
Planning Board Minutes
October 6, 2022

Planning Board Members Present, Steve Lester, Daniel Compton, Michael Woodruff, Kim Duvall, Julie Pellett, Matt Rogers **Absent**, Dan Morley
Others Present, Kimberly Rayburn (Building & Zoning), Christel Daggett (Planning Board Secretary), Al LaRue (McMahon LaRue Associates), Mike Long (Planning Board Alternate applicant)

Lester opened the meeting at 7:30 pm.

I. Area variance Area Variance, TV2-21 Eric Geoca, Agent for Kimberly & Robert Dauphinais (Owner,) Greg McMahon (McMahon LaRue Associates P.C., Agent) Rehear AV for side set back

Kimberly & Robert Dauphinais had applied for an Area Variance in June, 2021 for 5.06+/- variance to the side setback. 44.94 feet where 50 is required which, was granted. LaRue made a mistake when they laid out the stakes for the surveyors and didn't realize it until after the house was built. LaRue is requesting a side setback side variance to 42.5ft where 44.95 feet was previously approved, less than 3ft.

Compton motioned Woodruff seconded to forward to the ZBA Area variance # TV2-21 Eric Geoca, Agent for Kimberly & Robert Dauphinais (Owner,) Greg McMahon (McMahon LaRue Associates P.C., Agent) Rehear AV for side set back

Whereas:

1. No detrimental effects from error

Record of Vote:

Lester Aye Compton Aye Woodruff Aye Duvall Aye Rogers Aye Pellett Aye
All Board members present voted Aye, Vote was carried.

II. Area Variance, #TV9-22 Owner Kimberly Duvall 6555 St Rt.5&20 #81.00-1-60.120
AG Mercantile barn review of front set back.

Kimberly Duvall is requesting a 45 ft area variance. Building sits 105 ft. from center line per town and state approvals. The structure was found to be too close to the right of way after building was complete. All fencing, building, and parking lots will be within all the state and town regulations for sight distance and setbacks. Rayburn submitted a letter she had written to the Board stating that the Ag/Mercantile barn owned by Duvall farms was placed on the property in the wrong location. A misunderstanding in wording and review has led the barn to be placed 30 feet from the right of way where 75 feet is required. When Woodruff went out to the site to speak to the surveyor while Rayburn was in class, he asked the surveyor if the building was the correct setback, he was told it was. The Duvall's were under the impression that they more than exceeded the setback, after speaking with Greg Trost from the State DOT, however they were using measurements from the center line of the road. The right of way at the location of the barn is 75 feet. That is where the setback of 75 additional feet should have started for the placement of the barn. Instead, the subdivision map and site plan show 105 feet from the centerline of the road which was missed upon review by the Planning Board and by the review of the site plan for the structure by the CEO.

The State has no problem with the location of the barn as it is out of the right ow way. All other businesses and structures in the neighborhood are close the road and do not meet the current required setbacks. A 32 ft variance was just granted for Groundwater for their accessory structure.

Compton motioned Lester seconded to forward to the ZBA Area variance #TV9-22Owner for Kimberly Duvall Property located at 6555 St Rt.5&20 #81.00-1-60.120 AG Mercantile barn review of front set back

Record of Vote:

Lester Aye Compton Aye Woodruff Aye Duvall Aye Pellett Aye Rogers Aye
All Board members present voted Aye, Vote was carried.

Whereas:

1. CEO letter of explanation is included
2. No detrimental effects from error
3. Matches general flavor of the neighborhood
4. Greg Trost stated ROW in that section is 75 feet

Record of Vote:

Lester Aye Compton Aye Woodruff Aye Duvall Aye Pellett Aye Rogers Aye
All Board members present voted Aye, Vote was carried.

III. Discussion:

Mike Long was at meeting to express his interest in becoming an alternate for the Planning Board. Lester asked Long about his interest and Long replied that he was on the ZBA for quite some time. From 2000-2012 but resigned due to personal reasons. He raised his son in Bloomfield and has always had an interest in the community. Lester thanked Long for his letter of interest but explained that there is another candidate that the Planning Board will be talking to at the 10.20.2022 meeting and then they will forward their thoughts to the Town Board. The Town Board may want to interview the candidates as well.

There will be a vote on Zoning changes at next meeting 10.20.2022

Topics for future review

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

V. Meeting Adjourned

Pellett motioned and Lester seconded to adjourn @ 8:15 pm.
All Board members present voted Aye, Vote was carried.

Respectfully submitted,

Christel Daggett
Planning & Zoning Board Secretary