
**Planning Board Minutes
January 20, 2022**

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

Others Present, Kimberly Rayburn (Secretary), James Kier (Building & Zoning), Pat Crowley (Applicant).

Lester opened the meeting at 7:30 pm and opened the public hearing. Fink motioned and Donohoe seconded to waive the reading the public notice. All Board members voted Aye.

I. TS7-21 Preliminary/Final 1 Lot Subdivision for Rogers Farms, LLC 6896 Woolston Rd.

Tax # 95.00-1-4.100 Parent parcel of 84.2 +/- acres. Remove lot 2 with existing barn of 9.962 +/- acres leaving 74.238 +/- acres of parent parcel

The Board stated that there were no changes requested on the map and held a discussion. The SEQR was determined to be a Type II with no further action required at the 1.6.2022 meeting. Lester asked if anyone had any further questions, there were none.

Compton motioned and Pellett Seconded to close the public hearing; all Board members vote aye. Vote Was Carried.

Compton motioned and Donohoe seconded to approve the 1 lot subdivision # TS7-21 Preliminary/Final 1 Lot Subdivision for Rogers Farms, LLC 6896 Woolston Rd. Tax # 95.00-1-4.100 Parent parcel of 84.2 +/- acres. Remove lot 2 with existing barn of 9.962 +/- acres leaving 74.238 +/- acres of parent parcel

Whereas:

- 1. Maps presented will be accepted for Preliminary/Final for a land transfer only.**
- 2. Site plan was approved at the 1.6.2022 meeting allowing the barn to be in the front line of the proposed SF home.**

Record of Vote:

Lester Aye Pellett Aye Compton Aye Donohoe Aye Woodruff Aye Fink Aye

All Board members present voted Aye, with the exception of Rogers who abstained. Vote was carried.

II. TW1-22 Parcel lot line adjustment Patrick & Dianne Crowley of 7506 and 7470 Woolston Road.

They wish to annex 6.391 +/- acres of land from 7506 Woolston, tax # 94.00-1-6.110 into Patrick and Kristina Crowley 7470 Woolston, tax # 94.00-1-6.200.

Pat Crowley stated that when his father was alive, they owned thirty-two (32) acres of land, he and his wife took seven and two thirds (7 2/3) acres on the eastern side of the property. When Elmer Reynolds put in his driveway, he had to put it in on an angle because it would have been too steep. The entrance to the driveway was on the other land still owned by his father and now owned by himself and his sister Dianne. They would like to get the driveway situation taken care of now before either property gets sold in the future.

Rogers motioned and Pellett seconded to declare SEQR a type II with no further action required. All Board members present voted aye.

Compton motioned and Donohoe seconded to approve #TW1-22 Parcel lot line adjustment for Patrick & Dianne Crowley of 7506 and 7470 Woolston Road. To annex 6.391 +/- acres of land from 7506 Woolston, tax # 94.00-1-6.110 into Patrick and Kristina Crowley 7470 Woolston, tax # 94.00-1-6.200.

Whereas:

- 1. Maps presented will be accepted for a parcel lot line adjustment, for land transfer only.**

Record of Vote:

**Lester Aye Pellett Aye Compton Aye Donohoe Aye Fink Aye Rogers Aye Woodruff Aye
All Board members present voted Aye, vote was carried unanimously.**

III. Discussions:

Rayburn will resend article on 5G to the Board. A discussion was held on a mixed use for West Park Drive. The Board would like to hear from the property owners of West Park Drive to see if they have interest in the possible changes the Planning Board will be suggesting to the Town Board for the property. Woodruff, Rayburn and Kier are looking onto other Town codes for mixed use. Woodruff suggested a mixed use for the first five hundred (500) feet with commercial/retail in the bottom and residential in the top. Then just commercial for the next five hundred (500) feet, with some of the Limited industrial being considered commercial as well and finishing with the existing zoning of General Industrial at the end of the property where Terphane is located. Lester spoke with Steele is in favor of the proposed brewery that will purchasing a three (3) acre parcel next to Terphane on West Park Drive. And had no negative comments on the future plans of West Park Drive. He also met with the grow Bloomfield group and they thought that West Park rezoning was an interesting idea to research.

The Board also briefly touched on the portion of land zoned Light Industrial down by Toomey's corners and the suggestions were to re-zone the west side of the Other Half Brewery on 5 & 20 to commercial and also the field beyond The Ski Company on Str Rt 64 following property lines. The remaining portion still zoned limited industrial of the next field could be changed to AR-2 as its owned and farmed by Rogers Farm, LLC.

The Board discussed the 5 G regulations, Rayburn will resend 5 G article and stated she believed the Board would be concerned more about aesthetics and where they would be allowed to be placed. The Board wants to know more information on the size of the units and the required spacing they require to work at their peak performance. Donohoe volunteered to do more research on this topic.

A brief discussion was held on commercial battery storage and also residential battery storage.

A brief discussion was held on Delaware River Solar and their deadline to get their information to the Board. There current lease contract with Bennett runs unil September of 2022.

Topics for review 2022

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

VI. Meeting Adjourned

**Donohoe motioned and Fink seconded to adjourn @ 8:30 pm.
All Board members present voted Aye, Vote was carried.**

Respectfully submitted,

Kimberly Rayburn
Planning & Zoning Board Secretary
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