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**Planning Board Minutes  
January 6, 2022**

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

**Others Present**, Kimberly Rayburn (Secretary), James Kier (Building & Zoning), Anson Rogers (Applicant), Peter Sarkis (Marks Engineering), Ann Larue (Bloomfield Rotary), Joel Steele.

**Lester opened the Web-Ex meeting at 7:30 pm and read the public notice.**

**I. TS6-21 Preliminary/Final for Lynn Farash, LLC, West Park Drive Lot 10 Tax# 80.00-01.05.010. 1**  
Lot subdivision Parent parcel 7.20 +/- acres Creating a lot 3 +/- leaving 4.2 +/- 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 12.16.2021 meeting. Lester asked if any one had any further questions, there were none.

**Compton motioned and Donohoe seconded to approve the 1 lot subdivision #TS6-21 for Lynn Farash, LLC, property located on West Park Drive Lot 10 Tax# 80.00-01.05.010. Parent parcel 7.20 +/- acres, creating a lot 3 +/- acres, leaving 4.2 +/- Acres of parent parcel.**

**Whereas:**

- 1. Maps presented will be accepted for Preliminary/Final for a land transfer only.**

**Record of Vote:**

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

**II. TS7-21 Sketch Plan 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

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**III. SPLM5-21 Site Plan** to allow existing barn in the front line of the proposed SF home for Rogers Farms, LLC 6896 Woolston Rd. Tax # 95.00-1-4.100

The Board is reviewing both applications for the subdivision and the structure that will be in front of the proposed future home after the subdivision. Anson stated that he would like to build a single-story two (2) bedroom home on the hill behind and north of the existing barn. Sarkis stated the driveway will slope down towards the house. It will have a conventional waste water system and there are no issues with drainage. There is an existing well on the property and he will use existing electric from the barn.

Lester pointed out on the map that the west line will follow the boundary line and fence of the current pasture. Sarkis stated the boundary line will be at the bottom of the hill along flatiron and follow the fence that keeps the animals in. The West line will also follow the pasture fence. Compton asked if Woolston road was considered frontage, Sarkis stated the house will be closer to Woolston and the driveway will be on Woolston.

**Fink motioned and Pellett seconded to declare SEQR a type II with no further action required. All Board members present voted aye with the exception of Rogers who abstained.**

**Compton motioned and Donohoe seconded to approve the TS7-21 Sketch Plan 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 Sketch plan for a land transfer only.**

**Record of Vote:**

**Lester Aye Pellett Aye Compton Aye Donohoe Aye Fink Aye**

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

**Fink motioned and Pellett seconded to declare SEQR a type II with no further action required. All Board members present voted aye with the exception of Rogers who abstained.**

**Compton motioned and Donohoe seconded to approve the Site Plan # SPLM5-21 to allow existing barn in the front line of the proposed SF home for Rogers Farms, LLC 6896 Woolston Rd. Current Tax # 95.00-1-4.100**

**Record of Vote:**

**Lester Aye Pellett Aye Compton Aye Donohoe Aye Fink Aye**

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

**IV. Discussions:**

Rayburn will resend article on 5G to the Board. A discussion was held on a mixed use for West Park Drive. Woodruff, Rayburn and Keir are looking onto other Town codes for mixed use. Joel Steele will get with Lester and exchange thoughts as he owns land at the end of West Park. Steele is in favor of the proposed brewery that will purchasing a three (3) acre parcel next to Terphane on West Park Drive.

**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

**III. Minutes**

**Minutes of November 18, 2021**

**Fink motioned and Compton seconded the motion to approve the minutes 11/18/2021**

**All board members present at the 11/18/2021 meeting voted aye. Lester abstained; vote was carried.**

**Minutes of December 16, 2021**

**Fink motioned and Rogers seconded the motion to approve the minutes 12/16/2021**

**All board members present at the 11/18/2021 meeting voted aye. Donohoe abstained; vote was carried.**

**VI. Meeting Adjourned**

**Fink motioned and Pellett seconded to adjourn @ 8:00 pm. All Board members present voted Aye, Vote was carried.**

Respectfully submitted,

Kimberly Rayburn  
Planning & Zoning Board Secretary