

TOWN OF HOUNSFIELD PLANNING BOARD MEETING
May 4, 2010

A Public Hearing was called to order by Chairperson Kathy Snyder at 7:00 PM at the Town Hall for the purpose of hearing public comment on a site plan application for a Nice N Easy Convenient Store at 13582 Co. Rt. 62.

Comments and questions were made about a need for a store like this here, the stormwater pond, lighting and building materials, a water agreement with the village, archeological concerns, concerns for other businesses in the village, landscaping, and gas tanks.

The Valentines addressed the issues of the stormwater pond and the gas tanks.

This hearing was closed at 7:31 PM.

The regular meeting of the Town of Hounsfield Planning Board was called to order by Mrs. Snyder immediately following the hearing and the Pledge of Allegiance was said.

Members present were: Kathy Snyder, Mark Farrington, Deb Johnston, Maryann Oliver, Paul Locy and alternate Don DiMonda.

A motion was made by Maryann Oliver and 2nd by Paul Locy to approve the minutes of the special meeting on April 20, 2010. All voted aye and the motion was carried.

Mrs. Snyder received a letter that she read from owners of the Boathouse Restaurant saying that a Nice N Easy could cause businesses in the Village to fail. She also received advisory comments from the Jefferson County Dept. of Planning and they have no issues with the Nice N Easy project. Kris Dimmick of Bernier Carr also wrote a letter with his concerns on certain issues.

Tim Titus of Aubertine & Currier addressed the issues in Mr. Dimmick's letter.

A discussion was held about the private water line that exists from the Village line to the proposed store site and a pending water agreement between the Nice N Easy Store, the neighbors and the village.

Town Supervisor Scee commented that he does not agree that a water agreement be a condition of the site plan approval for this project.

A motion was made by Kathy Snyder and 2nd by Paul Locy to accept the preliminary site plan application, with conditions, from Gallium Development LLC for a Nice N Easy Convenience Store. All voted yes in a roll call vote and the motion was carried.

Mrs. Snyder asked the Valentines when they would like to meet with the Board again and they will call her.

A Zoning Officer's report was given.

Terrel Zumbach was present for a presubmission conference with the Board on a lot line change before he has the property surveyed. The Board saw no problem with it and encouraged Mr. Zumbach to go ahead with a survey and bring the application back to the Board.

This meeting was adjourned at 8:36 PM
Diane M. Nier, Town Clerk