

VILLAGE OF CANTON PLANNING BOARD MINUTES

June 19, 2018 7:00 PM Canton Municipal Building

Members present: Barry Walch, Chair, Charles Rouse, John Hill, Nick Kocher, CEO Jeff Murray

Member excused: Jessica Prody

Minutes

Mr. Hill moved to approve the minutes of the May 9, 2018 meeting, Mr. Rouse seconded, Mr. Kocher abstained because he was absent from the previous meeting.

New Hope Transformational Ministries

Subsequent to the decision by the ZBA to allow the boarding house to operate on the current lot the Board voted to grant the special exception with the following conditions:

1. install a privacy fence along the rear property line
2. display no signs
3. limit occupancy to 6 client women plus a house manager
4. return to Planning Board for review of progress six months after first tenant moves in
5. permit is issued for 3 ½ years after first tenant moves in, may be renewed as applicable

Mr. Hill made the motion, Mr. Kocher seconded, vote was unanimous.

Sign 83 Main Street

Planned Parenthood request to display a sign at 83 Main St was approved on the conditions that:

1. it meet code for projecting signs in C-1 district
2. it meet the requirements for signs in the Historic District

Mr. Kocher made the motion, Mr. Rouse seconded, vote was unanimous

Condominium Project Canterbury Lane

Subsequent to approval by the ZBA, which allowed the project to move forward despite a 1% encroachment into the 100 foot rear setback requirement, formal site plan review was conducted. It is noted that there are two hardship issues in this PR zone. The first is the easement for water and sewer lines running through the middle of the parcel which limits location of buildings. The second is the fact that the parcel is so small that the front, side, and rear setbacks leave a limited area that can actually be used for buildings.

Mr. Kocher made the motion to approve the project as presented by the architect, Mr. Hill seconded, Mr Rouse abstained. Motion carried.

Deep Root Education Center Conceptual Review, 48 Riverside Drive

Maria Corse, Executive Director of the Center described her educational consultancy business. Currently it operates at 7 Main Street in a rented second story space. It has been in existence since 2014. Ms. Corse described this nonprofit service as a means of offering educational services to students who find the traditional school setting unsatisfactory for any of a number reasons. Students in this situation become homeschool students, Deep Root helps guide families through the process of establishing curriculum to satisfy homeschool requirements. Deep Root sometimes utilizes area experts as tutors or adjunct instructors to custom design educational experience. The Center has some equipment to help with the educational process on site, but expects students to utilize other resources in other locations as well. One day per week is established as an "outdoor day" when students will go on trips.

The character of the business is different from anything specifically identified in Village Code. In particular it is not a school. School is compulsory, has specific curriculum, meets regularly with most enrolled students expected to be on premises every day, grants degrees, and has faculty. Deep Root does not meet those parameters. Students may be on premises up to 3 days per week. The student population being served is ages 5 to 18, they generally reside in St. Lawrence County. Fees are charged on a sliding scale based on family income. There is no evening use, the building will empty by 4:30. There has been support over past 4 years from local businesses and the SLU Community Based Learning Center.

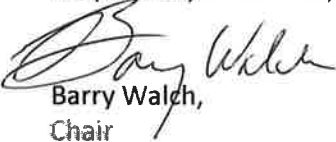
Discussion among the Board members centered on the suitability for a business that provides educational services in an R-2 district. Because Deep Root is not a specifically identified entity, comparison was made to the types of businesses allowed by special exception. It is noted that day care facilities and nursery schools are allowed, as are nursing homes and adult daycare facilities. From an education perspective it was noted that schools and university buildings (other than dormitories) are allowed in the R-2 district. Further discussion identified the business as similar to a home occupation due to the advising component. The Area Schedule requires 20,000 sq ft for the types of businesses noted above, and this lot meets or exceeds that standard.

The Board made the request that the ZBA be consulted to see if there is any need to address lot size requirement for schools if that board interpreted the business to be a school.

Adjournment

Meeting was adjourned at 8:55. No date was chosen for the next meeting. The next meeting should include a public hearing as part of the site plan review for this proposal. The Chair will determine a date which is contingent upon the process for notifying adjacent and 100 foot radius property owners.

Respectfully Submitted,


Barry Walch,
Chair