

**Village of Black River
Planning Board Meeting
Regular Meeting
December 9, 2025
6:30 PM**

Present:

Chairman Stafford
Board Member Benson
Board Member Kowalick
Board Member Shepard
Board Member Morgia

Absent:

Mike Hayse
Allan Mace

Others Present: Terry Ault – Code Enforcement Officer

Chairman Stafford called the meeting to order at 6:30 PM.

Motion was made by Board Member Shepard, seconded by Board Member Morgia to approve minutes from the 10/14/2025 regular meeting. The motion was carried unanimously.

Correspondence and Communications:

In letter form:

Request from Weldon & Trimper Law Office

Re: Biagini's Lot line adjustment

Code Enforcement Report:

Code enforcement Officer Ault shared he issued 4 Permits and 5 Violations in the Month of November.

Zoning Board of Repeals Report:

NONE

Public Comments:

NONE

Old Business:

The Comprehensive Plan Committee is moving forward with the NYS Tughill Commission to accomplish the 9 step, 12 to 14 month process of an updated Comprehensive plan for the village.

New Business:

The Planning Board Members agreed they will need the Biagini's to come to the next meeting to re-present the updated maps for the desired Lot adjustment. Providing all information and adjustments are identical to the previous signed approval, the Lot adjustment will be signed and

dated making it valid. Chairman Stafford will respond to the letter from the law firm as notification to the decision made by the Board.

Comments from the Board:

Member Shepard referred to Officer Ault, for the code of the village which prohibits Air-BnB's, hotels, etc. The Board will review the code/zoning to consider whether or not to amend the Code with certain prohibitions staying in place and removing others to make the Village an accommodating area for visitors and/or vacationers.

Re: Home Occupation 175-16 Page 175.25 Paragraph C

The next Planning Board meeting is scheduled for January 13, 2026 at 6:30 PM.

A motion was made by Board Member Shepard, seconded by Board Member Kowalick to adjourn the meeting at 7:05 PM. The motion was carried unanimously.

Respectfully submitted,

Josephine Yawger
Deputy Clerk

site plan approval as provided in § 175-27H of this chapter and follow the procedures for final site plan approval as provided by this chapter.

- (9) If such an amendment is enacted, the permitted development must be confined to the specific designated area and adhere to the approved development plan and program. Anything different from this constitutes a violation of this Zoning Law.
- (10) In order to exceed any of the above time frames for adoption of a PD there must be agreement by both the applicant and the Village Board.

ARTICLE IV Special Permits

§ 175-15. General requirements. [Amended 4-3-1995 by L.L. No. 1-1995; 4-1-1996 by L.L. No. 2-1996]

- A. All special permits shall require review and approval by the Planning Board, as specified in § 7-725-b of the Village Law. The following uses shall also meet the requirements as specified in this article and as specified in Article 8 before approval by the Planning Board.
- B. All special permits shall be subject to site plan review as set forth in Articles V and VI of this chapter.

§ 175-16. Home occupation.

A home occupation is that accessory use of a dwelling that shall constitute either entirely or partly the livelihood of a person living in the dwelling, subject to the following:

- A. General requirements. No home occupation shall be permitted that:
 - (1) Changes the outside appearance of the dwelling or is visible from the street;
 - (2) Generates traffic or parking, sewerage or water use in excess of what is normal in the residential neighborhood;
 - (3) Creates a hazard to person or property, results in electrical interference or becomes a nuisance;
 - (4) Results in outside storage or display of anything.
- B. Exempt home occupations. The following are exempt home occupations, provided that they do not violate any of the provisions of the previous paragraph:
 - (1) Dressmaking, sewing and tailoring.
 - (2) Painting, sculpturing or writing.
 - (3) Telephone answering.

- (4) Home crafts, such as model making, rug weaving, lapidary work and cabinetmaking.
 - (5) Tutoring, limited to four students at a time.
 - (6) Home cooking and preserving.
 - (7) Computer programming.
 - (8) Barbershops and beauty parlors.
 - (9) Sales representative with limited supplies.
 - (10) Real estate and/or insurance agency and/or brokers.
- C. Prohibited home occupations. The following are prohibited as home occupations:
- (1) Animal hospitals.
 - (2) Dancing studios.
 - (3) Funeral homes.
 - (4) Nursery schools.
 - (5) Private clubs.
 - (6) Restaurants.
 - (7) Stables or kennels.
 - (8) Tourist homes.
 - (9) Automobile repair or paint shops.
 - (10) Junk storage. [Added 6-6-1988 by L.L. No. 1-1988]
- D. Unlisted home occupations. Any proposed home occupation that is neither specifically exempt by Subsection B nor specifically prohibited by Subsection C shall require a special permit and be granted or denied by the Planning Board upon consideration of those standards contained in Subsection A.

§ 175-17. Retail gasoline outlets.

- A. Location. A retail gasoline outlet lot shall not be located within 300 feet of any lot occupied by a school, library or religious institution. Measurements shall be made between the nearest respective lot lines.
- B. Gasoline and/or fuel pumps. Gasoline and/or fuel pumps shall not be located closer than 50 feet to any front, side or rear lot line.
- C. Fuel storage. Underground fuel storage tanks shall be at least 50 feet from any lot line.

