

PLANNING BOARD REGULAR MEETING, April 27, 2022 AT 7:00PM

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Members present: Chairwoman Severance, Alan Hipps, Elisha Bartlett, Chris Maron, Ken White, Rob King & Cheri Phillips

Guest Present: George Hainer, Catherine Simmer, Peter Burns. Keith Hoffnagle, Marlene Super, Gary Super, Sandra Goodroe, Taylor Haskins, Josh KingZack

Chairwoman Severance: Called the meeting to order at 7:03 pm. Did everyone have a chance to review the minutes from March?

Mr. White: I'll make a motion to approve the minutes.

Ms. Bartlett: I'll second that motion.

- **Resolution 2022-5 Approval of Minutes from March 23, 2022.**

Resolved: To approve the minutes of March 23, 2022 Public hearing/ Regular meeting.

Moved by: Mr. White

Seconded by: Ms. Bartlett

In Favor: Ms. Bartlett, Mr. White, Mr. Maron, Mr. Hipps, and Chairwoman Severance

Opposed: None

Narrative: Gary Super owns 41 Polo Club Way, Tax Map No. 66.4-1-12.200. Mr. Super is looking to build a new 2670 square foot single family dwelling attached to the existing 4,000 square foot barn and construction of an associated on-site wastewater treatment system. There is a note on the subdivision map regarding the need for an approved septic system before a single family dwelling can be built. The APA permit (No.2009-0067A) states that the barn was going to be converted to a house. Mr. Super asked the APA for a change to his project. The original project required an Agency permit as a Class A regional project pursuant to SS809 (2) and 810(1)(e)(3) of the Adirondack Park Agency Act. The requested amendment consists of non-material change to the original permit involving the construction of a single family dwelling attached to an existing barn. The APA Act requires that the Agency make a finding of compliance with the requirements and conditions of local zoning laws before approving any Class A regional project in a town with an approved local land use program. Condition no. 1 of the APA permit states Condition 11 of Permit 2009-0067 is hereby amended to authorize the construction of a septic system and conversion of an existing barn into a single-family dwelling in the location shown and as depicted on the Septic Plan. Any change to the location, dimensions, or other aspect of the single-family dwelling shall require prior written Agency authorization. Any change warrants them coming back to the planning board.

Ms. Bartlett: I'll make the motion to approve the septic design.

Mr. White: I'll second that motion.

Chairwoman Severance: All in favor?

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• **Resolution 2022-6 Approve the septic system design for Gary Super.**

Resolved: To approve the septic design for Gary Super, 41 Polo Club Way, Tax Map No. 66.4-1-12.200

Moved by: Ms. Bartlett

Seconded by: Mr. White

In Favor: Ms. Bartlett, Mr. White, Mr. Maron, Mr. Hipps, and Chairwoman Severance

Opposed: None

Narrative: Keith Hoffnagle has purchased 6455 Main Street which was formerly the All Tucked Inn. Mr. Hoffnagle is requesting a special permit to construct and extend a new deck on the front of the All Tucked Inn property which is a landmark building. The deck would mimic the existing deck, but would extend out 14 feet.

Chairwoman Severance: Our next project is for Mr. Keith Hoffnagle and the former All Tucked Inn. I would like to thank Mr. Hoffnagle for purchasing this building. It's really wonderful to see people investing in the Town and we are grateful. Please tell us about your project.

Mr. Hoffnagle: The main floor will be a restaurant. We would like to add to and replace the existing deck for outside eating. Everything will match what is already there to remain with the character of the building. There will be access to the building via the deck for handicap accessibility.

Mr. Hipps: Because this is landmark building it needs a special permit, is that correct?

Mr. Hainer: Yes, because of the historical nature of the building. The deck will be self-supporting which means it's not changing the integrity of the building. Is that correct the deck will be self-supporting? In other words, the deck will be build up against the building but not necessarily supported by the building.

Mr. Hoffnagle: Yes, that is correct.

Mr. Hainer: If someone down the line wants to remove the deck to return the building to its original appearance the deck can be removed.

Mr. Burns: We are looking to keep the lattice and railing so we can keep the same appearance.

Mr. Hipps: How long for the Landmark Preservation Committee?

Mr. Hainer: If you deem the application complete you can set up a public hearing.

Ms. Bartlett: Should we refer to the State Historic Preservation?

Chairwoman Severance: Our Landmark Preservation Committee can make that reference if they deem it necessary.

Mr. Maron: what are the plans for the second floor?

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Mr. Hoffnagle: We are planning to have rooms not apartments. Peter Burns will be running the restaurant.

Chairwoman Severance: Do we deem this application complete and refer to our Landmark Preservation Committee?

Mr. Hainer: It's a Type 1 SEQR.

Mr. Maron: I'll make a motion to deem the application complete and refer to our Landmark Preservation Committee.

Mr. Hipps: I'll second that motion.

- **Resolution 2022-7 Deem the application for Keith Hoffnagle complete.**

Resolved: To deem the application for Keith Hoffnagle Tax Map No. 66.66-4-15.000 complete and set a public hearing for Wednesday, May 25, 2022 at 7:00pm.

Moved by: Mr. Maron

Seconded by: Mr. Hipps

In Favor: Ms. Bartlett, Mr. White, Mr. Maron, Mr. Hipps, and Chairwoman Severance

Opposed: None

Informational narrative written by property owner presented along with a slideshow presentation:

Good evening, and thanks for giving us a little time to briefly and informally introduce our project to you. I'm Taylor Haskins, and this is Josh KingZack. Some of you know us, and some of you may not. We are both raising children here in Westport, Josh having been here for 9 years and me for 12.

We look forward to working with you, the members of the planning board of Westport New York, to help us realize our vision for the building that was originally constructed for the Champlain Valley Seed Growers Cooperative back in 1952, and which most recently housed operations of Champlain Valley Milling Company.

And before we begin, I feel I must clear the air...we've been hearing that there are rampant rumors and questions regarding the meaning of ... YO.

It's not a slogan, and it doesn't really stand for anything. It's also not the name of the building. It's just a casual, colloquial greeting. It's a way of saying "HI". The building we're talking about will simply be called "The Mill" ...and we're here tonight just to start a conversation about what it might be transformed into.

Together, Josh and I are OMNM, LLC, which stands for Old Mill, New Millennium. We formed this company last Fall in order to purchase the building together as business partners. Upon forming this company, we both agreed that although this is indeed a for-profit venture, our mission is primarily to make a positive contribution to our community, much like non-profit. We live here, and we love Westport.

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This building had sat unoccupied for three years, and flour dust covered pretty much everything.

It took a lot of phone calls to find a commercial cleaning company that even had time to do a walkthrough, never mind the job itself. When we finally did find someone who would give us an estimate, the guy kept complimenting the milling company by saying that they ran a very clean operation and that he expected much worse...but he also kept saying things like “this is a very big job” and “whooff” and “this is gonna take at least 3 weeks...and a big pile of money”.

We ended up hiring Big John and crew of five Amishmen, who made the building spotless - using brooms (mostly) - in just over 2 days...and for a much smaller pile of money.

After that, it was a matter of the large equipment that remained, and what to do with it.

Thanks to Sam Sherman, we were able to broker an exchange with Nitty Gritty milling from Charlotte Vermont, who recently undertook the Herculean task of removing the largest machinery and equipment that was still viable for use.

Thankfully, the building is has now been completely cleaned of flour dust and most of the milling equipment is gone or on the way out as well. All that remains is a lot of space, full of possibility.

Earlier today, after much searching and many meetings, we finally secured an incredible architectural firm that will help us to actually bring this project to life. Weimann-Lamphere are a firm dedicated to sustainable design practices, and have designed and built places like Vermont Public Radio, Vermont PBS, Runamok Maple Products, and Caledonia Spirits. We feel we’re in great hands, and we look forward to introducing you to them soon. For tonight, allow us to informally present our concepts for what types of spaces The Mill could potentially provide for the town of Westport and for our local community.

As a mixed-use commercial building, we hope to offer both retail space, as well commercial maker spaces for anything from light manufacturing to wholesale baking. There is a lack of both of these types of spaces in Westport and the surrounding area, and we will be prepared to build spaces to suit individual small businesses’ needs.

With the sharp and sudden increase in working remotely from home, more people than ever need intermittent access to office space outside of their home but can’t commit to long-term rental or leasing. Because of this, many cities and towns across the world are converting leased office space into larger “co-working” spaces. We will offer ‘The Office at The Mill’. (read slide)

We are proud to be able to offer the most voluminous part of the building as a much-needed large-scale community space for rental. We’re calling it a “flex venue”, and there has already been quite a demand for its use. Our business plan allows for this space to remain open and flexible for the community due to the economic engine we will hopefully be able to create with the rest of the building, particularly the potential apartments.

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For this aspect of our project, we will require a zoning variance, as the building is currently zoned for industrial and light commercial activity. As most if not all of us are aware, we are in the midst of a housing crisis in the North Country.

We'd like to share a 3D model and some floor plans with you as well.

Our priority in renovating this building is to improve the appearance of the exterior, as we feel it will be an important visual mark of the progress to come.

Since signing the contract to purchase the building last November, we've been talking to literally everyone who will listen about the availability of space at the mill. Some of these folks are literally kicking at the door already, apparently very excited and eager to participate in Westport's newest community resource.

I'd like to add that although we are both taking on significant financial risk in this venture as well as dedicating a majority of our time to it, we are indeed both energized, confident, and very excited about the prospects for this building. As we've said to many people already, these are definitely our "shoot for the moon" ideas, but we do have confidence that they can come to fruition, with your help.

We look forward to hearing your thoughts and we thank you in advance, as we know it will provide us with invaluable perspective and insights as to how we can improve our collective chance of success at The Mill in Westport. Thanks for your time.

Chairwoman Severance: Is there an easement with Paul Spooner recorded?

Mr. Haskins: Yes.

Chairwoman Severance: Consider supporting the neighbors as you move forward with this project.

Mr. Haskins: Yes, we have been talking with them and have an open line of communication.

Ms. Bartlett: Is there a traffic flow parking plan?

Mr. Haskins: We just secured an architect today so we will be working with them on parking.

Mr. Maron: What is the time frame you are looking at to complete this project?

Mr. KingZack: We are looking to complete the project in three phases over two years.

Mr. Haskins: We have secured the funding for the entire project.

The board thanked Mr. Haskins and Mr. KingZack for their presentation. They look forward to see what comes next.

Please note Mr. Hainer left for the next part of the meeting as to not be involved since he is a Westport business owner.

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Chairwoman Severance: Our next order of business is the old Westport Firehouse building. This building does not need to revert back to residential. In 2011 the law was changed so it didn't need to go back to residential. It will be mandatory for the buyer for whatever the persons need is to come to the planning board for a special permit.

Ms. Bartlett: Read Section 2 of the Local Law No. 2 of the Year 2011.

Reads as follows:

Town of Westport, Local Law No. 2 of the year 2011, Amendment to the Land Use Law of the Town of Westport (Local Law No. 1 of the year 1995, as amended) relating to nonconforming uses.

Section 1. The Land Use Law of the Town of Westport (Local Law No. 1 of the year 1995, as amended) is amended as follows:

Section 2. Section 4.0 13 is hereby amended to read as follows:

4M13 Change

If nonconforming use is replaced by another use, the new use shall conform to this local law, except within V-Res II(t), V-RES III, V-FAC, V-MGT, and V-IND districts, the Planning Board may grant a special permit for a new use that does not conform to this local law, provided that the new use satisfies the special permit requirements of Section 5 and that the Planning Board finds that the new use is less nonconforming and/or will be more compatible with the neighborhood than the existing nonconforming use.

Chairwoman Severance: The Town made an exception for the fire house. A new use could also have an exception for a nonconforming use. A use that is more friendly for the neighborhood.

Mr. White: As or less obtrusive than the fire house.

Mr. Maron: No stipulation on hours of operation?

Ms. Bartlett: Dependent upon the impacts of use compared to the previous use.

Mr. Hipps: There are permitted uses as the building is right now. We also need to keep that in mind.

Mr. KingZack: I thought they were doing a sealed bid.

Chairwoman Severance: The fire district thought they had to but after speaking with their attorney they learned they were able to list it with a realtor.

Ms. Goodroe: there is lots to look forward too!

Chairwoman Severance: Ok, thank you everyone. Is there any other business that needs to be addressed?

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Mr. Maron: Yes, I would like to discuss the flashing sign on Stevenson Rd. I like to take walks at night. Our Town Law is being broken. Mr. Maron reads aloud a letter he has drafted regarding the flashing lit sign and suggest the Planning Board send this letter to the Town Board.

There was a lengthy discussion about the flashing lit sign.

Chairwoman Severance: That is not the job of the Planning Board to represent the concerns of an individual.

Ms. Bartlett: I agree we need to maintain separation from enforcement or people will lose trust in the Planning Board.

Chairwoman Severance: It needs to be a private complaint.

Mr. Maron: I disagree, the Town Law is being broken and nothing is being done about it.

The Planning Board members agree that this is not the job of the planning board and that individuals have the right to complain to the Town Board. The Planning Board will not be involving themselves in enforcing the law or complaining to the Town Board.

Mr. White: I make a motion to adjourn.

Mr. Hipps: I'll second that motion.

Chairwoman Severance: All in favor? Adjourned.

- **Resolution 2022-8 Adjournment**

Resolved: To adjourn the regular meeting at 8:34 pm

Moved by: Mr. White

Seconded by: Mr. Hipps

In Favor: Ms. Bartlett, Mr. White, Mr. Maron, Mr. Hipps, and Chairwoman Severance

Opposed: none

Respectfully submitted,

Catherine L. Simmer, Secretary