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**Planning Board Minutes**  
February 16, 2023

**Planning Board Members Present:** Steve Lester, Julie Pellett, Daniel Compton, Dan Morley, Kim Duvall, Michelle Rhoda

**Zoom:** Michael Woodruff **Absent:** Matt Rogers

**Others Present:** Kim Rayburn (Building & Zoning), Christel Daggett (Planning & Zoning Secretary), Peter Tuttobene (applicant)

**Lester opened the meeting at 7:30 pm. Pellett motioned, and Lester seconded to waive the reading of the public hearing,**

**1. Preliminary/Final 1 Lot Subdivision, TS1-23 Owner Peter Tuttobene** 3321 County Rd. 40 Parent parcel of 74.8014 +/- acres Tax# 93.00-3-29.100 creating Lot 2 of 24.893 +/- acres leaving 49.909 +/- acres of parent parcel

A brief discussion was held. Tuttobene stated he moved the shed with chickens to the required half foot as required by code. No other comments or questions from the Board.

**SEQR- declared at sketch meeting 2.2.2023.**

Lester asked for any public input, there was none. **Lester motioned Pellett seconded to close the public hearing. Duvall Abstained, all Board members in attendance voted aye.**

**Lester motioned and Compton seconded to approve the Preliminary/Final for a 1 lot subdivision # TS1-23 Owner Peter Tuttobene** 3321 County Rd. 40 Parent parcel of 74.8014 +/- acres Tax# 93.00-3-29.100 creating Lot 2 of 24.893 +/- acres leaving 49.909 +/- acres of parent parcel.

**Whereas:**

- 1. Maps presented will be accepted for Preliminary/Final with the understanding the shed will be moved to meet the 25-foot setback.**
- 2. Maps presented will be accepted for Preliminary/Final – land transfer only.**

**Record of Vote:**

**Lester Aye Compton Aye Rhoda Aye Duvall Abstained Pellett Aye Woodruff Aye Morley Aye**  
**Vote was carried.**

**II. Discussion:**

Rayburn handed out copies of proposed changes for AG Markets and information on Agri-tourism and Special Use Permits for the Board to read and will discuss in future meetings on proposed changes to the Code. A brief discussion was held on differences between Farm Markets and Agri-tourism. Rayburn stated that she would like the Board to review her copies she gave them on the subject matter, and the Board will go over them at the next meeting with questions and ideas the Board would then like to discuss.

**Other Topics for future review**

- 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. Meeting Adjourned**

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

Respectfully submitted,

Christel Daggett  
Planning & Zoning Board Secretary