



VILLAGE OF BOONVILLE
BOONVILLE, NEW YORK 13309

*Village of Boonville Planning Board
13149 State Route 12
Boonville, NY 13309*

April 15, 2024

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PRESENT:

Chairman Ripp and Members: Palczynski, Ulrich, White, CEO/ZEO Kenneth Doolittle and Clerk Lee.
Absent: Member Barrett.

VISITORS: Loraine Murwin of Awesome Country Farmhouse, Paul Cody of Oh Dear New York store and Eric Martin and contractor Thomas O'Rourke on behalf of West Dacks II, LLC.

Chairman Ripp called the planning board meeting to order at 7:00 pm with the Pledge of Allegiance.

MINUTES:

Motion by Member White, seconded by Member Ulrich to approve the regular meeting minutes of October 30, 2023 as presented. Ayes – Members White, Ulrich, Palczynski, and Chairman Ripp; nays – none. Motion carried.

OLD BUSINESS: None.

NEW BUSINESS:

Loraine Murwin- Ms. Murwin spoke of her several improvements and new ventures she desires to make on her property at 104-108 Park Avenue. Some of the items she mentioned: welcome sign, retail store/deli/bakery, improving the Occasions Event space, Freight House improvement, creation of a children's play area, chicken coop, animal barn, petting zoo enclosure, community gardens, composting/refuse area, flower gardens, RV & camper parking, cabins w/fire pits & seating, stage for live music area, warming hut/redemption station, grill area, fire pit w/seating, snowmobile trail, dog park and a youth track and walking trail. Due to the many site plan requests for approval, and the planning board's short notice of the improvements and the creation of additional spaces, a motion was made by Member Palczynski, seconded by Member Ulrich to have additional time to review the many site plan changes/additions and make an informed decision at the next planning board meeting, tentatively scheduled for May 20, 2024 at 7PM. Ayes – Members Palczynski, Ulrich, White and Chairman Ripp; nays – none. Motion carried.

Paul Cody – Oh Dear New York- Mr. Cody would like to add a coffee and smoothie shop to his store location at 42-44 Schuyler Street. After review of the site plan and the SEQR by the planning board, a motion was made by Chairman Ripp, seconded by Member Palczynski to affirm a negative declaration on the SEQR and to approve of the site plan for Oh Dear New York's addition of a coffee and smoothie shop at 42-44 Schuyler Street as presented. Furthermore CEO/ZEO Doolittle will send the 239 Review to the Oneida Co. Dept. of Planning for Mr. Cody so that he may receive his certificate from the health



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department. Ayes – Chairman Ripp, Members Palczynski, Ulrich and White; nays – none. Motion carried.

West Dacks II, LLC/Lodging Kit Co.- Mr. Eric Martin and his contractor, Mr. Thomas O'Rourke, presented the planning board with his site plan for his project at the old Delta Hardwood property located at 210 Grove Street. After review of the site plan and the SEQR, a motion was made by Member Palczynski, seconded by Member White to affirm the negative declaration on the Type II SEQR and approve of the site plan as presented, contingent upon the Town of Boonville Zoning Board of Appeals granting a variance that Mr. Martin needs for his site plan. The Town of Boonville's ZBA board will tentatively meet next on Thursday, May 9, 2024. Ayes – Members Palczynski, White, Ulrich and Chairman Ripp; nays – none. Motion carried.

CORRESPONDENCE: None.

NEXT MEETING: Tentatively scheduled: May 20, 2024.

ADJOURNMENT: There being no other business, a motion to adjourn at 8:26 pm was made by Member Palczynski, seconded by Member Ulrich. Ayes – Members Palczynski, Ulrich, White and Chairman Ripp; nays - none. Motion carried.

Wendy Lee

Wendy Lee, Village Clerk