

# Village of Canton Planning Board

## Meeting Minutes

December 14, 2023  
Boardroom, Canton Municipal Building  
5:30 pm

### Members Present

Chairperson Barry Walch; Kara McLuckie; Jennifer Girard

### Members Absent

Chris Rotramel

### Others Present

Tim Nolan, Code Enforcement Officer; Gary S. Hammond (applicant); Mike Moseman

### Call to Order

The meeting of the Village Planning Board was called to order at 5:35 pm by chairperson Barry Walch.

### Agenda Items

#### 1. Site Plan Review - 41 W Main Street, Canton

The applicant intends to open a brewpub at the proposed location; this meeting is to review the site plan submitted by the applicant as per Village Code Section 325-90 E. 4. All topics indicated in the code were addressed; the following comments/concerns were noted:

- a. A SEQR will not be required for this project as this has already been addressed by the Village Board while preparing the requirements for the associated grant.
- b. It was noted that the elevation drawings need to be corrected for East & West as they are flipped on the submitted drawings.
- c. An agreement has been reached with Claxton Hepburn Medical Facilities for the use of a portion of their adjacent parking lot for overflow parking as needed; this mitigates the need for additional parking spaces to accommodate occupancy maximums.
- d. The Village Planning Board noted that the setbacks proposed are under the code requirements by 3 feet; a variance will be needed from the Village Zoning Board of Appeals (ZBA) to approve this.
- e. The project is proposing additional asphalt paving to complete the parking lot; this will amount to approximately 70% impervious surface lot coverage. This is outside the code requirements and will require a variance from the Village ZBA.
  - i. It was noted that no ponding currently occurs on the property during periods of heavy rainfall; as such it is anticipated that the increase in impervious surface will not create any drainage issues.
- f. A sign permit will be pursued once the sign has been fully designed for the property.

- g. It was acknowledged that this project will not be serving as a restaurant; the intent of the project is to serve as a brewpub.

Kara McLuckie made a motion to submit a recommendation to the Canton Complete Streets Task Force to review the conditions for pedestrian traffic in the immediate vicinity of the project (including but not limited to sidewalks and crosswalks); the motion was seconded by Jennifer Girard. All in favor; motion carried.

Jennifer Girard made a motion to approve the site plan for the proposed brewpub at 41 W Main Street, Canton, pending the referral to the Village ZBA for required variances (over maximum impervious surface allowances, and under minimum setback requirements); the motion was seconded by Kara McLuckie. All in favor; motion carried.

Chairperson Barry Walch will submit a referral of the project to the chairperson of the Village ZBA to begin the variance process and complete the site plan review.

### Other Items

No additional items were brought before the board for consideration at this time.

### Adjournment

Kara McLuckie made a motion to adjourn the meeting; the motion was seconded by Jennifer Girard. All in favor; motion carried. The meeting was adjourned at 6:46pm

### Next Meeting

The next meeting of the Village Planning Board will be held at a date to be determined.

Respectfully submitted,

Jeni Reed

Recording Secretary

December 20, 2023