

**CITY OF GLOVERSVILLE PLANNING BOARD
APRIL 7, 2015
7:00 P.M.
CITY HALL**

MEETING NOTES

PRESENT:

**GEOFFREY PECK, VICE CHAIRMAN
MATTHEW DONDE
BRENDA LEITT
JONATHAN KLUSKA**

**CINDY OSTRANDER, SECRETARY
BRANDON MYERS, CODE ENFORCEMENT OFFICER
KEVIN JONES, DPW DIRECTOR
TOM GROFF, FIRE CHIEF
SEAN GERAGHTY, SENIOR PLANNER**

I. CALL MEETING TO ORDER:

The meeting was called to order at 7:00 p.m.

II. APPROVE MINUTES OF LAST REGULAR MEETING:

MOTION : To approve the minutes to the March 3, 2015 meeting.
MADE BY : Jonathan Klusa
SECONDED : Matthew Donde
VOTE : 4 in favor, 0 opposed

III. PUBLIC COMMENT PERIOD:

A. Purpose:

The City of Gloversville Planning Board offers a public comment period at the beginning of each of its meetings in an effort to allow the community an opportunity to comment or provide insight on a particular land use planning and/or zoning issue in the City. This comment period is not a public hearing and the Planning Board asks that you save comments regarding a particular project that is before the Board until the actual public hearing on the specific application itself. The Planning Board also asks that you not use the public comment period as a question and answer session since Board members will not enter into a dialogue regarding any particular issue.

There was no one to speak during the Public Comment Period.

IV. LISA ELLITHORPE – USE VARIANCE REFERRAL:

A. Background:

Lisa Ellithorpe would like to operate a home-based business out of her residence at 179 Fifth Avenue in the City of Gloversville (Tax Map Parcel No. 134.16-6-7). Ms. Ellithorpe currently operates a small home-made supper takeout business along with a baked goods operation out of her residence. Her property is located in an R-1A Residence District which does not allow home occupations. A portion of Ms. Ellithorpe's property extends into the Town of Johnstown and the actual operation is being conducted in a portion of the home that is very close to the municipal border. The zoning of the property and adjacent properties in the Town of Johnstown is C-2 Commercial.

B. Planning Board Recommendation:

In accordance with Section 300-63 of the City of Gloversville Zoning Regulations, all applications for Use Variances that are made to the City of Gloversville Zoning Board of Appeals shall be sent to the City of Gloversville Planning Board for a recommendation prior to any Board of Appeals' action.

DISCUSSION: Planning Board Member Jonathan Kluska pointed out that, given the fact that the applicant's property is essentially located in a Commercial District, he felt the Planning Board should recommend that the ZBA grant the Use Variance for her business.

Planning Board Members Matt Donde and Brenda Leitt both agreed that, given the location of Ms. Ellithorpe's property, she should be allowed to conduct the business inside her residence.

Planning Board Vice Chairman Geoff Peck asked the applicant Lisa Ellithorpe if she intended to maintain her New York State licenses?

Ms. Ellithorpe explained that she currently operates under an Agriculture and Markets License but is switching to the NYS Department of Health (NYSDOH) license because of regulatory issues involving the operation of her kitchen. She pointed out that her Agriculture and Markets license is good until next year and that she expected the NYSDOH to issue her a license in the near future.

City Code Enforcement Officer Brandon Myers pointed out that he recently did an inspection of Ms. Ellithorpe's home for the NYSDOH and sent a letter to that Agency indicating that he would not be requiring a hood and exhaust for her kitchen since she does not cook with any grease.

C. Planning Board Action:

MOTION: To recommend that the City of Gloversville Zoning Board of Appeals grant Lisa Ellithorpe a Use Variance to operate her home-based business at 179 Fifth Avenue since:

1. Her property has a unique location on the municipal border, is zoned C-2 Commercial in the Town of Johnstown and abuts commercial development in the Town.
2. The project will not adversely impact or be out of place in the neighborhood.

MADE BY: Matthew Donde
SECONDED: Jonathan Klusa
VOTE: 4 in favor, 0 opposed

V. **280 SOUTH MAIN STREET VENTURES – CONCEPT PLAN FOR PINE BROOK GOLF COURSE EXPANSION:**

A. Background:

280 South Main Street Ventures would like to expand the Pine Brook Golf Course to an 18-hole facility. The proposed expansion project also includes the development of condominium sites along the north end of the property.

B. Planning Board Discussion:

James Simek, 280 South Main Street Ventures

Mr. Simek indicated that he would like to expand the Pine Brook Golf Course to an 18-hole facility and eventually build some condominiums or create building sites along the north side of the property. Mr. Simek indicated that the Pine Brook Golf Course property is approximately 160-170 acres in size.

He indicated that he recently purchased the Albie's Carpet Craft building and will be closing on the property in the near future. He pointed out that he also tried to purchase the tan house along Main Street in order to gain another access point for the Golf Course property but was unsuccessful. He indicated that he still may pursue other avenues to acquire that property.

He pointed out that he has two (2) parties that are interested in leasing space in the former Albie's Carpet Craft building. He indicated that he would like to cleanup the area along the south side of the building and create an access road onto the Golf Course property.

Mr. Simek then talked briefly about the potential to develop hillside condos on the north side of the property. He also talked about the work that has been done on the Golf Course greens to bring them back into playing shape. He indicated that he had already spoken with Charlie Ackerbauer, P.E. about putting together plans for the project.

Mr. Peck questioned the future layout of the 18-hole Golf Course. He indicated that it seemed like an entire new golf course was being laid out on the property.

Mr. Simek indicated that the 9 new holes will essentially be superimposed on the existing layout. He indicated that he was working with a golf course designer from out-of-state on the layout of the future 18-hole course. Mr. Simek indicated that he eventually may wish to develop condominiums on the south side of the property as well, near where the former Albie's Carpet Craft building is located.

Mr. Peck asked Mr. Simek if he had a timeframe for developing the project?

Mr. Simek indicated that it would all depend on how the local economy develops. He indicated that he would like to see the Tryon Technology Park do well so that there are residents who can afford condominiums along the Golf Course. He indicated that he intended to develop the Golf Course in 5-acre segments.

City DPW Director Kevin Jones indicated that he would like to see a detailed grading plan of the entire site prepared for the Planning Board's Site Plan application. He indicated that he would like to ascertain how much material will need to be moved off of the site and what type of truck traffic is expected along South Main Street.

Mr. Simek indicated that he understood that a great deal of information will still need to be put together and he would be working with Charlie Ackerbauer to prepare all of the information that needs to be submitted to the Planning Board as well as a Full Environmental Assessment Form for the project.

County Senior Planner Sean Geraghty pointed out that the SEQR process cannot be segmented, so the Planning Board will be responsible for determining the potential environmental impacts of the entire development and not just 5-acre segments of the property.

VI. CLOSE OF THE MEETING;

MOTION: To close the meeting at 7:20 p.m.

MADE BY: Brenda Leitt

SECONDED: Matthew Donde

VOTE: 4 in favor, 0 opposed