

Planning Board Meeting
February 27, 2017, 7:30pm
Village Municipal Center

Attendance: Chairwoman Christina Bishop, Members Robert Sheridan, Russel Bronson and Matthew Rice; absent: Michelle Smith

Village Staff: Clerk-Treasurer Rick Roberts

Press: None

Others: Pastor Joel Aubrey, New Creation Church

Chairwoman Bishop called the Meeting to Order at 7:30pm.

Ratify Meeting Minutes: Mr. Bronson moved ratification of the Minutes of the Meeting of June 27, 2016, as circulated. Mr. Sheridan seconded the motion and it carried unanimously.

Chairwoman Bishop advised that she and ZBA Chairwoman Molly Celani had attended the Saratoga Planning Conference last week and that they found the sessions to be very informative.

Site Plan Review Application—New Creation Church—61-67 Main St: Chairwoman Bishop briefly reviewed the pending application for Site Plan Review as submitted by the New Creation Church. She then introduced Pastor Joel Aubrey and asked if he could brief the Board concerning the Church's intended plans for the subject property. Pastor Aubrey advised that the Church Parish had formed several years ago in the Adamsville Baptist Church and that they had been searching for a location closer to Granville for several years now. The number of parishioners is approximately 25-30 and they have been meeting at a residence in Middle Granville for some time. The location at 61-67 Main St. was viewed as a suitable fit as there is abundant parking in the rear, and room for expansion for Sunday school classes as the church grows, and/or any possible future centralization of the Food Pantry, Coat Closet, etc. There is a known mold issue in the basement, but the Church has a member who works for the Health Department and he feels that the mold can be maintained and/or managed over the long term. There are no immediate plans for signage on the building, but Pastor Aubrey said that the Church understands that they will need to return to the Planning Board if and when they intend to place the same.

The Board commenced a period of discussion with Pastor Aubrey relating to parking alternatives, the mold issue, and other applications allowed within the Main St. Business District. Pastor Aubrey stated that the Church understood that the Main St. Business District provided for a wide range of applications and that the Church had no objections or concerns in this regard, and would strive to foster an environment of mutual respect with its neighbors.

Following the discussion period, Mr. Bronson moved that the Site Plan Review Application for the New Creation Church be approved as submitted. Mr. Rice seconded the motion and it carried unanimously. Chairwoman Bishop advised Pastor Aubrey that he would receive a letter to illustrate the Planning Board's approval. *Pastor Aubrey thanked the Board for their time and consideration, and exited the meeting at 7:40pm.*

Chairwoman Bishop then opened the meeting to Public Comment.

Mr. Bronson suggested that the Planning Board work with a member or members from the ZBA and Village Board in an effort to process some edits to the Village Zoning Code. Following a brief discussion, it was suggested that Mr. Bronson reach out to Mr. John Freed or Chairwoman Celani from the ZBA. Any proposed edits/changes could then be forwarded to the Village Board for consideration.

Chairwoman Bishop noted that when required, the Planning Board would now be shifting their meeting date to the third Monday of each month (the next possible date would be March 20th).

There being no other business to consider, Mr. Sheridan moved that the Meeting be adjourned at 7:45pm. Mr. Bronson seconded the motion and it carried unanimously.

Respectfully Submitted,

Richard H. Roberts
Acting Planning Board Clerk