

TOWN OF GAINES PLANNING BOARD MEETING
FEBURARY 7, 2023
TOWN HALL

Meeting Called to Order by Chairman Watt at 7:00 P. M.

Pledge to the Flag led by Justin Kirby

PRESENT: Christopher Watt, Chairman; Justin Kirby; Brenda Radzinski; Doug Bower; Gerald Monagan

GUESTS IN ATTENDANCE: Erin Anheier, Fred Miller, Josh Wehling, Craig Lane, Jeff Martin, Gynne Schultz, Ron Manella, Bruce Schmidt, Jerry Culhane, Gabrielle Barone, Skip Draper, Mark Tillman, Kris Schultz, David Thom, Joe Marrillotta, Marty Taber, Laura Bentley, Kevin Johnson, Lynne Metz, Ron Bierstine

APPROVAL OF MINUTES

Chairman Watt asked for a motion to approve the minutes of January 3, 2023; Motion by Doug Bower and 2nd by Brenda Radzinski

Ayes - 5; Nays 0

Motion Carried

PUBLIC HEARINGS:

The public Hearing regarding the Sub Division Parcel from Kirby Estate on Zig Zag Road opened at 7:02 PM. Chairman Watt asked if there was anyone here tonight with any questions or concerns regarding this project. Kristy who works with Attorney Christopher Wilcox stated she was present in case anyone had any questions or concerns. Kristy then asked the Board if they had received the Affidavit for the property and did it have all the information the board needed. Chairman Watt stated he had and this why the public hearing was being held tonight. There were no other questions or comments. The public hearing then closed at 7:06 PM.

Chairman Watt asked for a motion to approve the application; Motion by Doug Bower and 2nd by Gerald Monagan

Ayes - 4; Nays 0

Abstained – 1; Justin Kriby

Motion Carried

The second public hearing regarding the Root Brothers Subdivision was then opened at 7:08 PM. Jeff Martin who is representing the family was present and asked the board if they had any questions or needed any further information. He stated he would be happy to answer any questions anyone else may have. Chairman Watt stated all of the information had been presented and nothing more was required. There were no other questions or comments and the public hearing closed at 7:13 PM.

Chairman Watt asked for a motion to approve the application; Motion by Brenda Radzinski and 2nd by Doug Bower

Ayes - 5; Nays 0

Motion Carried

OLD BUSINESS:

VILLAGE INN:

Chairman Watt then started the discussion regarding the Village Inn Restaurant and Inn. Kris Schultz, Engineer and Land Surveyor for this project stepped up and present the board with an update Survey Map for the board to review. There were multiple questions regarding the map and a few concerns they had dealt with at previous meetings. The main concerns Chairman Watt discussed were regarding the parking and how the 2 properties would be divided up. There were multiple discussions regarding this matter between Kris Schultz, Engineer and Chairman Watt. Kris Schultz then let the board know at this time Laura Bentley would be purchasing both the Restaurant and the Inn together as one parcel instead of the two parcels. With this in mind the project could possibly go in a different direction then originally shown in the application submitted. Discussions followed regarding this situation and what steps would need to be taken. In the midst of the discussion, it was mentioned Laura Bentley would be bringing in a chef/cook to run the Restaurant.

Chairman Watt stated he wanted to see in writing from Laura Bentley, more information regarding this situation along with what plans she would have for the rest of the building. The main goal of this project is to merge the property into one and create one tax parcel. Kris Schultz, Engineer then asked the board if they would be able to move forward on this project knowing it would be sold as 1 parcel instead of 2 and also wanted to know if they could schedule a public hearing for next month's meeting. Attorney Doug Heath stepped in and stated they would not be able to move forward until he receives something in writing about what they are planning on using the remainder of the building for and he would be happy to expedite it if need be. Laura Bentley said she would get the information to Codes Officer Jeff Gifaldi in the morning. The discussion then moved on to audience comments and questions. There was one person that stepped up and let the board know him and many of the audience members were there to help support this project so it could get back up and running. Gaines is a small town and this Restaurant is something it needs to keep things going. The Town does not have many other places to eat; therefore having this Restaurant open would be a good thing for the Town. Chairman Watt let the audience know he and the rest of the board members want to see this back up and running as well, but there are just some steps to be taken before everything can be completed and finalized. A few other audience members questioned about how long it would take before it could officially open. Mr. Watt replied, it depends mostly if we are talking 2 separate tax parcels or if it were to be merged officially into one, this later would speed things up some with less things to be ironed out. Mr. Schultz then came up with a 3rd option, the merging. Mr. Schultz then asked for a hearing maybe, a special meeting. Mr. Watt then stated he needed correct applications and completed plans for the main building and the board would have to review them to make assessment. It was then agreed to recess the meeting and if the paperwork came in very quickly, then the board could meet February 21st at 7:00 PM.

Chairman Watt asked for a motion to hold a Special Meeting to review updated plans regarding The Village Inn Restaurant and Inn; Motion by Doug Bower and 2nd by Brenda Radzinski

Ayes - 5; Nays 0

Motion Carried

NEW BUSINESS:

Attorney Doug Heath presented the board with a new application he had just received. The application is regarding The Kast Land subdivision of East Gaines, LP. Attorney Doug Heath let the board know they are subdividing the property, leaving the house and selling the other half of the property. A brief survey map was present at the time, but will be done and submitted. Attorney Doug Heath then mentioned doing a public hearing and would be happy to wait until the survey map was completed. Chairman Watt stated he would be okay with moving possibly moving forward on the application and holding a public hearing for next month if need be. He asked what the other board members thought and they all felt it would be okay. Chairman Watt then stated it would be best to have more discussion about this possibly at the special meeting being held on February 21, 2023. There will be more discussion to come; no further action will be taken at this time.

ADJOURNMENT

Motion to adjourn at 8:05 P. M. by, Brenda Radzinski 2nd by Doug Bower

Ayes 5; Nays 0

Motion Carried.

Respectfully submitted,
Sarah Bradshaw
Secretary