

## Welcome Public

Village of South Glens Falls  
46 Saratoga Avenue, South Glens Falls, NY12803

December 8, 2021

7:00 PM

### Planning Board Meeting

Al Chapman Chair PRESIDING

Minutes

#### **Attendance:**

Mark Schachner  
Al Chapman  
Doug Clingen  
TJ Wade  
Kim Henkel  
Isa Ahma

Harry Gutheil  
Keith Comstock  
Caroline Sweeney  
Deputy Clerk Treasurer Brittney Flewelling  
John Hoey

Absent: None

**Meeting called to order at 7:15 PM:** Al Chapman called the roll of the Board Members. Al Chapman stated tonight's meeting is for Kimberly Henkel of Cuddle Bugs Boutique application. This was talked about at last month's meeting but we tabled it until today because we needed extra documentation. We have received the full size blueprints and a picture of the proposed sign that is going to be put on the building. This is an allowed use in the zone that the building is already in which has been determined by the Zoning Administrator Jim Martin. The Board asked if this complies with area requirements such as parking and allowing children to play while the parents shop. Approvals have been issued by the Zoning Board of Appeals. The property is not anywhere near a County Road so it does not require a referral. Type 2 action is required according to Jim Martin so an evaluation does not need to be done.

Al Chapman told Kim Henkel to be aware of the lot line encroachment issue and deal with this at some point because she might run into issues when they do a title search. Kim Henkel stated that she tried to speak to the neighbor but the neighbor would not speak with her so the Town of Moreau is going to talk to her.

Refer to Matt French on the lead and asbestos situation because this could affect the certificate of occupancy. The Planning Board will need to make sure it meets the standards that Matt French has to go by. This is not something we would have to deal with during this meeting. The sign looks like a nice sign. Everyone agrees that it looks like a great sign. Al Chapman told Kim Henkel that she would need to make sure the sign complies with the obstruction of vision

for drivers. This would be hanging in front of the building. Kim would need a permit from the building inspector for this sign. Please see section 153-11, Lot Regulation, in our Municipal Code book that involves putting something that is going to interfere with drivers disability. Run a line from the corner of the property line and go back thirty feet in both directions. The sign can not be in this triangle that is formed from these two lines and nothing can be higher than 30 inches. Al Chapman told Kim Henkel to make sure to keep this in mind when she is putting up the sign.

TJ Wade had asked if the potential encroachment of the lot line would cause any issues. This will not be an issue because Kim Henkel will not be building anything new on the property. Kim Henkel believes there is no valid reason for the Board to be concerned about this.

Douglas Clingen is ok with what is proposed, Caroline Sweeney agrees, Keith Comstock agrees, and TJ Wade states that he would like to hear what Harry Gutheil has to say.

TJ Wade asked if there would be children at play signs for traffic and will the Village have to put these signs up or the store owner to put the sign up. He is concerned about this due to the traffic especially during school hours.

Kim Henkel stated that children would be coming and going with their parents and most of the parking would be across the street. If a parent is upstairs shopping someone would be downstairs watching the child and the child would never be outside alone. It is not a quick drop off zone. Kim Henkel stated that the child would be with their parents at all times so it is not any more dangerous than any of the other businesses in the area.

TJ Wade just wants the kids to be safe and the drivers to be aware that there is a business there. It is a busy corner and he just wants people to be safe.

Harry Gutheil does not have any thoughts he is just the liaison in case anything needs to be reported back to the Village Board.

Al Chapman asked if the public had any comments, no one would like to address the Board at this time.

**Motion #120821-1** to close the Public Hearing. Keith Comstock motions, Caroline Sweeney seconds. All in favor. Motion passes.

**Discussion:** TJ Wade has stated that he does not have any issues with the business; he would just like something in place to make sure the children are safe such as signs or some kind of crosswalk. We could work with the Village just to make sure people are safely loading and unloading their children. We could have some kind of makeshift sign. He states that this would be important because it is a busy corner especially on school days. Al Chapman stated that we could probably put a no parking here to the corner sign. Al Chapman also provided since the

Zoning Board has approved it and stated that on-street parking is appropriate, it is out of the hands of the Planning Board when it comes to signs or any kind of parking requirement.

**Motion #120821-2** to approve the site plan as presented for Cuddle Bugs Boutique at 112 Saratoga Ave, South Glens Falls. Keith Comstock motions, Douglas Clingen seconds. All in favor. Motion passes.

**Motion #120821-3** to adjourn tonight's meeting at 7:31PM. Keith Comstock motions, Douglas Clingen seconds. All in favor. Motion passes.