
**Planning Board Minutes
February 6, 2025**

Planning Board Members Present, Julie Pellett, Daniel Compton, Kimberly Duvall, Michelle Rhoda, Kimberly Gebo

Absent: Mike Woodruff, Dan Morley

Others Present: Christel Daggett (Secretary), Janine Minehan (Applicant) Ethan & Johanna Eschler (Daughter and Son-in law of Minehan)

Pellett opened the meeting at 7:00 pm.

I. 1 Lot Subdivision Sketch Plan, TS1-25 Owner Janine Minehan 6823 Cherry Street, Parent parcel of 10.94 +/- acres Tax# 54.00-1-1.210 creating Lot 1 of 2.49 +/- acres leaving 8.45 +/- acres of parent parcel.

Minehan stated that she is selling 2.49 +/- acres to her daughter and son-in law so they can build a house. A brief discussion was held.

Pellett motioned to declare SEQR a type II with no further action required.

Rhoda motioned and Duvall seconded to approve the sketch plan TS1-25 for Minehan to subdivide Parent parcel of 10.94 +/- acres Tax# 54.00-1-1.210 creating Lot 1 of 2.49 +/- acres leaving 8.45 +/- acres of parent parcel.

Whereas:

1. Maps presented will be accepted for Sketch Plan

Record of Vote:

Pellett Aye Compton Aye Duvall Aye Rhoda Aye Gebo Aye
Vote was carried unanimously.

II. Waiver of Subdivision/ Parcel Lot Line Adjustment, TW1-25 Owner John Bennett 2298 Rt 64.
Tax Map # 67.00-1-1.100 95.6576 +/- acres removing 12.702 +/- acres of Ag land.
Leaving 82.9556 +/- acres of parent parcel.

Bennett stated that he is selling 12.702 +/- acres of his land to John Knopf and Bob DeCarlo. Compton stated it was straight forward.

Pellett motioned to declare SEQR a type II with no further action required.

Compton motioned Gebo seconded to accept maps for a waiver of Subdivision/ Parcel Lot Line Adjustment TW1-25 Owner John Bennett 2298 Rt 64. Tax Map # 67.00-1-1.100 95.6576 +/- acres removing 12.702 +/- acres of Ag land. Leaving 82.9556 +/- acres of parent parcel.

Whereas:

1. Maps provided are accepted for Waiver of Subdivision/Parcel Lot Line Adjustment.

Record of Vote:

Pellett Aye Compton Aye Duvall Aye Rhoda Aye Gebo Aye
Vote was carried unanimously.

Solar:

Kathy Conradt previously asked the Planning Board to come up with 10 questions they would like to have the Town residents answer in a survey. A brief discussion was held on how many questions should be asked. Duvall will be discussing the questions with Conradt that the Planning Board came up with when they have their Comp Plan meeting.

Topics for future review -

1. review of existing code for a SUP (for each event) on 50 acres or more for event centers that could exist with less acreage
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.
7. Look into the minimum and maximum size for a tiny home.

Minutes of January 2, 2025

**Gebo motioned and Rhoda seconded to approve the minutes of 1/2/2025. Duvall Abstained
All board members present voted aye, vote was carried.**

Minutes of January 16, 2025

**Rhoda motioned and Gebo seconded to approve the minutes of 1/16/2025.
All board members present voted aye, vote was carried.**

III. Meeting Adjourned

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

Respectfully submitted,

Christel Daggett
Planning & Zoning Board Secretary