

PLANNING BOARD
February 18, 2021

MEMBERS: Robert Harris, absent
Robert Spencer, Acting Chairman
Beverley Snell - absent
Merle Snell
Margaret Darroch
Michael Hartman – Code Enforcement
Tom Seaman, Anthony Serriani, Attorney

The meeting was called to order by Acting Chairman Robert Spencer at 6:30 p.m. Chairman Spencer read the notice of the public hearings.

Public Hearing # 1

Christopher Kushner – 3320 Mill Road, Tax Map No. 70.02-1-27

Site plan Approval and Special Use Permit to Construct and Operate An Agricultural Equipment Repair Workshop

Mr. Kushner explained the business is to run an exlineal machine to repair agricultural equipment, which makes new parts for old equipment. Many parts have become obsolete or hard to find. The exlineal machine offers quality mechanical repair and reconstruction for farm machinery while supporting local farmers. This is a side business for Mr. Kushner and he and his wife want to put roots down in Hartland. There would be no on-site repair, he would go to the property and bring the parts back to the business for repair. There would be no outside evidence of the business, the air will be filtered with renewable products.

Margaret Darroch asked what the noise level would be? Will there be shifts and is this a machine shop?

Mr. Kushner stated that it compared with the level of a microwave, nothing over 50 decibels. There would be one shift and no on-site repair.

There is an air filtration system on the machine which is vegetable based, not petroleum and produces hospital quality filtration.

Mr. Kushner was asked if he would be putting up a new building and will the runoff affect the water in the creek? He stated that the new building would be directly in line with the house.

Robert Spencer asked about signage.

Mr. Kushner said that he would not be advertising, only by word of mouth. He also said that he had talked to all of his neighbors.

Spencer asked about containment in the event of a system spill.

Mr. Kushner said that there were no drains in the floor. The solvents used were 20% vegetable based and 80% water soluble, zero hazard to the environment. He had decided to work with Jason Boyle's company, Condat Metal. It is nonflammable. Spencer asked about parking.

Mr. Kushner plans on extending the parking lot to 4 parking spaces but will not have any employees.

Mr. Garver, neighbor, stated that they had been concerned about equipment traveling down the road.

Mr. Kushner said that the only equipment used would be during the construction of the building. The building would be 30X50 and he does not plan on expanding. This is a side business and he strongly supports small business.

Margaret Darroch made note of the hours of operation as Monday – Friday 8 am to 5 pm, Saturday 9 am – 1 pm. No Sunday's or holidays.

Merle Snell asked about the height of the building.

Mr. Kushner stated that the height would be 18' at the peak.

With no further comments, Chairman Spencer closed the public hearing at 6:45 pm

Attorney Tom Seaman noted that a SEQR had been submitted.

MOTION by Margaret Darroch, seconded by Merle Snell to accept the SEQR with a negative declaration.

Ayes: 3 Nays: 0 Carried

MOTION by Margaret Darroch, seconded by Merle Snell to approve the application for a Special Use Permit, to conform with the conditions set forth in said application. Any violations will result in revoking the permit.

Ayes: 3 Nays: 0 Carried

Public Hearing # 2

Susan Hetrick - 7397 Ridge Road, Tax Map No. 68.00-3-41.1

Site Plan Approval and Special Use Permit to Operate a Massage Therapy Business in a R-1 Residential Zone

Acting Chairman, Robert Spencer opened Public Hearing # 2 at 6:50 pm and read the objective of the hearing.

Susan Hetrick explained that she now rents space in the City of Lockport for her massage therapy. She would like to operate her business in her home. She has regular customers who receive reflexology, lymphatic drainage, and various type of massage therapy.

Appointments range from 30 to 90 minutes. She would operate by appointment only and parking is off road, behind the house. She would schedule time in between appointments for sanitizing and this would also ensure that no more than 2 cars would be in the lot at a time. She would be the sole operator, no other employees. Her days and hours of operation would be Monday through Saturday from 7:00 am to 8:00 pm, always closed on Sunday.

Robert Spencer asked if there would be a lighted sign?

Mrs. Hetrick stated no, there would not be a lighted sign.

With no further comments, Chairman Spencer closed the Public Hearing at 7:00 pm

MOTION by Margaret Darroch, seconded by Merle Snell to accept the SEQR with a negative declaration.

MOTION by Margaret Darroch, seconded by Merle Snell to approve the site plan and special use permit to operate a massage therapy business in a R-1 Residential zone pursuant to §144-42.1 of the Town Code, with the conditions stated in the application.
Ayes: 3 Nays: 0 Carried

Margaret Darroch expressed her request to ask for a re-zone of her business, Stone Hollow Bakery, to an Agri-Business district. She has already included the changes in her original permit and has the required 7 parking places.

CEO Hartman said that this will require a change in the Local Law and should be brought before the Town Board.

Motion by Margaret Darroch, seconded by Merle Snell to adjourn the meeting at 7:15 pm.

Ayes: 3. Nays: 0.

Cynthia Boyler
Secretary