

A Special Meeting of the Board of Trustees of the Village of Oxford was held on March 24, 2022, at the Village Hall - 20 LaFayette Park, Oxford, NY 13830 at 6:00 P.M.

Present were Deputy Mayor Dale Leach, Trustee Dustin Hendricks, Trustee Richard Marks, Trustee Richard Rice, Mayor Terry Stark via Zoom, Nathaniel Emerson (Co-Chair Planning Board), Steve Licciardi (Stewarts) Roger Barrows (Code) .

Absent: None

Deputy Mayor Dale Leach called the Special Meeting to order at 6:00 p.m.
Pledge of Allegiance to the American Flag was given.

STEWARTS SHOP OVERVIEW WITH BOARD

Mayor Stark explained the need for the special exigent meeting was to provide summary and background (Planning Board minutes of March 16th including Site Plan Approval Resolution) of the Planning Board Sub-Division and Site Development Process related to Stewart's Shops proposal to build a 3,975 square foot store & 2,000 square foot stand-alone gas canopy at 40 North Canal Street. Time is of the essence in order to meet all requirements of the Sub-Division and Site plan approval timelines to ensure required quorums and full Village Board review.

During discussion, Trustees wanted to ensure that the following concerns were addressed and clarified.

EMPHASIZED CONDITIONS WITH STEWART'S SHOPS

1. Cost of connections to Village utilities were to be borne by Stewart's Shops.
2. Future maintenance and repairs of utility lines installed by Stewart's Shops would be the responsibility of Stewart's Shops.
3. All connections to Village Utilities would be inspected and approved by Village Department of Public Works.
4. Permission to connect private lines to Village Utilities were specific to the 40 North Canal Street site.
5. Planning Board Co-Chair Nathaniel Emerson to sign all necessary documents related to the Sub-Division process in compliance with Subdivision Chapter 252.

There being no more questions or comment:

The following resolution was offered by Trustee Hendricks, who moved its adoption, seconded by Trustee Marks, to-wit:

Whereas, an application was submitted by Stewart's Shops, for site plan approval for the proposed construction of a Stewart's shops 3,975 square foot store & 2,000 square foot stand-alone gas canopy at 40 North Canal Street in the Village of Oxford, New York also known as Minor subdivision 1 (Tax Map 183.09-1.1), located in the Commercial Zone(C-2) and consisting of approximately 2.135± acres.; and,

Whereas, during the summer and fall of 2021 the Village Planning Board considered and carefully reviewed the requirements relative to site plan review, the unique needs of the Village due to the topography, the soil types and distribution, and other natural and man-made features upon and surrounding the area of the proposed site plan, and the Planning Board has also considered the zoning in the area and the project in light of the Village's Comprehensive Plan and compliance therewith, and

Whereas, the Planning Board following responses from Department of Environmental Control (DEC) , New York State Department of Transportation (NYDOT), Division for Historic Preservation of Parks Recreation and Historic Preservation (SHPO) and the Chenango County Planning Board M239 Review Committee, again convened, reviewed, and considered an amended site plan application; and

Whereas, Planning Board determined that a public hearing was required, and such public hearing was duly noticed and held on March 16, 2022, and all persons wishing to be heard were duly heard and all evidence submitted was duly received; and,

Whereas, on said March 16, 2022, the Planning Board duly considered the proposed site plan in accordance with all provisions including concerns addressing site drainage, lighting,

nearby residences, landscaping, parking, buffering, screening, driveways, and any potential on and off-site environmental impacts, and upon due consideration thereupon and deliberation by the Village of Oxford Planning Board by a four (4) to zero (0) vote to approve the site plan Develop proposal; and

Whereas, the Village of Oxford Board of Trustees has reviewed all submitted, materials letters and documents related to the Site Development application.

Now, therefore, be it resolved that the Village of Oxford Board of Trustees concurs with the Village Planning Board's approvals.

Be it further resolved to provide emphasis and clarity regarding the following conditions of site approvals

1. Cost of connections to Village utilities were to be borne by Stewart's shops.
2. Future maintenance and repairs of utility lines installed by Stewart's Shop would be the responsibility of Stewart's Shops.
3. All connections to Village Utilities would be inspected and approved by Village Department of Public Works.
4. Permission for Stewart's Shops to connect a private line to Village Utilities were specific to the 40 North Canal Street site.
5. Planning Board Co-Chair Nathaniel Emerson to sign all necessary documents related to the Sub-Division process in compliance with Subdivision Chapter 252.

Be it further resolved that the Village Board directs Village Clerk/Treasurer to send a copy of this resolution to Mr. Charles Marshall (Stewart's Shops), Nathaniel Emerson (Planning Board Co-Chair), Roger Barrows (Village Code Enforcement), and Shane Butler (Chenango County Department of Planning and Development).

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

Trustee Leach	VOTING AYE
Trustee Marks	VOTING AYE
Trustee Hendricks	VOTING AYE
Trustee Rice	VOTING AYE
Mayor Stark	VOTING AYE

The resolution was thereupon declared duly adopted.

TRUSTEE COMMENTS:

No comments by the Trustees.

ADJOURNMENT:

Deputy Mayor Leach made a motion to adjourn the meeting at 6:45 p.m.

Next Regular meeting - March 29 th	Audit Committee	7:00 P.M.
	Regular Board Meet	7:30 P.M.
	Public Hearing Budgets	7:35 P.M.

Respectfully Submitted,

Terry M. Stark
Recorder