
**Planning Board Minutes
February 4, 2021**

Planning Board Members Present: Fred Fink, Daniel Compton, Steve Lester, Matt Rogers, Michael Donohoe, Mike Woodruff.

Absent: Julie Pellett

Others Present: Kimberly Rayburn (Secretary), James Kier, (Building & Zoning), Alan & Ellen Fish

Lester opened the meeting at 7:30 pm, Woodruff motioned and Donohoe seconded to waive the reading of the public hearing for Pooler. All Board members in attendance voted Aye.

I. TS1-21, Preliminary/Final for Gary Pooler (Owner) 1 Lot Subdivision 6448 Co Rd 30 tax map # 68.00-1-72.210. Parent Parcel Lot R-2 of 46.578 +/- acres, remove approximately 4.529 +/- acres creating proposed lot 10, leaving 42.049 +/- acres of parent parcel. New lot will utilize existing driveway with an access easement.

The Board reviewed the final maps.

Rogers motioned and Woodruff seconded to declare SEQR a Type II with no further action required. All Board members in attendance voted Aye.

Donohoe motioned and Fink seconded to approve the Preliminary/Final for Gary Pooler (Owner) 1 Lot Subdivision 6448 Co Rd 30 tax map# 68.00-1-72.210. Parent Parcel Lot R-2 of 46.578 +/- acres, to remove approximately 1.529 +/- acres creating proposed lot 10, leaving 42.049 +/- acres of parent parcel. New lot will utilize existing driveway with an access easement.

Whereas:

1. Preliminary/Final map now has the farm note
2. All structures are labeled

Record of Vote:

Lester Aye Fink Aye Compton Aye Rogers Aye Donohoe Aye Woodruff Aye

All Board members present voted Aye, Vote was carried unanimously.

II. TW1-21 Waiver of Subdivision for Fish Family Wealth Trust (Alan Fish) 3412 Flatiron Rd Tax # 95.00-1-61.111. Parent parcel of 56.5 +/- acres, removing 21.499 +/- acres of farmland on the east side of Flatiron Rd. leaving 34.4 +/- acres of parent parcel with house on the West side Flatiron Rd.

The Board reviewed the maps and held a brief discussion

Woodruff motioned and Fink seconded to declare SEQR a Type II with no further action required. All Board members in attendance voted Aye.

Woodruff motioned and Fink seconded to approve the Waiver of Subdivision for Fish Family Wealth Trust (Alan Fish) 3412 Flatiron Rd Tax # 95.00-1-61.111. Parent parcel of 56.5 +/- acres, removing 21.499 +/- acres of farmland on the east side of Flatiron Rd. leaving 34.4 +/- acres of parent parcel with house on the West side Flatiron Rd.

Whereas:

1. The proposed meets the requirements for a waiver

Record of Vote:

Lester Aye Fink Aye Compton Aye Rogers Aye Donohoe Aye Woodruff Aye

All Board members present voted Aye, Vote was carried unanimously.

III. Discussion:

Rayburn informed the Board that Performance Industrial Park, LLC (Owner, Anthony Sulli) 6915 St Rts 5&20 will be coming in for 2 Special Use Permits (SUP) reviews in March after the Ontario CO Planning Board reviews the SUP for a Mini Storage:

1. Existing Auto repair- SUP review upon change of ownership- does not require Co review
2. New SUP for storage facility- will be sent to the Co for review 1st.

Rogers Farm Market ~ Re-open Farm Market with another farmer running it. A Site Plan review will be held at the next scheduled meeting. A brief discussion was held.

A brief discussion on the Comprehensive plan, and re-zoning was held. The new plan will be distributed at the next scheduled meeting.

Lester asked Rayburn about the Solar Law, she stated that when reviewing the law, she felt that the small-scale solar section should be taken out of the Special Use Permit for large scale solar projects. This will make the SUP consistent with Town Code. Woodruff agreed and stated that we should create definitions for both small and large scale solar as seen below:

Large scale solar ~ generates solar power for sale and off-site consumption, requires a special use permit.

Small scale solar ~ generates solar power for on-site consumption, requires an accessory structure building permit.

Lester reminded the Board that a discussion on the quality of the soil and the limit of KW is still up for discussion.

Rayburn will finish reviewing the solar regulations and have it ready for the next meeting so the Board can make any additional changes it feels necessary.

Donohoe discussed some training webinars he has taken from the NYS Planning Federation. He feels they have some topics the rest of the Board may also be interested in.

Compton asked for an update on some properties located in the Town and Village. Kier gave him and the Board an update.

IV. Minutes:

Minutes of January 21, 2021

Fink made a motion and Donohoe seconded the motion to approve the minutes 1/21/2021

All board members present at the 1/21/2021 meeting voted aye. Woodruff abstained; vote was carried.

V. Meeting Adjourned:

Donohoe made a motion and Fink seconded the motion to close the meeting at 8:30 pm.

All Board members present voted Aye, Vote was carried unanimously.

Respectfully submitted,

Kimberly Rayburn
Planning & Zoning Board Secretary