
**Planning Board Minutes
October 17, 2019**

Planning Board Members Present: Fred Fink, Julie Pellett, Daniel Compton, Matt Rogers, Fran Overmoyer, Michael Donohoe, Steve Lester, Michael Woodruff.

Others Present: Kimberly Rayburn (Secretary), Felipe Higgins & Rob Herbert (Agents for the Other Half Brewery)

Fink opened the meeting at 7:30 pm

I. Site Plan Review for outside storage for the Other Half Brewery located at 6621 St Routes 5&20 tax map # 81.00-1-93.200

Fink asked the applicants to explain their proposal, Felipe stated they are here for site plan approval for a refrigerated storage container, spent grain bins, two dumpsters and a food truck location. He stated that they have a limited amount of cold storage, therefore they are leasing a 8 x 20 refrigerated container that currently sits on the concrete pad of the mechanical area to the east of the building. The containers holding the spent grain are stacked up also on that concrete pad but in front of the building. The Food truck is parked on the west side of the building located on a concrete pad that is located in the parking lot and this area is also handicap parking. They have added two dumpsters on the east side of the building as well. Overmoyer stated that the site plan shows the food truck location to be in the driveway possibly blocking traffic and asked why they chose this location, Felipe stated that the pictures provided show it more clearly on the pad out of the gravel driveway, and the location makes it easier for customers to access the tap room from the truck. He also stated that they still have the same amount of handicap spaces they were just moved over by one. Overmoyer suggested a corrected site plan be submitted. Compton and Overmoyer would like the code officer to make sure that the parking spaces including the number of handicap spaces meet the code and what was originally approved. Rogers asked if there will become a time where they will require additional storage? Felipe stated that they temporarily rent space in Victor but plan to erect cold storage inside an existing structure on the neighboring property they purchased. A brief discussion was held.

Fink asked the Board if they felt a public hearing was in the best interest of the community, the Board did not feel it was not necessary. **Donohoe made a motion and Lester seconded the motion to waive a public hearing, all Board members present voted Aye.**

Fink discussed SEQR, Rogers made a motion and Overmoyer seconded the motion to declare SEQR a Type II action with no further review.

Overmoyer made a motion and Rogers seconded the motion to approve Site Plan SPL6-19 outdoor storage for The Other Half Brewery property located at 6621 St Rts 5&20 tax map # 81.00-1-93.200

Whereas:

1. A corrected site plan be submitted
2. The Code Officer confirms the proposed plan meets code for parking spaces
3. The Food truck location will not impede ingress or egress traffic

Record of Vote:

Fink Aye Pellett abstained Compton Aye Overmoyer Aye Rogers Aye Lester Aye Donohoe Aye
All Board members present voted Aye, with the exception of Pellett who abstained. Vote was carried.

II. TSP5-17 Revision to Special Use Permit Large Scale Solar Project, Lands located at 1940 Bennett Rd, tax map # 67.00-1-1.100 owned by Abundant Solar.

Rayburn had e-mailed the Board some proposed changes to the buffering on the north side of the front gate by the entrance. A utility pole and underground wiring are located in this area, and the first plan will no longer work. Labella agent for Abundant gave two new options for buffering this area and would like the Board to let them know how to proceed. The Board reviewed pictures of the existing buffering and fencing and decided on an option.

Donohoe made a motion and Lester seconded the motion to approve the option 2 planting layout as presented

Whereas:

1. the two fence panels next to the entrance gate going north will also be slated

Record of Vote:

Fink Aye Pellett Aye Compton Aye Overmoyer Aye Rogers Aye Lester Aye Donohoe Aye
All Board members present voted Aye, Vote was carried unanimously.

III. Industrial District Signage:

The Board reviewed the draft for Industrial signage, **Overmoyer made a motion and Rogers seconded the motion to forward the new code for industrial signage onto the Ontario County Planning Board and the Town Board for approval.**

Record of Vote:

Fink Aye Pellett Aye Compton Aye Overmoyer Aye Rogers Aye Lester Aye Donohoe Aye
All Board members present voted Aye, Vote was carried unanimously.

IV. Aging in place:

Rayburn will make a few small changes to the document; **Compton made a motion and Donahoe seconded the motion to forward the new code for industrial signage onto the Ontario County Planning Board and the Town Board for approval.**

Record of Vote:

Fink Aye Pellett Aye Compton Aye Overmoyer Aye Rogers Aye Lester Aye Donohoe Aye
All Board members present voted Aye, Vote was carried unanimously.

V. Discussion: Digital signage, currently it is prohibited in the code. The Board feels that the code is ok as it is, if an applicant is interested in erecting a digital sign then a variance would be required.

VI. Minutes:

Minutes of September 19, 2019

Donohoe made a motion and Lester seconded the motion to approve the minutes 9/19/2019

All board members present voted aye, Vote was carried unanimously.

VI. Meeting Adjourned:

Overmoyer made a motion and Pellett seconded the motion to close the meeting @ 8:20 pm.

All Board members present voted Aye, Vote was carried unanimously.

Respectfully submitted,

Kimberly Rayburn
Planning & Zoning Board Secretary