



**Town of Hartland  
Planning Board Meeting Minutes**

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**Thursday, Feb 16, 2023 6:45 pm**

In attendance: Robert Spencer, Beverly Snell, Steven Urtel, Code Enforcement Officer - Michael Hartman, Attorney David Haylett, and Secretary Jennifer Mason.  
Town Supervisor - Rose Annable, and EDF rep Kevin Campbell - regular meeting at 7:20.  
Robert Harris - Absent

Public attendance: Anthony & Lisa Murphy

The meeting was called to order by Acting Chairman Robert Spencer at 6:45 p.m.  
Acting Chairman Spencer read the notice of the public hearing.

**Public Hearing:**

**Anthony & Lisa Murphy - Precious Jewels by Lisa LLC, "The Bling Shed"  
7935 Ridge Road Tax Map # 69.00-2-5**

**Application for Site Plan Approval and Resident-Owner/Operator Business Permit to  
operate a retail business store selling jewelry & accessories, antiques, outdoor decor, and  
other general merchandise.**

Anthony Murphy explains what they would like to do. He also shows the board an aerial picture of the location of the shed, parking, location of business sign and states the shed is 100' from the road. The shed is 20x12 with an office space in the back. As the business expands we will need to seek an official storefront, similar to the store front on the Southside of Ridge Rd at Hartland. More parking is available in the back. The Murphy's would like to amend the application to request more parking accommodations. They have had 10 vehicles in the driveway at times and have adequate space for customers to pull in, turn around and pull out, eliminating the concern of backing out onto Ridge road. We can utilize the power line property to the East of their property with an additional driveway as long as they do not install buildings, per the easement.

The board and the Murphy's discussed parking, concluding with 10 maximum parking spaces, one of which will be handicap parking.

Acting Chairman Spencer asks how many ways of ingress and egress do you have?

Mr. Murphy states that they have 2 entrances. One in the front, and one in the back of the building. Both are handicap accessible.

Beverly Snell asks what types of items will be available for sale inside the shop.

**Lisa Murphy** states they have items like shelf gnomes, flowers, ball jars, candles. They also have a 1950's washing machine, wood products that they build on their property like coffee tables, end tables, wood boxes, etc.

**Mr. Murphy** shows the board pictures of the wood products. He also explains that they have business insurance on the East side of his property. The insurance company toured the property in person.

**Beverly Snell** suggests a possible children's building workshop or activities for children.

**Mr. Murphy** also states that they will be doing live facebook social media posts and in person events with other business owners, for example, LuLaRue. The business owner of LuLaRue would bring her merchandise van to The Bling Shed to hold a combined event.

**Mr. Murphy** asked if they wanted to hold a festival, grand opening or an open house would they need permission from the code enforcement officer?

**Attorney Haylett** advises the Murphy's to contact Code Enforcement Officer Michael Hartman regarding an open house or event.

**Chairman Harris** asked if there were any questions or comments from the board and attorney Haylett.

No questions or comments.

With no further comments, Chairman Harris adjourns the public hearing portion of the meeting at 6:58 pm

**B. Snell** makes a motion to close the public hearing, **S. Urtel** Seconded.  
Ayes 3, Nays 0

**B. Snell** makes a SEQR motion, no significant or adverse effect on the environment.  
Seconded by **S. Urtel**.  
Ayes 3, Nays 0

**S. Urtel** makes a motion that the board will grant the requested Resident-Owner/Operator permit as set forth in the application, subject to the following conditions:

- The permit shall conform to ordinances of the Town of Hartland in all other respects.
- Any violation of the conditions shall be grounds for revocation of this Site Plan Approval and Special Use Permit.
- The premises shall be kept neat and orderly.
- Maximum of 10 parking spaces
- Adequate ingress and egress for handicap patrons.

Seconded by **B. Snell**.  
Ayes 3, Nays 0

**Mr. Murphy** asks when they will need to renew

**Attorney Haylett** advises Mr. Murphy to speak with Code Enforcement Officer Michael Hartman.

**Mr. Murphy** asks when they can open the doors.

**B.Spencer** advises them they can open the door when they get the permit from the Code Enforcement Officer.

**Acting Chairman Spencer** opens the regular meeting at 7:20 pm

**Town supervisor Ross Annable** wanted to formally make sure the board received the battery storage and solar laws. He asks the board to review it before the next meeting. There may be a few public hearings to get the public's input and solidify the laws.

**Kevin Campbell**, EDF representative, updated the board that the Ridgeview Solar Project is planned to begin in 2025.

Ideas were discussed regarding housing and food for the contractors that will be working on the Ridgeview Solar Project.

**B. Snell** made a motion to adjourn the meeting, **S. Urtel** seconded.  
Ayes: 3 Nays: 0

Meeting adjourned at 7:54 pm

Next regularly scheduled meeting to be determined.

Respectfully submitted,

*Jennifer Mason*

Jennifer Mason  
Planning Board Secretary