

Planning Board

March 21, 2019

The regularly scheduled meeting of the Hartland Planning Board was held on the above date at the Hartland Town Hall at 7:30 pm.

MEMBERS PRESENT:

Robert Harris, Chairman

Daniel Seaman, Attorney

Michael Hartman, CEO/Assessor

Beverley Snell

Margaret Darroch

Robert Spencer

Others present: Mark and Candance Bruning and Mark and Ann Helfeldt

Public Meeting

Owner/Applicant: Mark & Candance Bruning

Property Location: 9998 Ridge Road, Middleport NY 14105 Tax Map 72.00-1-13

Application for a Resident/Owner-Operator Business Special Use Permit to run a take-out only BBQ business called Parker's Pit LLC

Robert Harris, Chairman, opened the public meeting and read the notice of Public Hearing for Bruning application. As all the paperwork for the Bruning application was in order, he asked for the Brunings to come forward and present the details of the business.

Mark Bruning stated that he and his wife have been open for business since 2016, catering and serving for various events. Those events have included the Lockport Farmers Market and several craft shows. There have been no events at the 9998 Ridge Road address. They would now like to open their BBQ business, for takeout only, from their residence. The hours of operation would be Thursday – Sunday from 11 AM until 7 PM. The BBQ pit would be in the breezeway between the house and garage. Mrs. Bruning stated that they have a certified kitchen and an area for the counter.

Chairman Harris asked about the circular driveway and was that safe for the amount of traffic. He also asked if the smoke would pose a problem for the neighbors.

Bruning responded that there would be off street parking only, the circular driveway provided a clear view of traffic and ample room for customers. The smoker used a mix of propane and wood heat and

the neighbors have been very supportive of the business. The smoker is in the back of the building and the sign will be in front, with the kitchen in the breezeway.

Attorney Seaman asked if there would be any employees?

Bruning responded that there would be 2 other employees, besides his wife and himself.

Code Enforcement Officer, Michael Hartman stated that he had inspected the kitchen and it was up to code, according to 144-42.1, subsection B#2

The Health department has approved all areas and has been to several of the events as well.

Board member, Margaret Darroch asked if the operation would be year round and would there be outside seating?

Mr. Bruning said that yes, that they would like to be open year round and eventually had hope that this would be his full time job. They would not be anticipating outside seating, only take-out.

The conditions of the permit would state that there would be off street parking only, take out only with 2 additional employees and no external outside equipment, except the smoker.

Motion by Beverley Snell, seconded by Robert Spencer to accept the SEQR with no negative or adverse impact. Ayes: 5 Nays: 0 Carried

Motion by Beverley Snell, seconded by Margaret Darroch to approve the application for Parker's Pit, to run a take-out only BBQ, Thursday – Sunday from 11AM until 7PM. The stipulations would be off street parking, no external evidence of business and employment of 2 additional persons.

Ayes: 5 Nays: 0 Carried

Motion by Robert Harris to close the Public Hearing at 7:50PM and open the Regular meeting at 7:51 PM. All in favor – Carried

Mark and Ann Helfeldt, 7751 Wheeler Road, recently purchased the Orangeport Road trailer court from Tom Pratt. Mr. Helfeldt stated that they have demolished 5 trailers, with 6 left and only 4 of those are occupied. They would like to eventually remove all trailers and construct high end cottages, complete with heated floors and patios. The idea would be to offer something like a Airbnb for seasonal rental. The units will each be complete with security cameras. Once the last 3 residents move out of the remaining trailers, then Mr. Helfeldt will proceed with architect plans and bank financing. He is just approaching the board to consider his proposal and get everything in order. Mr. Helfeldt presented a drawing of his proposal.

Margaret Darroch asked how large the parcel is and how many cabins are planned. Would any of the parcels be sold off at any point?

Mr. Helfeldt said that they have 9.5 acres, with an additional 2 acres on an adjoining parcel that he owns. He plans on eventually building 8 – 10 cabins. Each cabin would be approximately 800 sq.ft. with 2 bedrooms and an open concept. There are no plans to sell any of the individual parcels.

Attorney Daniel Seaman stated that the size is below the minimum to meet the code and the property is zoned as a mobile home district now. He will have Brian Seaman look into the necessary code changes. Seaman also asked about a new infrastructure, paved roads and improvements to the property.

Robert Harris asked about septic systems.

Mr. Helfeldt stated that he would use a sand filtration system and 2 units could be serviced on one bed. He said that the units would be built energy efficient.

Attorney Seaman asked CEO Hartman how many mobile homes were allowed on the property. Hartman stated it was zoned for 25 mobile homes and previously there had been 14 on the site. Seaman also asked if maintenance would be the responsibility of the renters?

Mr. Helfeldt stated that his company would handle all maintenance.

Robert Harris stated that he feels Mr. Helfeldt should pursue the project and come back with his plans for septic, a driveway with a turn around, especially for emergency vehicles, and heavy road construction to support the traffic. Harris asked how many units will be built at a time?

Mr. Helfeldt planned on starting with 4 at a time; each will have a carport and separate driveway.

Beverley Snell asked if any could become permanent residences?

Mr. Helfeldt said that could be a possibility.

Robert Harris stated that he felt this was a positive direction for the property.

Motion to adjourn by Robert Spencer, seconded by Margaret Darroch.

Meeting adjourned at 8:11 PM

Board adjourned to work on reviewing the Comprehensive Plan.

Respectfully submitted,

Cynthia S. Boyler

Secretary