

Planning Board Meeting

January 11, 2021 Minutes

Chairman Kozakiewicz called the teleconference meeting to order at 7:07pm.

Roll call:

Chair Al Kozakiewicz — present
Fred Franko — present
Lynne Delesky — present
Karen Dutcher — present
Mike Voght — present
Matt Cooper — present
Rick Gilmour — present

Attendees: Melinda Manzer, Michael Monks, Jerry Groom II, Town of Caroga Zoning Officer Jennifer DeRocker-Blowers.

Chair Al Kozakiewicz said the agenda was to consider an application and to discuss changes to the Town of Caroga Zoning Ordinance. He explained that a Site Plan Review is required because the store and fallen into disuse for more than a year.

Application Number: [P2020-10](#)

Applicant: Michael Monks, 300 County Highway 155, Gloversville NY 12078, for the property located at: 2043 State Highway 10 in the Town of Caroga, and identified as parcel [68.-1-53.12](#) in the Town Center zoning district (APA Hamlet classification) for a Site Plan Review as per the Town of Caroga [Zoning Ordinance](#)

Owner Desires to: reopen a commercial business closed for more than one year (was Groom's Store).

Site Plan Review required under [Article 4, Subsection II, Paragraph B](#): Commercial use is allowed by Site Plan Review only.

Chair Al Kozakiewicz asked applicant Michael Monks to speak.

Michael Monks intends to open Groom's Store with the name Caroga Lake View Store. He will continue on with gas, fuel, kerosene, diesel. He expects propane in the spring and at that time will be back to the town government because another tank would need to be placed. Regarding the interior of the store, he plans basic groceries, dairy products, sodas, water, beer, cigarettes, Lotto, basic convenience store items. Beyond that, he said it would be based on what the town needs. Regarding the exterior, he has no changes planned. He does plan to put in new energy-efficient glass windows.

Chair Al Kozakiewicz asked if he had anything else he wanted to say.

Michael Monks said he wants to open it up as quickly as possible. He said there was a lot of work remaining. He plans 24-hour pay-at-the-pump. He claimed that offering would be a life safety issue.

Chair Al Kozakiewicz opened things up to remainder of the board.

Rick Gilmour asked to confirm the pay at the pump 24-hour service and whether the lighting was adequate.

Michael Monks said it lights up pretty well.

Rick Gilmour asked about acreage.

Michael Monks said just under an acre.

Rick Gilmour asked the Print Key [i.e., SBL# in compact form].

Secretary James McMartin Long confirmed the Print Key.

Rick Gilmour asked if there were any letters.

Secretary James McMartin Long said there were no letters or other correspondence. [The Secretary was notified by the Town Clerk the following day of one returned letter addressed to Bry-ann Delorenzo.]

Lynne Delesky asked what was the time-frame?

Michael Monks said pay at the pump gas would be first as soon as the Town Planning Board and Fulton County Planning respond favorably. The rest would likely open in mid-February.

Chair Al Kozakiewicz asked the Secretary in his role of Town Board member about the Town Board's role in approvals.

Lynne Delesky asked about serving food.

Michael Monks said that was phase two and another meeting.

Karen Dutcher asked about a bathroom: public or private?

Michael Monks said he was required to have a bathroom for public use.

Karen Dutcher asked if the septic could handle that.

Michael Monks said it was, based on twenty flushes a day, per his engineer.

Chair Al Kozakiewicz asked Matt Cooper if he had any questions.

Matt Cooper said he had no questions at this point.

Fred Franko wished the applicants good luck and said he was looking forward to them making improvements on the outside.

Mike Voght: That's great to have 24-hour gas. Little garage area? Any plans?

Michael: Ideas in my head. Storage for the building and personal storage. There's power but no bathroom.

Mike Voght thanked the applicants for 24-hour gas. He asked about the building next door.

Michael Monks said he does not have plans at this point. He recounted a few possible uses, including selling Amish furniture.

Mike Voght thanked the applicants for doing what they were doing.

Chair Al Kozakiewicz asked how old the gas tanks were.

Jerry Groom answered October, 1998: double-walled fiberglass-lined metal tanks above ground. He said the tanks should have 20 years life or more left.

Chair Al Kozakiewicz noted the two 100-foot radii on the drawing. He said that does it for his questions.

Zoning Officer Jennifer DeRocker-Blowers said the applicants have been very cooperative. All of Town of Caroga Code Enforcement Officer Anthony Fancher's suggestions have been solved.

Chair Al Kozakiewicz closed public portion at 7:28pm.

Chair Al Kozakiewicz said he wanted to go through the check list. He asked for a motion declaring the application complete. He noted all the materials are online.

Lynne Delesky moved to declare the application complete. Rick Gilmour seconded the motion.

Roll call:

Chair Al Kozakiewicz — yes

Fred Franko — yes

Lynne Delesky — yes

Karen Dutcher — yes

Mike Voght — yes

Matt Cooper — yes

Rick Gilmour — yes

Chair Al Kozakiewicz said the application was now complete. He asked the Planning Board Clerk/Secretary to describe the notices.

Secretary James McMartin Long said, per the Zoning Ordinance, he sent eleven notices to neighbors. He has notified the *Leader-Herald*. He reiterated that he has not received any correspondence back. He continued by saying if the Planning Board grants the Site Plan and SEAF, then the next step is by 5:00 pm Tuesday, he must submit a § 239-m referral application to Fulton County Planning, per their deadline. They will meet Tuesday January 19 at 8:45 am.

Chair Al Kozakiewicz, continuing on the checklist, noted that a Public Hearing was required and that process is what was just completed. He said the last item was the SEAF. He asked if all Planning Board members agree that the SEAF as posted online is complete and accurate.

The Planning Board consensus was that the SEAF was complete and accurate.

Motion: Chair Al Kozakiewicz moved to grant the Site Plan as submitted by Michael Monks.

Mike Voght seconded the motion.

Chair Al Kozakiewicz said this is an example of re-purposing of an existing building. He said if this was for a new building, there would be many questions about lighting, parking, noise, etc., but is an example of reusing an existing site for pretty much an identical use. He suggested the Planning Board not make the perfect the enemy of the good. He said that this, on its face, is a good thing for the Town.

Rick Gilmour said he totally agreed with Chair Al Kozakiewicz.

Roll call vote:

Chair Al Kozakiewicz — yes

Fred Franko — yes

Lynne Delesky — yes

Karen Dutcher — yes

Mike Voght — yes

Matt Cooper — yes

Rick Gilmour — yes

Chair Al Kozakiewicz said motion carries. He said good luck to Michael Monks. He reminded Michael Monks that the next step would be hearing back from Fulton County Planning.

The remainder of the meeting was devoted to general discussion of possible Zoning Ordinance changes. No final decisions were made that would result in a draft Zoning Ordinance being sent to

the Town Board or the Adirondack Park Agency. Future Planning Board discussion will be required. A possible meeting in late January or at the regular February date was discussed.

Motion: Chair Al Kozakiewicz moved to accept the 2020-08-05 and 2020-08-19 minutes.

Lynne Delesky seconded the motion.

The vote was unanimous in favor of approval.

Motion: Rick Gilmour moved to adjourn.

Lynne Delesky seconded the motion.

All were in favor.

The meeting adjourned at 8:57 pm.