

**Minutes  
Warrensburg Planning Board  
October 3, 2017**

**Board Members Present:** David Spatz, Danielle Robichaud, Laura Moore, Gary Cooper, Sharon Sutphin

**Board Member Absent:** John Franchini

**Others Present:** Liz Schuster, Jim Campione, Maureen Sawyer, Patti Corlew (Zoning Administrator)

Meeting Commenced at 7:00 p.m.

Mrs. Moore - So I'll bring tonight's Warrensburg Planning Board meeting to order. It is October 3, 2017. It is 7:00 p.m., and under our revised agenda, I'll call the meeting to order. We have established our quorum. We have minutes from August 1<sup>st</sup> of 2017. Has everyone had a chance to look at those?

Mr. Cooper - Yes.

Mrs. Moore - Is there a motion to accept them as presented?

Mr. Spatz - I make a motion.

Mrs. Robichaud - I'll second it.

Mrs. Moore - All those in favor.

**RESOLUTION #2017-16**

Motion by: David Spatz

Second by: Danielle Robichaud

**RESOLVED**, to accept the Planning Board minutes of October 3, 2017, as presented.

**DULY ADOPTED ON THIS 3<sup>RD</sup> DAY OF OCTOBER, 2017 BY THE FOLLOWING VOTE:**

Ayes: David Spatz, Danielle Robichaud, Laura Moore, Gary Cooper, Sharon Sutphin

Mrs. Moore - Under new business, I have re-approval of subdivision; subdivision #1997-4, that's tax map 211.13-5-29. It's under 6 Library Avenue; the applicant is Elizabeth Schuster, to allow a two lot subdivision. And each lot is... One lot being at the corner of Library Avenue and James would be 8,757 plus or minus square feet and the lot to the east of that is to be 8,945. This project was done in 1997.

Mrs. Corlew - In September.

Mrs. Moore - Alright. In September of 1997?

Mrs. Corlew - Hm hm.

Mrs. Moore - Okay, and the applicant did not, was not able to file it in a timely fashion, so the applicant is back before this board to be, get re-approval. If there's anything else the applicant would like to add..? Are there any questions from this board?

Mrs. Robichaud - No.

Mr. Spatz - No.

Mrs. Moore - I do suggest, I'm assuming that we did, it was an unlisted at that time and I would propose that we affirm the negative declaration that may have occurred at that time. There's been no changes to that site and no environmental impacts are anticipated in that project. It's a simple two lot subdivision, proposing an additional residential use. If no one has any... Do I need to... Was there a public hearing that was scheduled?

Mrs. Corlew - That was done back...

Mrs. Moore - That was done...

Mrs. Corlew - ...in the day, yep.

Mrs. Moore - So today is simply just to reaffirm the original approval. So we need a motion to present (inaudible).

Mr. Spatz - I make a motion that we approve subdivision #1997-4, tax map #211.13-5-29, old #48.-1-24.

Mr. Cooper - I'm going to second the motion that we approve sub, Sub #1997-4, tax map #211.13-5-29, for 6 Library Avenue.

Mrs. Moore - As presented. Is there a... You seconded it?

Mr. Cooper - Yes.

Mrs. Moore - All those in favor.

#### **RESOLUTION #2017-17**

Motion by: David Spatz

Second by: Gary Cooper

**RESOLVED**, to approve SUB #1997-4 by Elizabeth Schuster, as presented, for tax map #211.13-5-29, located at 6 Library Avenue, to allow a two lot subdivision, noting that there are no environmental impacts are anticipated.

**DULY ADOPTED ON THIS 3<sup>RD</sup> DAY OF OCTOBER, 2017 BY THE FOLLOWING VOTE:**

Ayes: David Spatz, Danielle Robichaud, Laura Moore, Gary Cooper, Sharon Sutphin

Mrs. Moore - You're taking one of these, is that correct?

Mrs. Corlew - That one.

(Tape inaudible).

Ms. Schuster - Thanks.

Mrs. Moore - Thank you.

Mr. Spatz - Thanks for coming in, Liz.

Mrs. Moore - Yes, thank you. Our next item is site plan 2017-5. The tax map is 211.13-4-24. This is 3745 Main Street. The applicant is Jim Campione. Is that correct, how I said it?

Mr. Campione - That is correct.

Mrs. Moore - Good. ...for the Big Moose Furniture Company, to allow operation of a retail store. And I believe everyone has their application in front of them. I've looked through this. Do you have any additional information you want to share with the board about the project?

Mr. Campione - Not that I'm aware of.

Mrs. Moore - Okay. Do you know... What are your hours of operation? What's a typical week, is it 9 to 5?

Mr. Campione - Probably 9 to 5. We may be open one or two nights, later.

Mrs. Moore - Okay.

Mr. Campione - Obviously seasonal. We'll try to get some of the traffic for the winter.

Mrs. Moore - Okay.

Mr. Campione - For Gore and the Adirondacks and the Summer (inaudible).

Mrs. Moore - Okay.

Mr. Cooper - You're limited on parking, as we all know. P2 Pizza was limited on parking. So you both come in, you park where your little driveway... Everybody will be parking on the street.

Mr. Campione - Well, we're fortunate...

Mr. Cooper - Which they do now to go to the other furniture place, so.

Mr. Campione - We're fortunate enough too where we are, there's three spots in the front.

Mr. Cooper - Hm hm.

Mr. Campione - And with the liquor store, we share the right-of-way and he will allow us to park in the back.

Mr. Cooper - Sure.

Mr. Campione - So this way we would have at least three spots hopefully for retail parking to get them off of the street.

Mrs. Moore - Excellent.

Mr. Campione - One advantage of having a good neighbor.

Mrs. Moore - Do you... I would guess that you have some sort of outside display pieces?

Mr. Campione - We have some there now. We put some out there for the Garage Sale.

Mrs. Moore - Okay.

Mr. Campione - So we, we will have some. I didn't know how much I was allowed to have and not have in the front, but there is some space there in the front.

Mrs. Moore - I think there's...

Mr. Campione - We would not make it look tacky. We have other retail stores.

Mrs. Moore - Okay.

Mr. Campione - And everything we do, we try to, we set an image. We try to, to keep (inaudible) we have two stores in Bolton Landing and a store in Diamond Point, a lodge and cabins in Lake George and 2 stores in the Village of Lake George. We try to keep a certain image and our certain way of doing business.

Mr. Cooper - Where do you have them in Bolton?

Mr. Campione - Bolton, we're right next door to the TD Bank.

Mr. Cooper - Hm hm.

Mr. Campione - Just before the TD Bank on the south side of TD, it's called Forest Hill North and Forest Hill Adirondack Café.

Mr. Cooper - And Diamond Point?

Mr. Campione - Diamond Point, the old Tired John's.

Mr. Cooper - Oh, okay.

Mr. Campione - I usually try to explain where it is but when they say Tired John's, if (inaudible)...

Mrs. Corlew - We all know where that is.

Mr. Campione - ...if you're a local, everybody knew where Tired John's was.

Mrs. Corlew - Hm hm.

Mr. Campione - So we did that and made that more of a western furniture store and we did a lot of outdoor furniture from there.

Mrs. Moore - Okay.

Mr. Campione - So...

Mr. Cooper - How long have you been in Bolton?

Mr. Campione - Bolton, we opened the gift shop in December. Sue Parker wanted out. A gentleman bought the building; asked us if we were willing to lease the building from him.

Mr. Cooper - It wasn't Bobby, was it?

Mr. Campione - No, it was John Miller. Almost everybody knows John Miller too. But John bought the building, came into our Diamond Point location and asked us if we were interested. We said, yes, so we opened Forest Hill North in December and then the café we opened in January.

Mr. Cooper - Nice.

Mrs. Moore - Do you find a lot of your customers are internet based customers or are they truly the traveling person that has learned of your business?

Mr. Campione - More so, currently the traveling customer for one main reason. That as much as we have going on, we have not have the opportunity of having a website yet.

Mrs. Moore - Okay.

Mr. Campione - And that is a killer on the internet business.

Mrs. Moore - Okay. Alright.

Mrs. Robichaud - Uh huh.

Mr. Campione - It is something that we really have to look at. We have to strongly... We have it, we have good base for it. We just have to finalize the rest of it and get it up and running. The hard part is, and as you all know, summer season here, it's 16 hours a day between the resort and the retail locations. Our main focus is our clients and our customers and our seasonal business, and the website came last.

Mr. Cooper - It indicates here in paragraph 2, the project data - sign. What are we doing for the sign? Have we designed it? Do you have a picture of it?

Mrs. Corlew - You have a picture in your packet.

Mrs. Moore - This is your sign.

Mr. Cooper - Oh that's the sign.

Mr. Campione - That's the sign.

Mr. Cooper - Okay. And it's three feet by four feet.

Mr. Campione - Yes.

Mr. Cooper - Okay.

Mrs. Corlew - Which the prev...

Mr. Campione - I used...

Mrs. Corlew - I'm sorry, which the previous owner had gotten a variance...

Mr. Cooper - Correct.

Mrs. Corlew - ...to have that size, so that variance carries with the property.

Mr. Cooper - Sure. Absolutely.

Mr. Campione - That's one of the main reasons I measured that sign before and made sure that I stayed within the limits.

Mr. Cooper - Hate to have to cut off the head.

(Laughter)

Mrs. Moore - Are you adding any other external features such as outdoor lighting or anything like that to that building?

Mr. Campione - There's lights underneath the façade now. I don't know if we're allowed to hang any kind of like a decorative light or anything like that, but if we did, it would be small, it would be

tasteful. It wouldn't be anything like, ya know a neon ball or flashing lights or anything like that. Whatever we did, we try to stay with the same theme that we've done, ya know, elsewhere.

Mr. Cooper - How did you do this past weekend?

Mr. Campione - Actually I'm very happy with what we did. Not only with sales, but it was more...

Mr. Cooper - The interest?

Mr. Campione - ...people walking in the store and two comments were the best that I heard all weekend was, "we heard somebody new was coming". It's a definite plus having New Way Lunch across the street 'cause everybody's sitting there looking across street, wanting to know what's going on, and our, our product, we try to put a better product in the store and people's response to our product was very, very good. We're not, we just don't do furniture. If you buy a bed, you can buy the sheets, you can buy the comforter, you can buy the pillows, you can buy the curtains for the room. We try to make it a whole interior experience.

Mrs. Moore - Do you hand-make the furniture? Is that the..

Mr. Campione - I used to years ago. I used to build for the Sagamore. I used to for Crest Haven Lodges and as we're getting bigger... This has been kind of my, my idea...

Mrs. Moore - Hm hm.

Mr. Campione - ...and Maureen's my fiancé and she helps with the back end of the stuff. But it's been kind of my idea to run with this and she's been... I've been lucky enough to have her put up with me. I used to build and I love to build, but I just don't have time anymore.

Mrs. Moore - 'Kay.

Mr. Campione - I wish I could. I wish I could. I miss the smell of sawdust.

Mr. Cooper - Sprinkle it on the floor.

Mrs. Moore - So you're only leasing the lower half. Are you also using the upstairs...?

Mr. Campione - We own the building.

Mrs. Moore - Oh you own the building.

Mr. Campione - We own the building and our two apartments upstairs...

Mr. Cooper - Are rented?

Mr. Campione - Get her all rented; great tenants. By the first of the month, the check is there and they don't complain about anything and when you have tenants like that, you try to keep 'em happy.

Mr. Cooper - How long have you owned it?

Mr. Campione - It hasn't been long...

Mrs. Corlew - This contract was signed on February 28<sup>th</sup>.

Ms. Sawyer - February 28<sup>th</sup>. I was close.

Mr. Spatz - Very good.

Mr. Cooper - I know... I knew it was sold. I just didn't pay attention to who purchased.

Mrs. Moore - Do board members have any questions?

Mr. Spatz - I'm all set.

Mr. Cooper - I have no other questions. I'm just excited.

Mr. Campione - Good.

Mr. Cooper - Another business in town.

Mrs. Corlew - Hm hm. That's always a good thing.

Mrs. Moore - Anybody see any conditions that should be placed on the operation and can we move forward with a motion for approval? And actually, I'm going to do one thing before I do the motion for approval is go through SEQRA. And I'll just ask the question. Does anybody see any significant adverse environmental impact in the proposed project as presented?

Mr. Cooper - No.

Mrs. Moore - Okay. So I will need a motion for a negative declaration that the proposed action will not result in any significant adverse environmental impacts. And someone will need to make that.

Mrs. Robichaud - I make a motion...

Mrs. Moore - The action.

Mrs. Robichaud - ...that the action will not result in any significant adverse environmental impacts.

Mrs. Moore - Is there a second.

Mr. Spatz - I'll second.

Mrs. Moore - All of those in favor?

#### **RESOLUTION #2017-18**

Motion by: Danielle Robichaud

Second by: David Spatz

**RESOLVED**, to deem application SPR #2017-5 by Jim Campione for the Big Moose Furniture Company, tax map #211.13-4-24, for site plan review as having a negative declaration under SEQRA review; therefore, the proposed action will not result in any significant adverse environmental impacts.

**DULY ADOPTED ON THIS 3<sup>RD</sup> DAY OF OCTOBER, 2017 BY THE FOLLOWING VOTE:**

Ayes: David Spatz, Danielle Robichaud, Laura Moore, Gary Cooper, Sharon Sutphin

Mrs. Moore - Now I need a motion for the actual application. I believe it's a motion for approval.

Mr. Cooper - I motion to approve 3745 Main Street in Warrensburg, New York, tax map #211.13-4-24, for Big Moose Furniture Company to move in and operate.

Mr. Spatz - I'll second.

Mrs. Moore - All of those in favor.

**RESOLUTION #2017-19**

Motion by: Gary Cooper

Second by: David Spatz

**RESOLVED**, to approve application SPR #2017-5 by Jim Campione for the Big Moose Furniture Company, tax map #211.13-4-24, located at 3745 Main Street, for site plan review, to allow operation of retail establishment.

**DULY ADOPTED ON THIS 3<sup>RD</sup> DAY OF OCTOBER, 2017 BY THE FOLLOWING VOTE:**

Ayes: David Spatz, Danielle Robichaud, Laura Moore, Gary Cooper, Sharon Sutphin

Mr. Spatz - Again, thank you, folks, for bringing your business to Warrensburg. We do appreciate it.

Mr. Campione - We're glad to be here.

Mr. Cooper - I guess I have to buy some Adirondack furniture.

(Laughter)

Mr. Campione - You don't have to. We would love it if you did, but you don't have to. And we have a little bit of everything. So it doesn't matter. It doesn't have to be Adirondack.

Mr. Cooper - I'll be in there.

Mrs. Moore - I don't have any additional information for the board. There was a training today the EDC put on and that was a four hour training. The next training that occurs will probably be at the end of January. That would be the Saratoga County Conference. I know they put out a save the date thing, so. Does anybody else have any communications or comments?

Mr. Cooper - Thank you very much, folks. Nice to meet you. Have a wonderful evening and good luck.

MR. Campione - Alright. Thank you.

Ms. Sawyer - Thank you so much.

Mr. Campione - Thank you very much.

Mrs. Moore - So if we don't have any other communications or comments, we can motion for adjournment of the meeting.

Mr. Cooper - I motion to adjourn.  
Mrs. Sutphin - I second.  
Mrs. Moore - All those in favor.

Motion by Gary Cooper, second by Sharon Sutphin and carried to  
adjourn Planning Board meeting at 7:16 p.m.

Respectfully submitted,

Patti Corlew  
Recording Secretary

Pb10032017

**RESOLUTION #2017-16**

Motion by: David Spatz  
Second by: Danielle Robichaud

**RESOLVED**, to accept the Planning Board minutes of October 3, 2017, as presented.

**DULY ADOPTED ON THIS 3<sup>RD</sup> DAY OF OCTOBER, 2017 BY THE FOLLOWING VOTE:**

Ayes: David Spatz, Danielle Robichaud, Laura Moore, Gary Cooper,  
Sharon Sutphin

**RESOLUTION #2017-17**

Motion by: David Spatz  
Second by: Gary Cooper

**RESOLVED**, to approve SUB #1997-4 by Elizabeth Schuster, as presented, for tax map #211.13-5-29, located at 6 Library Avenue, to allow a two lot subdivision, noting that there are no environmental impacts are anticipated.

**DULY ADOPTED ON THIS 3<sup>RD</sup> DAY OF OCTOBER, 2017 BY THE FOLLOWING VOTE:**

Ayes: David Spatz, Danielle Robichaud, Laura Moore, Gary Cooper,  
Sharon Sutphin

**RESOLUTION #2017-18**

Motion by: Danielle Robichaud  
Second by: David Spatz

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**DULY ADOPTED ON THIS 3<sup>RD</sup> DAY OF OCTOBER, 2017 BY THE FOLLOWING VOTE:**

Ayes: David Spatz, Danielle Robichaud, Laura Moore, Gary Cooper,  
Sharon Sutphin

**RESOLUTION #2017-19**

Motion by: Gary Cooper

Second by: David Spatz

**RESOLVED**, to approve application SPR #2017-5 by Jim Campione for the Big Moose Furniture Company, tax map #211.13-4-24, located at 3745 Main Street, for site plan review, to allow operation of retail establishment.

**DULY ADOPTED ON THIS 3<sup>RD</sup> DAY OF OCTOBER, 2017 BY THE FOLLOWING VOTE:**

Ayes: David Spatz, Danielle Robichaud, Laura Moore, Gary Cooper, Sharon Sutphin