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**Planning Board Minutes  
November 4, 2021**

**Planning Board Members Present**, Steve Lester, Daniel Compton, Julie Pellett, Michael Woodruff, Fred Fink, Michael Donohoe **Absent**: Matt Rogers

**Others Present**, Kimberly Rayburn (Secretary), James Kier (Building & Zoning), Brandon Gooding (Venezia & Associates - Agent for Rector)

Lester opened the meeting at 7:30 pm.

**I. TW3-21 Waiver of Subdivision for the Estate of Janet Rector, Venezia & Associates (Agent) 2432 State Rt 444 tax # 67.00-2-17.100 for the separation of 13.836 +/- acres of ag land that will remain ag land for at least 12 months.**

Parent parcel of 85.058+/- acres removing 13.836 +/- acres leaving 71.222 +/- acres of parent parcel.

A discussion was held on the map and the use of the property.

SEQR was discussed. **Woodruff motioned and Fink seconded to declare SEQR a type II motion with no further action required.**

**Woodruff motioned and Fink seconded to approve TW3-21 Waiver of Subdivision for the Estate of Janet Rector, Venezia & Associates (Agent) 2432 State Rt 444 tax # 67.00-2-17.100 for the separation of 13.836 +/- acres of ag land that will remain ag land for at least 12 months. Parent parcel of 85.058+/- acres removing 13.836 +/- acres leaving 71.222 +/- acres of parent parcel.**

**Whereas:**

- 1. As presented for land transfer only**
- 2. Property will remain agricultural land for a minimum of twelve (12) months**

**Record of Vote:**

**Lester Aye Compton Aye Woodruff Aye Fink Aye**  
**All Board members present voted Aye, Vote was carried. Pellett arrived after vote.**

Pellett arrived.

**II. Discussions: Update on Cannabis Presentation/Vote**

The Town Board held a public hearing and presentation for cannabis. The presentation covered areas such as inhaling vs ingesting. When you have a dispensary, it must be a stand-alone business and building and it can not be associated with any other business such as an alcohol or tobacco business. There are at least three (3) licenses you can get. A farm, packager or seller. A discussion was held on a micro business that grows packages and sells.

After the presentation the Board adopted local law # 7 to opt out of allowing cannabis retail and dispensaries which means the Town will not get any of the tax income from the County. At this time, it is unclear if the Town would need to do a permissive referendum to allow retail and dispensaries in the future.

Delaware River Solar is inquiring about the moratorium deadline and where they stand with their project on the property owned by Bennett Farms on State Rt 64 N.

### **III. Minutes**

#### **Minutes of September 16, 2021**

**Fink motioned and Woodruff seconded the motion to approve the minutes of 9/16/2021  
All board members present at the 9/16/2021 meeting voted aye. Rogers abstained; vote was carried.**

#### **Minutes of October 7, 2021**

**Woodruff made a motion and Pellett seconded the motion to approve the minutes of 10/7/2021  
All board members present at the 10/7/2021 meeting voted aye. Fink and Donohoe abstained; vote was carried.**

#### **Minutes of October 21, 2021**

**Fink made a motion and Pellett seconded the motion to approve the minutes of 10/21/2021  
All board members present at the 10/21/2021 meeting voted aye. vote was carried.**

### **IV. Meeting Adjourned**

**Fink motioned and Pellett seconded to adjourn @ 9:00 pm.  
All Board members present voted Aye, Vote was carried.**

Respectfully submitted,

Kimberly Rayburn  
Planning & Zoning Board Secretary