

# Village of Canton Planning Board

## Meeting Minutes

February 8, 2023

Boardroom, Canton Municipal Building

5:00 pm

### Members Present

Chairperson Barry Walch; Kara McLuckie; Charles Rouse; Jennifer Girard

Recording Secretary Jeni Reed

### Members Absent

Chris Rotramel

### Others Present

Tim Nolan, Code Enforcement Officer; Tom Graser (St. Lawrence Plaindealer)

### Call to Order

The meeting of the Village Planning Board was called to order at 4:59 pm by chairperson Barry Walch.

### Approval of Meeting Minutes

As there were no questions or corrections, the minutes from November 17, 2022 were approved.

### Agenda Items

#### 1. Conceptual Review - 2 Main Street, Canton

A history of the situation was shared with the Board by Code Enforcement Officer Nolan: the former Family Dollar store was purchased by Lee Gill, who intends to move his NAPA Auto Parts store to this location. The engineering plans have been made available to the board, and been reviewed by Code Officer Tim Nolan; unfortunately he missed the concerns regarding the proposed siding replacement. This project is located in the Historic District, although the building itself is not considered historic.

Recent pictures of the location were shared with the board by Code Enforcement Officer Nolan.

#### Important Notes:

- Based on the building permit originally issued to the owner, siding has already been purchased which does not meet the requirements of the code for the Historic District Overlay.
  - The code is very specific regarding requirements for the HDO: specifically that all changes must come before the planning board, and that only brick siding is permitted in the district.
  - It was noted that the neighboring building was required to use brick siding when refurbishing.

- Regardless of the building permit issued, the engineer for the project should have read the code and been familiar with the requirement that the project would need to go before the planning board, and that brick siding would be required. The related code was sent to the engineer by the CEO on 11/21/22.
- It was noted that the purchased siding is a standard metal in an off-white color; it is possible that the material could be returned to the manufacturer for a credit as it is unused.

A motion was made by Kara McLuckie to require that the facade facing Main Street should be required to be brick siding, and that no metal siding should be permitted facing the waterfront - she noted that the rear of the building would be less of a concern.

Additional discussion continued, and Kara withdrew her motion.

A motion was made by Charles Rouse that the building owner must be required to follow the code as written for the entire building, per section 325-11.e; the motion was seconded by Kara McLuckie. All in favor; motion carried.

Chairperson Barry Walch noted that it is the responsibility of the Planning Board to defend the code; should the owner wish to appeal the decision, it will go in front of the Zoning Board of Appeals to review.

A Planning Board Action referral will be submitted to the Code Enforcement Officer of the decision by chairman Barry Walch for notification to the property owner; this will also be added to the minutes.

## Other Items

A brief discussion took place regarding a potential application from the business owners at 4 East Main Street regarding a change to their current freestanding sign. It was determined that when a mockup of the proposed sign is brought before the Planning Board, it will be reviewed and a decision could be rendered at that time.

## Adjournment

Jennifer Girard made a motion to adjourn the meeting; the motion was seconded by Kara McLuckie. All in favor; motion carried. The meeting was adjourned at 5:48pm

## Next Meeting

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

Respectfully submitted,

Jeni Reed

June 27, 2023