



VILLAGE OF BOONVILLE
BOONVILLE, NEW YORK 13309

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

May 19, 2025

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PUBLIC HEARING – MINOR SUBDIVISION FOR TAX PARCEL ID#33.010-1-36.1

PRESENT:

Members: Chairman Ripp, Members: Croniser, Ulrich, Palczynski and White, CEO/ZEO Kenneth Doolittle and Clerk Lee. **Absent:** None. **Visitors:** Lorraine Murwin, Andrew Bailey surveyor for Lafave, White & McGivern Surveyors, on behalf of Jerome Britton regarding his proposed subdivision and Ryan Wheeler representing Matt Nimey GMC.

MEETING:

Chairman Ripp opened the Public Hearing at 7:00PM with the Pledge of Allegiance.

MINUTES:

Motion by Member White, seconded by Member Palczynski to approve the regular meeting minutes of April 21, 2025, as presented. Ayes – Members White, Palczynski, Ulrich, Croniser and Chairman Ripp; nays – none. Motion carried.

OLD BUSINESS:

Proposed Minor Sub-Division for 12695 State Route 46 (Tax ID# 33.010-1-36.1)- Mr. Andrew Bailey, surveyor for Lafave, White and McGivern, presented a minor sub-division for review by the planning board. The owner of the property, Jerome Britton, would like to sub-divide approximately 2+/- acres, with 293' road frontage from the whole parcel of 53.20 acres. Mr. Britton intends to sell the smaller acreage with the house on it and retain the remainder of the acreage. Mr. Bailey also stated that Mr. Britton intends to take down the large barn on the larger parcel that he will still own. The planning board decided there was no significant environmental impact on the Type II SEQR, requiring no further review. Member Palczynski moved for the determination, seconded by Member Croniser. Ayes – Members Palczynski, Croniser, Ulrich, White and Chairman Ripp; nays – none. Motion carried.

Matt Nimey GMC- Mr. Nimey's representative, Mr. Ryan Wheeler, was present at the meeting. Mr. Wheeler stated that Mr. Nimey is intending to have his newly acquired property located at 13492 State Route 12, Boonville, become an automobile service and parts sales complex. The remaining office areas he intends to lease for office space. After some discussion by the board, a motion was made by Member Ulrich, seconded by Member White to hold a public hearing for this project on June 16, 2025, at 7:00PM. Ayes – Members Croniser, Palczynski, White, Ulrich and Chairman Ripp; nays – none. Motion carried. The public hearing was closed at 7:30PM.

Regular Planning Board meeting begins at 7:31PM.



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Lorraine Murwin – 313 Post Street- Ms. Murwin acquired 313 Post Street with the intention of having a “think tank”. Ms. Murwin also stated that no degrees will be earned here. She intends to have it be a school of learning for educated professionals, teaching classes or courses, and artists space to hold holistic healing classes. After some discussion and questions by the planning board, a motion was made by Member Croniser, seconded by Member Palczynski, to waive the public hearing for 313 Post Street for Ms. Murwin. Ayes – Members Croniser, Palczynski, White, Ulrich and Chairman Ripp; nays – none. Motion carried. Furthermore, a motion was made by Chairman Ripp, seconded by Member Palczynski to approve of the usage of 313 Post Street, pending completion of final building permit. Ayes – Chairman Ripp, Members Palczynski, White, Ulrich and Croniser; nays – none. Motion carried. A motion was made by Member Palczynski, seconded by Chairman Ripp to waive the Type II SEQR process for Ms. Murwin for the property at 313 Post Street, since this is a conforming use of this property.

CORRESPONDENCE: None.

NEXT MEETING: June 16, 2025 – 7:00PM - Including Public Hearing for Matt Nimey GMC property located at 13492 State Route 12, Boonville, tax parcel ID# 22.018-2-1.3 and 22.018-2-1.4.

ADJOURNMENT: There being no other business, a motion to adjourn at 8:08PM was made by Member Palczynski, seconded by Member Ulrich. Ayes – Members Palczynski, Ulrich, White, Croniser and Chairman Ripp; nays - none. Motion carried.

Wendy Lee, Village Clerk