

VILLAGE OF CANTON PLANNING BOARD MINUTES

April 8, 2019 7:00 P.M. Municipal Building, Canton, NY

Members Present: Chairperson Barry Walch, John Hill, Nick Kocher, Jessica Prody, Charles Rouse, Code Enforcement Officer Jeff Murray, Recording Secretary Ginger Thomas

Others Present: Jill Breit, Jessika Furnace, Mike Ashley, Shandelle Clifford, Randy Clifford II

Minutes

Mr. Kocher made a motion to accept the minutes from the February 11, 2019, Village Planning Board minutes with the minor clarification of a measurement. Mr. Rouse seconded the motion, which was carried.

TAUNY Antenna

An antenna is proposed for installation on the roof of the TAUNY building. Planning Board members had no concerns about the installation. Mr. Kocher made a motion to approve the proposal. Mr. Hill seconded the motion. The motion was carried.

Main Street Little Italy Change of Use

Ms. Furnace and Mr. Ashley were present to request a change of use for the second floor of the building currently housing Little Italy on Main Street. They would like to use it for additional customer space to allow for parties, etc. The exterior stairway will be used for the primary entrance and exit to the second floor. The inside stairway will be used by servers. The room will not need to be remodeled. No sprinkling system will be needed. Since the second floor has been vacant and not used for customer service in over a year, a change of use is required.

Mr. Kocher made the motion to approve the change of use which was seconded by Ms. Prody and carried.

67 Main Street Change of Use to Retail Store

Ms. Clifford explained she would like to open a clothing boutique for women's and juniors' clothing at 67 Main Street in the location of the former Hot Tamale restaurant. She has been operating a home occupation but now wants to have more space. This will be a change of use from a restaurant to a retail store. Retail is an allowed use in the C-1 district. The location is in the Historic District. It was explained that there is a required color pallet for outside colors in the Historic District. Ms. Clifford explained she was interested in only one sign, with a logo, on the front door. Board members shared she will need to provide a picture with the dimensions of the sign, the size of the letters, and the colors. The sign could be approved at the next Planning Board meeting.

Ms. Prody made a motion to approve the change of use. Mr. Kocher seconded the motion which was carried.

Luna Sign Request on Park Street

A request has been received to replace the existing free standing sign in front of the Luna store on Park Street with a new LED illuminated sign. The new sign will have a similar size and design as the current sign. The color will be slightly different and a moon shape will be replaced with a clothes hanger shape.

A motion was made by Mr. Kocher to approve the sign and seconded by Ms. Prody. The motion was carried.

United Helpers Sign for 22 County Route 310

United Helpers has requested a flush mounted sign for the front of 22 County Route 310, the former site of Key Bank. The sign will measure 40 inches tall and the width will measure less than the maximum allowed size of 80% of the width of the front of the building. There will be custom cut PVC letters on a painted background. The lettering will read "United Helpers Behavioral Health and Life Skills, Canton, NY."

United Helpers Duplex

United Helpers would like to put up two 1600 square foot duplex units. These will be for people with more mobility than serviced in their existing buildings. They have 17 acres of land so there is adequate land for construction. United Helper will own the buildings and rent them to individuals. Architect Brooks Washburn will provide a site plan for review by the Planning Board in the near future. Board members discussed the fact that some of the land owned by United Helpers is designated as wetlands. The site plan should include indications of where the wetlands are relative to the proposed building site.

55 Riverside Drive

There was an inquiry from a local realtor about whether the empty lot at 55 Riverside Drive could be sold for a building lot. The irregularly shaped lot, measuring 94' X 66' X 97' X 91', is in an R-2 zone and borders the Grasse River. Board members discussed this lot, which is located between the pedestrian bridge and a neighboring house, at one time held a small house. The house became dilapidated and was torn down some time ago. The current owner lives outside of New York State. It was discussed that the lot could be buildable but the landowner would need to meet front, back, and side yard setbacks. Depending on the size of the structure the owner wants to build, a setback variance may be needed from the Zoning Board of Appeals.

Code Enforcement Officer Updates

Code Enforcement Officer Murray shared that 39 Gouverneur Street, which currently houses Bessette's Beverage and Groceries, may be changed to a restaurant selling craft beer and hamburgers. The former AAA building also on Gouverneur Street, currently housing Bob's Barber Shop, may be sold in the near future.

Adjournment

Ms. Prody made a motion, seconded by Mr. Rouse to adjourn the meeting at 7:54 PM. The motion was carried.

Respectfully submitted,

Ginger Thomas, Recording Secretary

Chairperson Barry Walch