
Planning Board Minutes

February 15, 2024

Planning Board Members Present: Julie Pellett, Daniel Compton, Dan Morley, Kim Duvall, Michelle Rhoda, Mike Woodruff (phone in), Kimberly Gebo, Brian Westlake.

Others Present: Kim Rayburn (Building & Zoning), Christel Daggett (Planning & Zoning Secretary) Ryan Duvall (Applicant) John Robinson & Tom Lankheet (Upstate Action Park)

Pellett opened the meeting at 7:30

The Planning Board welcomed Kimberly Gebo to the Planning Board as a term member and Brian Westlake to the Planning Board as the Alternate.

I. Parcel Lot Line Adjustment, PLA1-24 Owner Old Bloomfield, LLC Agent Ryan Duvall 6525 State Routes 5&20 Parent parcel 1 of 36.835+/- acres Tax Map # 81.00-1-60.110 annexing 2.5 +/- acres into parcel 2 Tax Map # 81.00-1-60.120 of 13.5 acres with new total 16 +/- acres leaving 34.335 of remaining parent parcel.

Kimberly Duvall stated that they are purchasing 2.5 acres to merge into their existing property from Paul Hudson. Compton stated that it is pretty straight forward.

Compton motioned Morley seconded to declare SEQR a type II with no further action required.

Rhoda motioned Pellett seconded to accept maps for a parcel lot line adjustment land transfer only

Record of Vote:

Pellett Aye Compton Aye Morley Aye Duvall Abstained Rhoda Aye Woodruff Abstained Gebo Aye Westlake Aye

Vote was carried unanimously.

II. Discussion:

John Robinson and Tom Lankheet from Upstate Action Park (Paintball) attended the meeting to see what they would need to bring for their upcoming meeting March 7th. They will be coming in for a Special Use Permit to create Upstate Action Park, a premier paintball field. There was a brief discussion on items that they should have on their site plan map and advised them to put all their intentions of their plan in their proposal.

Rayburn brought it to the Board's attention that Mark Mansfield owner of The Irish Mafia came in to see if he needed to come before the Board for his proposed addition for a Site Plan on his building. Mansfield had a prior site plan with the proposed addition on it and it will meet all the required setbacks. The original addition was a 60 x 100 addition. He would like it to now be 60 x 130. There was a brief discussion about additional parking and water runoff. Rayburn stated she will work with Mansfield regarding this.

Compton motioned Duvall seconded to allow Mansfield to move forward without seeing a revised Site plan. All Board members present voted aye, except for Woodruff who was a phone in member and was required to abstain.

Topics for review 2024

1. Continued review of the Comprehensive Plan's suggested updates for zoning districts changes.
2. 5 G placement of antenna's
3. Battery Storage
4. More research and code considerations for cannabis in the future
5. Look into code for event centers vs current code that allows for a SUP for each event on 50 acres or more.
6. Look at the schedules for any items that need to be updated or clarified.

Minutes of November 16, 2023

Duvall motioned Morley seconded to approve the minutes of 11.16.2023.

Rhoda, Gebo, & Westlake abstained. All other board members present voted aye; vote was carried.

Minutes of December 7, 2023

Compton motioned Duvall seconded to approve the minutes of 12.07.2023.

Gebo, & Westlake abstained. All other board members present voted aye; vote was carried.

III. Meeting Adjourned

Morley motioned and Pellett seconded to adjourn @ 8:30 pm.

All Board members present voted Aye, Vote was carried.

Respectfully submitted,

Christel Daggett
Planning & Zoning Board Secretary