

Welcome Public

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

November 10, 2021

7:00 PM

Planning Board Meeting

Al Chapman Chair PRESIDING

Minutes

Attendance:

Al Chapman
Doug Clingen
TJ Wade
Kim Henkel

Keith Comstock
Caroline Sweeney
Deputy Clerk Kristen Doyle
John Hoey

Absent: None

Meeting is called to order at 7:00PM to discuss approval of the site Plan for Cuddle Bugs Boutique. The applicant seeks site plan review and approval for installation of retail business consisting of the sale of women's and children's clothing; and children's toys, including a children's play area at an existing building at 61 Hudson Street. Said application involves the use of the existing second floor of the building for retail sales and the lower (first) floor for a children's play area. No external additions or modifications to the building are proposed. The applicant previously received approval of two area variances from the Village Zoning Board of Appeals for: 1.) Increased retail sales area; and 2.) Relief from the off-street parking requirements.

1. Al Chapman called the role of the Board Members. Kristen Doyle read the notice that Jim Martin sent posting in the Post Star. Al Chapman asked Kim Henkel if she sent a bigger copy of the site Plan. She has a big copy but made copies on regular size paper for the Board. Al Chapman did not have copies of the variance approval until around 3 today. The Zoning board already approved the variances. This will be a type 2 action for State and environmental quality. Not disturbing property or land. Subject to public hearing. Public notice was not published in time. The approval would have to be at the next meeting. TJ Wade had some comments, maybe it is an easy task, then we can move from there. Mark Schachner is not on the call. The application explains retail store is upstairs, first floor will be a play area for children that is pay to play. Not a daycare. The children will not be left unattended. No license is needed. They plan to have a sign in the future and it will not be illuminated, they will apply for this in the future as well.

2. Al Chapman asked about the neighboring northside boarding Montanez property that is shared and if this is resolved. Kim Henkel said she sent a letter asking if they want to talk about it, they have not responded yet. She does not need the space and will work around it and not raise any lot line issues.
3. TJ Wade asked if there will be outside play and Kim Henkel provided no there will not be.
4. Al Chapman read a note from Jim Martin and Jim Martin recommends we schedule public hearing scheduled and noticed. Planning board should review any exterior signs, possibly need a picture to review. We will need a picture of the sign submitted to review.
5. Caroline asked if there was an asbestos inspection. Kim needs to get through the meeting to finish the closing process.
6. Keith Comstock asked if the address is 59 or 61 Hudson St? It is listed as 59-61 Hudson St.

Recommendations made by the Board: Figure out the lot line situation with the neighbor, get a picture of the proposed sign for them to review, submit a larger copy of site plans, make sure asbestos was inspected.

TJ would like to motion to end the meeting, too many unknown variables, council is not on the call, the notice did not state "public hearing" which it should have, but other things needed as well. Will need planning board meeting and public hearing after the meeting on 12/08/21.

Motion #111021-1 to close the meeting and table the subject in regards to Cuddle Bugs, for reasons beyond our control with no action taken. TJ Wade motions, Al Chapman seconds the motion. All in favor meeting adjourned at 7:43PM.