
**Planning Board Minutes
February 20, 2025**

Planning Board Members Present, Julie Pellett, Daniel Compton, Kimberly Duvall, Michelle Rhoda, Kimberly Gebo
Absent: Mike Woodruff, Dan Morley

Others Present: Kim Rayburn (Building & Zoning), Christel Daggett (Secretary), Janine Minehan (Applicant) Ethan & Johanna Eschler (Daughter and Son-in law of Minehan), Roberta Korich (Applicant), Mark Mansfield (Applicant)

Pellett opened the meeting at 7:00 pm. Pellett motioned Rhoda seconded to waive the reading of the public hearing. All Board members in attendance voted aye.

I. 7:00P/H Preliminary/Final 1 Lot Subdivision, 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.

A brief discussion was held. Rayburn advised the Board that new maps were provided that had the topo and perc test results. Compton stated that it was straight forward. There were no further comments.

SEQR- declared at Sketch meeting 2.6.2025.

Compton motioned Duvall seconded to close the public hearing. All Board members in attendance voted aye.

Compton motioned and Duvall seconded to approve the Preliminary/Final for a 1 lot subdivision 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 Preliminary/Final – land transfer only.

Record of Vote:

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

II. Site Plan SPLM1-25 for an accessory structure to be in the front line of primary structure. Owner, Roberta Korich 2431 Wheeler Station Rd. Tax Map # 68.00-1-45.210 to erect a 4 stall 48' x 36' enclosed horse barn and a 48' x 12' 3- sided horse shelter.

Korich stated that she would like to erect a 4 stall 48' x 36' enclosed horse barn on her property and in the future, she would like to add a 48' x 12' 3- side horse shelter in front of her home. A brief discussion was held. The driveway to the barn will come off of the existing driveway.

Duvall motioned Compton seconded to waive a Public Hearing. All Board members in attendance voted aye.

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

Duvall motioned Rhoda seconded to approve the accessory structure to be in the front line of primary structure. Owner, Roberta Korich 2431 Wheeler Station Rd. Tax Map # 68.00-1-45.210 to erect a 4 stall 48' x 36' enclosed horse barn and a 48' x 12' 3- sided horse shelter.

Whereas:

1. Setbacks for Accessory Structures are met.

Record of Vote:

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

III. 7:15 P/H Special Use Permit TSP1-25, 135-67 Drive-in restaurants Owner Mark Mansfield Property located at 6570 State Routes 5&20 Tax Map # 81.00-1-34.000 for a Drive- thru at existing window for existing Commercial Business.

Pellett opened the meeting at 7:15 pm. Pellett motioned Rhoda seconded to waive the reading of the public hearing. All Board members in attendance voted aye.

Duvall motioned Compton seconded to close the Public Hearing due to no public in attendance. All Board members in attendance voted aye.

Mansfield stated that he purchased the ice cream store in July and would like to turn it into a drive-thru Coffee shop. He would like to have the business run year round. Having it stay as an ice cream shop would only operate for 3 months out of the year and he needs more income from the property.

Gebo stated that she felt that the drawings that Mansfield presented needed more information. Gebo felt it was not a complete package and did not feel comfortable with the layout. Gebo went over the Town code 135-67 Drive-in restaurants, A-H and stated although it was a permitted use, it must meet conditions and based on the information there was not enough included in the business plans.

Compton stated that he thought it was a great idea but agreed that it was not a valid application until Mansfield submitted an engineered drawing and could meet and address the majority of the DOT and the County Planning Boards comments.

A brief discussion was held about safety issues. Mansfield questioned why he needed engineered drawings if he was not doing work in the right- of -way. And mentioned the gas station having the same concerns on the other side of the light. The Board feels they are necessary as the traffic pattern is changing and safety is a huge concern. The Board agreed to table the application until Mansfield supplied engineered stamped drawings. There were no further comments.

Gebo motioned Compton seconded to table Special Use Permit TSP1-25, 135-67 Drive-in restaurants Owner Mark Mansfield Property located at 6570 State Routes 5&20 Tax Map # 81.00-1-34.000 for a Drive- thru at existing window for existing Commercial Business.

Whereas:

1. Applicant provide Engineered Stamped drawings.

Record of Vote:

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

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 February 6, 2025

**Compton motioned and Gebo seconded to approve the minutes of 2/6/2025.
All board members present voted aye, vote was carried.**

IV. Meeting Adjourned

**Gebo motioned and Rhoda seconded to adjourn @ 8:15 pm.
All Board members present voted Aye, Vote was carried.**

Respectfully submitted,

Christel Daggett
Planning & Zoning Board Secretary