificate for the signage as long as it would be the same size as the current sign.

Chairperson Bill McGhie asked if there will be any increase in septic use.

Jamie Monroe stated no.

Dan Freebern asked Jamie Monroe if she expects down the road to keep 85% of her business online or does she have plans to grow the business.

Jamie Monroe responded that down the road she will be offering recovery services by appointment only.

Dan Freebern asked if those sessions would be during daytime or evening.

Jamie Monroe responded that those sessions would be during daytime only and by appointment only.

Being no further questions or comments Dan Freebern made a motion to deem the application complete. Second by Bill Siegle. **ALL AYES.**

Chairperson Bill McGhie stated that it is at the Planning Board's discretion whether or not to hold a Public Hearing on this application.

Chairperson Bill McGhie asked Jamie Monroe how many people she would anticipate coming into the store.

Jamie Monroe stated that the customers that would come into the shop are done by appointment only and the payments are made online as well.

Chairperson Bill McGhie asked the Board members if they want to hold a Public Hearing.

Dan Freebern, Joe Turcotte and Bill Siegle all agreed that a Public Hearing will not be necessary and this will be held over until next month's meeting on July 17, 2019 Planning Board meeting for action.

Dan Freebern made a motion to declare this a Type II SEQRA action and no further SEQRA review is warranted. Second by Bill Siegle. **ALL AYES.**

Reminder: NONE

Correspondence: NONE

Public Comments: NONE

Board Member Comments: NONE

Being no further questions or comments Dan Freebern made a motion to adjourn. Second by Bill Siegle. **ALL AYES.**

Meeting adjourned: 7:25 pm

Next Meeting: July 17, 2019

Respectfully Submitted,
Terri Katsch, Secretary