

**Planning Board Minutes
January 3, 2019**

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

Others Present: Kimberly Rayburn (Secretary) James Kier (Building & Zoning) TR Dean (Applicant)

Fink opened the meeting at 7:30 pm. The reading of the Public hearing was waived.

Compton made a motion and Donohoe seconded the motion to close the public hearing, all Board members voted Aye

I. TSP1-19 original SP1-02 Special Use Permit expansion of mini storage. Owner, TR Dean of Carver Creek, Lands located at 2524 Cannan Rd. Bloomfield, NY 14469 tax map # 66.00-3-25.200 has applied for an expansion of an existing Special Use Permit for a mini storage. This is an allowable use with an approved Special Use Permit per Article X section 135-68

Fink asked Dean to explain his proposal, Dean stated that he has two existing storage buildings now, he also stated that he had to come in for site plan approval for each building separately and at the time of his second building he thought he had permission to erect more buildings. However, it's not worded that way in the meeting notes and motion from that meeting, that is why he is here now. He would now like to have approval for 4 more buildings to be built in phases as he's not sure if and when they will all get built. The site work for building #3 is done, in 2006 there was eight (8) inches of crusher run put down. There is existing drainage between buildings 1-2 and the proposed buildings 3-4. The 5th and 6th buildings have a step down in elevation, Dean has asked the Town and they have agreed to bring fill in for that area when they have extra.

A discussion was held on drainage, a berm and the existing pond for run-off. Lighting of the buildings was also discussed, they need to be downward facing and dark sky compliant.

Compton and Overmoyer stated that the site work/infrastructure for the entire area being approved will need to be put in place before any buildings can be erected. A discussion was held on the amount of acreage being disturbed. A discussion was held on how long the phased project would take, it was decided that Dean did not know if he would ever get to the 5th and 6th buildings. It was decided that Dean would then amend his proposal and maps to request approval for only two (2) more buildings as the site work for building three (3) is done and he would be lucky to get the fourth (4th) building erected sometime in the future.

Compton made a motion and Overmoyer seconded the motion to table the review until such time Dean comes back with an updated map for two (2) more buildings and has the area of disturbance corrected.

Record of Vote:

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

II. Discussion:

Next meeting: Site plan review for O'Connell Electric for 18-24 month temporary storage of commercial vehicles, telephone poles and storage containers to be stored on commercial property located at 2557 Cannan Rd owned by Denome.

Next meeting: Waiver of subdivision for Turnbull to remove ag land from his commercial property located at 6680 St Rts 5&20

III. Minutes from December 6, 2018

**Donohoe made a motion and Pellett seconded the motion to approve the minutes of December 6, 2018
All board members present voted Aye. Vote was carried unanimously.**

VI. Meeting Adjourned

**Pellett made a motion and Lester seconded the motion to close the meeting at 8:25 pm.
All Board members present voted Aye, Vote was carried unanimously.**

Respectfully submitted,

Kimberly Rayburn
Planning & Zoning Board Secretary