

Jim Corbett inquired as to whether any changes had been made to the Site Plan since the last meeting. Aaron Jarvis informed the Board that there were no changes made between the last meeting and tonight.

Greg Thompson further added that all Site Plan requirements had been met and there were no outstanding Code/Zoning issues with the project as presented.

Fred Hanss spoke to the suggestions made by the St. Lawrence County Planning Board. Mr. Hanss informed the Board that Ms. Howlett has been provided with a list of "Hardy Plants" that may be used for landscaping or lot screening.

Greg Thompson informed Ms. Howlett that any planting should be done a minimum of 20' from the curb as to not obstruct the vision of anyone entering or leaving the Commerce Park.

Jim Corbett made a motion for a Type II action under SEQRA. Will Siegfried seconded the motion. Motion Carried.

Jim Corbett made a motion for the approval of Site Plan #2015-4-17.1 as submitted. Will Siegfried seconded the motion. Motion Carried

2) Site Plan Application #2015-5-11.1 submitted by Ron Page for Phase II of the Elm Point Development.

Ron Page was not present.

Aaron Jarvis present to represent Mr. Ron Page.

Will Siegfried inquired about the suggestion made by the St. Lawrence County Planning Board in regards to aligning the curb cut for the proposed development with the entrance to Brookfield Power. Aaron Jarvis explained that in order to align the two curb cuts, Mr. Page would possibly sacrifice two buildings. Bob Josephson added that the traffic flow in and out of Brookfield was not a big significance. Will Siegfried felt it would probably be in the best interest of all to leave the curb cuts as proposed.

Ted PrahI inquired as to whether Mr. Jarvis had been in recent contact with his client, Mr. Page. Aaron Jarvis responded that in fact he had not had any recent contact with Mr. Page.

Ted PrahI inquired as to whether or not there were any issues with the SEQRA? As well, what is the status of the SWPP expansion for Phase II? Aaron Jarvis is fully prepared for submission to the SWPP expansion, however he has not been told to proceed as of yet. This process, according to Mr. Jarvis, should not take much more than 5-10 days.

Ted PrahI inquired as to whether Bruce Henderson was going to show up or not. Fred Hanss informed the Board that although Mr. Henderson had been invited, he was unable to attend at the last minute and that Jim Corbett would be speaking on behalf of Mr. Henderson. Jim Corbett informed the Board that he would not speak for Bruce Henderson. Ted PrahI informed all present that he had spoke with Ron Page and in fact had invited him to the meeting tonight in hopes of "ironing out" any remaining problems. Mr. PrahI went on to state that Mr. Page feels he is being treated unfair by the Village, further he does not want to have to tie into the 8" water main. Jim Corbett explained that in his opinion, directing an applicant to use a specific water main was not in the prevue of the Village Planning Board. He feels that Bruce Henderson should be enforcing that requirement.

Fred Hanss explained that he had made several attempts to reach Mr. Page in hopes of getting a meeting scheduled between Mr. Henderson and Mr. Page. He had invited Bruce to the meeting tonight to try provide an opportunity to take care of this water line issue.

Will Siegfried inquired as what the time line was for the abandonment of the 6" line currently in place? Jim Corbett said that in discussions he has had with Bruce Henderson it would appear that they hope to abandon the line within the next 3 years.

Jim Corbett explained that in his opinion, if an applicant is willing to hook into the 6" line, knowing that the change to the 8" line is coming and they are willing to take on that responsibility, then using the 6" for now should be their choice.

Hugo Atteman inquired to the ability of Mr. Page to tie into the 12" line at Morningside Drive. Jim Corbett responded that according to County Tax maps Mr. Page is in possession of land which would facilitate that possibility.

Jim Corbett inquired as to why we were discussing the Page Development when it had been brought to his attention by Fred Hanss just yesterday that this application would have no action taken on it tonight. Ted Prah said that he had not been made aware that this application would be stricken from the agenda.

Fred Hanss informed the Board that if they wanted to change their stance at this point that was their prerogative. Will Siegfried inquired as to how they would be changing their stance. He was not aware they had taken any affirmative position on the matter. Mr. Siegfried says that, according to him, the Board had only suggested that the meeting would be a good idea.

Jim Corbett informed the Board that he had never seen infrastructure issues ever listed on a SEQRA. He feels the choice as to whether or not the 6" line can be used is up to Mr. Page and Mr. Hederson. Fred Hanss states that these restrictions were placed on both Lowes and the Hampton Inn.

Ted Prah inquired, legalities aside, isn't it just better for Mr. Page to tie into the 8" or the 12"? Jim Corbett answered that yes the larger lines would be better, but temporarily the 6" line is sufficient. Ted Prah asked if anyone was aware of the average size of water lines throughout the Village. Jim Corbett explained that the average water line diameter within the Village was 6".

Jim Corbett, again, stated that the Planning Board should have no say on what pipe size Mr. Page is required to use. Hugo Atteman further explained that he feels it should be the developers prerogative to pick a pipe, even if he is aware that the pipe is going to be abandoned within the next 3 years. Bob Josephson explained that he understands the stance Mr. Page is taking regarding what will be a substantial financial expenditure for him at this point in the development.

Aaron Jarvis again stated that the SWPP is complete and any action tonight would have to be taken by the Village Planning Board. Submittal and approval of the SWPP will take 5 days for review and return receipt of the Notice of Intent.

Bob Josephson questioned the 10 buildings presented on the site map and the application requested 6 buildings and a facility office. Greg Thompson responded that Phase 2 is in fact requesting 6 additional duplex style structures and a facility office. However when you combine the 6 buildings requested now and the 4 from Phase 1 you will, in the end, have a total of 10 buildings.

Hugo Atteman inquired about street maintenance within the development. Aaron Jarvis informed the Board that at this point he believed that the "main" streets would be turned over to the Village of Potsdam and the side streets would be maintained privately by Mr. Page. Any streets which were to be turned over to the Village would be built to specs set forth by the Village. Fred Hanss further explained that it would require Mr. Page to dedicate the streets to the Village in order for the Village to assume ownership.

Hugo Atteman asked if any consideration had been given to Postal Service to residents of the development. Discussion lead to agreement that Postal Service would be left up to the developer.

Ted PrahI inquired as to whether the SEQRA had to be reworded. Jim Corbett felt that the SEQRA was reasonably worded and should stand as written.

Jim Corbett made a motion for a Negative Declaration on the SEQRA as submitted. Seconded by Hugo Atteman. Motion carried.

Will Siegfried made a motion to approve Site Plan #2015-5-11.1 as submitted. Seconded by Jim Corbett. Motion carried.

OTHER:

Courtney discussed Market Street historic preservation. It was explained by Courtney, Fred Hanss and Greg Thompson that this action would coincide with current renovation plans and local Property Maintenance Survey. Fred Hanss suggested Village Planning Board look at more stringent stance on how building improvements get done in the future.

Fred Hanss went over the latest submission of the Local Zoning Code 180. Mr. Hanss explained that new changes were represented by underlining in an effort to prevent the Board from having to reread the entire packet. Mr. Hanss further explained that he historic preservation items were located mainly between pages 35-42.

Fred Hanss informed the Planning Board that the Village Board had passed a moratorium on Photovoltaic Development. Mr. Hanss has drafted a local law which has been forwarded to the Village's attorney and the County Planning Office for review.

No Further Discussion

June 18th will be the next meeting.
Hugo Atteman made a motion to adjourn.
Seconded by Will Siegfried

Adjourned: 7:48 PM