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**Planning Board Minutes  
February 2, 2023**

**Planning Board Members Present**, Steve Lester, Daniel Compton, Dan Morley, Kim Duvall, Julie Pellett, Matt Rogers, Michelle Rhoda **Absent**, Michael Woodruff

**Others Present**, Kimberly Rayburn (Building & Zoning), Christel Daggett (Planning Board Secretary), Rick Scott, (Applicant), Patrick Crowley (Applicant), Peter Tuttobene (Applicant) Kimberly Rayburn (Representing David Damaske due to ski accident)

**Lester opened the meeting at 7:30 pm.**

**I. Area Variance, TV1-23 Owner Rick & Sue Scott 7596 St Rt.5&20 #67.00-1-60.200**  
Addition onto barn requesting side set back of 6 ft. where 25 ft. is required.

Shed 80% completed when Rayburn who was inspecting an apartment next to Mr. Scotts residence happened to notice a structure being built on property and knew Mr. Scott had not stopped in or called Rayburn for a building permit. Rayburn notified Mr. Scott by phone and advised him he needed a variance for his project. Scott needs the shelter to be able to store his 1972 Skid Steer for snow removal in the winter. And, for safety reasons. Before the shelter he covered the skid steer with a tarp so, when he climbed up on it to take the tarp off it was unsafe due to slippery conditions. Scott discussed the addition with Vince Masci the owner of the townhomes and he stated Masci has no concerns. Rayburn stated that the barn is in line with an existing garage with an upstairs apartment also owned by Masci and is not in the back yards of any of the Townhomes. There is an existing hedge row that also helps block the addition from the neighboring parcel.

**Rogers motioned Compton seconded to forward to the ZBA Area variance TV1-23 Owner Rick & Sue Scott 7596 St Rt.5&20 #67.00-1-60.200.** Addition onto barn requesting side set back of 6 ft. where 25 ft. is required.

**Record of Vote:**

**Lester Aye Compton Aye Rhoda Aye Duvall Aye Rogers Aye Morley Aye Pellett Aye**  
**All Board members present voted Aye, Vote was carried.**

**Pellett arrived.**

**II. Parcel Lot Line Adjustment, PLA1-23 Owner Diane and Patrick Crowley 7506 Woolston Rd Parent parcel of 9.2 +/- acres tax # 94.00-1-6.111, Annex 3.160 +/- acres into tax # 94.00-1-6.120 of 8.7 new acreage = 11.864 +/- acres. Leaving parent parcel with 6 +/- acres.**

Crowley stated he basically wants to give a portion of the lot that Diane Crowley currently resides at to the neighboring parcel owned by Erin Crowley (Tavernia) before the lot gets sold with the house and barn.

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

**Morley motioned Duvall seconded to accept maps for a parcel lot line adjustment.**

**Record of Vote:**

**Lester Aye Compton Aye Rhoda Aye Duvall Aye Pellett Aye Rogers Aye Morley Aye**  
**Vote was carried unanimously.**

**III. 1 Lot Subdivision parent parcel, 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.

Tuttobene stated he is removing 24.893 +/- acres to sell to a friend for recreational purposes. The Board noticed that the map is showing a accessory structure closer to the line than is allowed by a half a foot. Tuttobene stated he will move shed to meet required setback.

**Compton motioned Rogers seconded to declare SEQR a type II with no further action required.**

**Morley motioned Lester seconded to accept sketch map.**

**Whereas:**

1. **Maps presented will be accepted for Preliminary/Final with the understanding the shed will be moved to meet the 25 foot setback.**

**Record of Vote:**

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

**IV. Parcel Lot Line Adjustment, PLA2-23 Owner Gerry & Lynn Damaske** 7101 Boughton Rd. Annexing into 7101 Boughton Rd. 1.36 Acres +/- into Tax Map # 54.03-1-56.300 taking out .964 acres of Parcel B and putting it into 53.00-1-35.100

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

**Morley motioned Duvall seconded to accept maps for parcel lot line adjustments.**

**Whereas:** Swapping land between brothers, trading triangles.

**Record of Vote:**

**Lester Aye Compton Aye Rhoda Aye Duvall Aye Pellett Aye Rogers Aye Morley Aye**  
**Vote was carried unanimously.**

**V. Discussion:** Rayburn informed the Board that she, Daggett and Woodruff were on a web ex meeting with Ag & Markets to discuss possible code changes for Agricultural entertainment and farms stands of permanent and non-permanent nature. She will write up in more detail the discussion that was held but gave a brief summary of that discussion. A brief discussion was held by the Board.

**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

## **VI. Minutes**

### **Minutes of September 15, 2022**

**Lester** motioned **Pellett** seconded to approve the minutes of 9/15/2022.

All board members present at the 9/15/2022 meeting voted Aye, **Absent, Duvall, Rhoda**, Abstained

### **Minutes of October 6, 2022**

**Rogers** motioned **Lester** seconded to approve the minutes of 10/6/2022.

All board members present at the 10/6/2022 meeting voted Aye, **Absent, Morley, Rhoda** Abstained

### **Minutes of October 20, 2022**

**Rogers** motioned **Morley** seconded to approve the minutes of 10/20/2022.

All board members present at the 10/20/2022 meeting voted Aye, **Rhoda**, Abstained

### **Minutes of December 1, 2022**

**Lester** motioned **Duvall** seconded to approve the minutes of 12/1/2022.

All board members present at the 12/1/2022 meeting voted Aye, **Absent**, Woodruff, Rogers, Pellett, **Rhoda**, Abstained

## **VII. 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