



Village of New York Mills

1 Maple Street
New York Mills, NY 13417
www.nymills.com

315-736-9212

FAX 736-7561

Codes Enforcement Officer
John Constas

**Assistant
Codes Enforcement Officer**
Rick Fabbio

PLANNING BOARD

John Meagher, Chairman
Jim Bombace, Jr.
Leo McCoy
John Montrose
Joe Sroka
George Majka

ZONING BOARD OF APPEALS

Todd Martin, Chairman
Tom Wadas
Jacqueline Wolanin
Kevin Kutas
Don Spost

Planning Board Meeting – November 17, 2021

Chairman John Meagher called the meeting to order at 4:04PM, followed by the pledge.

Present: Chairman John Meagher, John Montrose, Jim Bombace, George Majka, John Constas, Al Swierczek, and Joe Sroka

Missing: Leo McCoy

Also present: David Zhushma and Tim Zotta, Professional Engineer

A motion was made by Jim Bombace to approve the minutes of the December 8, 2020 meeting. All in favor, motion passed.

The purpose of this meeting was to address the request from the Village Board to make recommendations about the following:

Certificate of Occupancy for 11 Mill Street.

At the November 9, 2021 Village Board Meeting David Zhushma of 26 Garden Street requested to receive a Certificate of Occupancy for 11 Mill Street. The Village Board then requested a recommendation from the Planning Board about this project. Mr. Zhushma has purchased the property at 11 Mill Street, formerly the Lupini Construction building and would like to put in a wood shop/showroom in the existing building.

Mr. Zhushma's proposal is attached to these minutes.

Codes Enforcement Officer John Constas stated he looked at the building and everything currently seems to be in order.

Members of the Board address Mr. Zhushma regarding, delivery trucks, noise level using saws, hours of operation etc. Also requested was a hedge row on the property or some type of screening.

Al Swierczek advised the Board that he would need to do a site plan review which would address several concerns.

Mr. Zhushma will return to the Board when he has a completed survey and site plan for the Board's review. Until that time no further action can be taken.

Chairman Meagher gave the Board an "Updated" zoning map.

A motion was made by George Majka, seconded by Jim Bombace to adjourn the meeting at 5:45PM. All in favor, motion adjourned.

Amy A. Topor
Planning Board Secretary



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Planning Board Meeting – May 18, 2022

Chairman John Meagher called the meeting to order at 3:59PM, followed by the pledge.

Present: Chairman John Meagher, Jim Bombace, George Majka, Leo McCoy, John Montrose and Joe Sroka. Also in attendance, Codes officer Rick Fabbio and Village Engineer Al Swierczek.

A motion was made by Leo McCoy to approve the minutes of the November 17, 2021 meeting, Seconded by Jim Bombace. All in favor.

50 Sauquoit Street

Husted Concrete Products, Inc. / Dave and Judy Husted are selling their property. Had auction on May 12, 2022 for contents. They questioned if there are any limitations on the property as to what type of business could exist there for a new owner.

Chairman Meagher stated the potential new owner would have to follow the Plan Development procedure and submit an application to the Village Board to proceed. Al Swierczek explained Plan Development to the Husted's.

11 Mill Street

David Zhushma presented a new set of plans, dated May 9, 2022, based on previous recommendations by the board. Added items: handicapped parking, easements for storm drain, survey.

Al commented that handicapped parking signs are required in addition to the painted markings.

Chairman Meagher states that 180sq.ft. are required per parking spot, per codes, and to make parking spots 9x20.

Zhushma and Board converse regarding a fence or large trees/shrubbery to be placed along the border of his and the village's property. Zhushma would like to plant large 35ft Green Giant Arborvitae's as a border but would like to plant them on the bordering village property.

George Majka and Leo McCoy disapprove of planting on village property for several safety and upkeep reasons. Jim Bombace asks if smaller shrubs could be used to avoid safety issues. Bombace also asks if the large wood pile on property could be moved and advised Zhushma the pile must be under 16ft per OSHA guidelines. John Montrose suggests moving wood pile into an enclosed garage or put up a new building. Montrose also reminds board of dike under property.

A motion was made by George Majka stating: No shrubbery or trees are to be planted on village property, Seconded by John Montrose. Chairman Meagher put it out to vote, passed 3-2; Yay- George Majka, John Montrose, Leo McCoy: Nay - Jim Bombace, John Meagher.

David Zhushma then states he could erect a 6ft fence on the property line. The board recommends this fence which is on the March 18, 2022 plans but must be 2ft in from property line.

A motion was made by George Majka to approve a 6ft. privacy chain link fence which must be 2ft in from property line, Seconded by John Montrose. All in favor, motion passed.

AI talked about drainage easements show on page 2- AI will work with David to obtain drainage easements for the village.

Chairman Meagher states to Zhushma that the board is only approving what is on the current plan and any building additions or site changes would require a new permit and plans submitted to the Village and planning boards.

The Board requested a new page 1 and 2 of the plans showing revised parking size, shrubbery removed and fence added.

No further questions or concerns from board members.

Jim Bombace made a motion, seconded by George Majka, to adjourn the meeting at 5:23 PM.

Respectfully submitted,

Brenda Mitchell
Planning Board Secretary



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Planning Board Meeting – June 13, 2022

Chairman John Meagher called the meeting to order at 4:00 p.m., followed by the pledge.

Present: Chairman John Meagher, George Majka, Leo McCoy, James Sroka, Jim Bombace, John Montrose, and Village Engineer Al Swierczek

Motion made by John Meagher to accept the minutes of May 18, 2022 meeting. Seconded by George Majka. All in favor.

Resident Jane Cherzan of 20 Garden St, NYM, accompanied by her daughter Judy, ask to speak their concerns to the Board regarding 11 Mill St. Chairman Meagher advised them it is not an open meeting to the public but allows them to briefly speak.

Their concerns are over:

- air quality, as saw dust was blown onto her property
- are any chemicals used that will cause an odor
- Noise nuisance
- heavy trucks on road used for wood deliveries
- David driving equipment up and down Mill St (safety issue)

John Meagher advised them to attend the Village Board meeting and meet with the codes department to voice her concerns.

11 Mill St – David Zhushma presents new plans dated May 20, 2022 (revision #1). New plans show added fence, shrubbery removed, parking spots enlarged, and handicapped signage.

Per the air quality statement above, David states the workshop building on his property will have a dust vac to collect sawdust in a bag. It will not ventilate outside.

New plans show building will have overhead doors and interior will be partitioned to hold storage room and a separate processing area.

Last plan dated 5/9/22 building was 8960sqft, new plan dated 5/22/2022 building is 7850sqft.

The building is 64ft from Village property line facing Main St.

Board concerned that the fence in rear of property has not been repaired as it poses a dangerous situation. John Montrose concerned that things are not getting done because of lack of communication and working together between the Planning Board and the Codes department.

John Meagher states concern over future building (not part of these submitted plans). Addition concept on paper is only in concept, not approved. It is for reference only. David will need to return to Planning Board with new plans. Board recommends to label building addition on pg 1 & 2 "Proposed future addition" to make it clear to Village Board.

John Meagher questions David regarding original storage area that is now a timber processing area. David states he previously discussed this with the board- mentioning adding doors, windows, spray foam insulation. John found no notes regarding this in past Planning Board minutes. Jim Bombace found a note from November 17, 2021 minutes stating building would be used for work area and storage.

Jim Bombace asked David if he received a Certificate of Occupancy and if not how is he working in the building. He was advised by the board not to do work in the building, yet he is. George Majka has seen him working there on a Sunday. George also said David advertised on FaceBook that he is open for business, listing his address and hours. He is only allowed to remodel, not conduct business. David has not received a C of O.

The Board agrees they are not ready to present plans to Village Board yet. David states he would like approval from the Village Board for the future addition when plans are submitted.

Jim Bombace suggests the Planning Board present plans to Village Board only showing existing building. He is concerned about the planned future addition. If plans are submitted showing future addition and those plans are approved, can the future addition ever be declined or shot down. George Majka concerned future addition already approved with conceptual approval.

John Meagher states Planning Board is not approving the building addition, regardless if it is on the drawing or not.

Al Swierczek recommends the proposed addition be shown in a dotted line on pg 1 & 2 before presenting plans to Village Board.

George Majka made a motion to not accept the plans as of now, seconded by John Montrose. All in favor.

David to submit new drawing of pg 1 & pg 2 with perimeter of proposed future addition in dotted lines. Also add a new drawing on pg 3 to show existing building only – front view & elevation.

No further questions or concerns at this time.

George Majka made a motion to adjourn at 5:22p.m., seconded by Jim Bombace.

Respectfully Submitted,

Brenda Mitchell
Planning Board Secretary