



**Village of Akron
Planning Board
Work Session/Meeting Minutes
Monday January 27, 2025**

Present: Chairman Brian Murray, Daniel Kowalik, Gregg Brown, Jeffrey Cheavacci, Joe McDonald, and Mary Jane Shonn.

Meeting: Started at 6:00 pm

Agenda Items:

- Chairman Murray appointed Mary Jane Shonn as an alternate.
- Planning Board Minutes from November 25, 2024: a motion by Gregg Brown and seconded by Daniel Kowalik to approve the minutes as presented. Approved.
- Melanie Holtz – Sweetwater Beauty Spa, 15 Monroe Street – New Business. Chairman Murray reviewed the written summary of the proposed business owner’s plans and floor plan layout to open a Manicure, Pedicure Spa. Code Officer Mike Borth reported that he has inspected the shop will be doing a final inspection on a few plumbing items not completed yet. Melanie is hoping to open in March 2025. With no further questions from the Planning Board, Chairman Murray asked for a motion. Motion by Gregg Brown and seconded by Jeffrey Cheavacci to approve the new business. Approved.
- Chairman Murray welcomed the Paul Stephen Development Group to update the Board on the status of the project. Noel Dill proceeded to update the board on receiving the Federal Wetland Nation Wide Permit for Phase # 1. He stated that they wanted to get on the property asap, to start Phase # 1 grubbing and clearing. The board asked Noel about the balance of the wetland on the site. He then had Erik Krull come up and explain their plan to start a remediation process. First off, he explained that all the wetlands on the site are Federal wetlands and not DEC wetlands. They are working with the Army Corp of Engineers (ACOE) to develop and implement a wetland mitigation process of the balance of the wetlands that are in Phase 2 & 3, to dry up these wetlands over a couple year period. This is in his report Effect of Intermittent Ditch on Wetland Formation at the Rock Oak of Akron Site Jan 2025. He stated that Andy Francisco from the ACOE is the person that they are working with as to how this process can be used for mitigation purposes. We then discussed the rumor about only 29 sites in Phase # 1. Noel said that would be the base amount to get started but are planning to continue to 59. We also spoke to them about the 5-year time frame on the electrical tariff. They stated that they would still be in the 5-year completion. We then discussed with Mike Metzger from Metzger Engineering about the need for a Phase 1 Erosion and Sediment Control Plan. He stated he would provide one asap. The Developer also asked about the new Infiltration and Inflow sewer fee. Chairman Murray stated that the issue should be directed to the Village Board and suggested they write a letter to the Village Board with any questions regarding the I&I fee. The

board had a considerable amount of discussion about the above-mentioned items. At the conclusion of Stephen Development's presentation, the board was in total agreement to have them move forward with Phase 1. Village Engineer Ed Schiller will be sending a letter to them outlining all the requirements for moving forward. Also, Jon Cummings and Attorney Andy Borden will be following up with a letter to the developer regarding the electrical tariff.

Adjournment: There being no further business to come before the board this evening, a Motion by Dan and seconded by Jeff to adjourn the meeting at 8:30 pm. Approved.

Next Meeting February 24, 2025 at 7:00 pm

Respectfully Submitted:

Brian W Murray
Planning Board Chairman