

---

---

**Planning Board Minutes  
February 7, 2019**

**Planning Board Members Present:** Fred Fink, Julie Pellett, Daniel Compton, Matt Rogers, Fran Overmoyer, Michael Donohoe.

**Absent:** Michael Woodruff, Steve Lester.

**Others Present:** Kimberly Rayburn (Secretary), James Kier (Building & Zoning), Rich Albaugh (Agent, Applicant Gail Bell), Alissa & Steve Hawkins (Applicant)

**Fink opened the meeting at 7:30 pm. and read the Public hearing notice. Fink asked the public if they had any questions, there were none. Compton made a motion and Pellett seconded the motion to close the public hearing, all Board members voted Aye.**

**I. 7:30 pm SPL2-19 Site Plan** Owner Gail Bell, to store and sell storage sheds on commercial property located at 6550 Sts Rt 5 & 20 Tax Map #81.00-1-35.000

Fink asked Albaugh to explain the proposal, Albaugh stated that they are trying to make some extra money selling the sheds, there will be no more than three on the property at any one time. They are placed in an area where no one parks, and they are behind the frontline of the principle structure. The parking is in the front of the building and in the back. Fink asked about the side setback, Kier stated it is ten (10) feet and they meet that setback. The three (3) sheds on site are models but can be sold and replaced. Kier reached out to Ground water the neighboring property and they have no issues or concerns with the location of the sheds. Overmoyer asked if this would be the fourth (4<sup>th</sup>) business on the property, Kier stated that its an additional source of revenue for the retail store he doesn't see it being a separate business. Albaugh stated if someone is interested in the sheds, they come inside the Outdoor store to obtain a catalog and discuss purchase. Compton asked about the parking formula, Kier stated he would check on it but believes they have plenty of parking. Kier wanted the process of the site plan review to be kept for the additional outside storage and sales to keep the property in compliance with the code.

**Fink discussed SEQR, Rogers made a motion and Pellett seconded the motion to declare SEQR a Type II action, no further action required. All Board members present voted Aye.**

**Planning Board Decision:**

**Compton made a motion and Donohoe seconded the motion to approve SPL2-19 Site Plan Owner Gail Bell, to store and sell storage sheds on commercial property located at 6550 Sts Rt 5 & 20 Tax Map #81.00-1-35.000**

**Whereas:**

- 1. The parking formula meets the number of spaces required**
- 2. A maximum number of three (3) sheds can be placed on the property at any given time**
- 3. The setbacks are maintained**
- 4. If the Business plan changes, they would need to return to the Planning Board for another Site Plan Review**

**Record of Vote:**

**Fink Aye Pellett Aye Compton Aye Overmoyer Aye Rogers Aye Donohoe Aye  
All Board members present voted Aye, Vote was carried unanimously.**

**II. TS1-19 Sketch Plan 1 Lot subdivision** Owner Stephen and Alissa Hawkins, 2442 Cannan Rd tax map # 66.00-3-1-210 subdividing off an existing house and shed, leaving a barn on the parent parcel.

Hawkins stated that he intends to subdivide the existing house and two (2) acres from the remaining parcel so that he can build on the larger lot that contains his existing barn as you are not allowed to have two (2) homes on a parcel. The board asked what he planned on doing with the house and two (2) acres, Hawkins stated he plans on keeping the house as a rental property.

**SEQR was discussed, Rogers made a motion and Donohoe seconded the motion to declare SEQR motion to declare SEQR a Type II action, no further action required. All Board members present voted Aye.**

**Planning Board Decision:**

**Rogers made a motion and Pellett seconded the motion to approve Sketch Plan TS1-19 1 Lot subdivision** Owner Stephen and Alissa Hawkins, 2442 Cannan Rd tax map # 66.00-3-1-210 subdividing off an existing house and shed, leaving a barn on the parent parcel.

**Whereas:**

- 1. The farm note is on the final map**
- 2. The scale can be 1 inch to 100 ft scale**
- 3. Current driveway is shown on the final map**

**Record of Vote:**

**Fink Aye Pellett Aye Compton Aye Overmoyer Aye Rogers Aye Donohoe Aye**  
**All Board members present voted Aye, Vote was carried unanimously.**

**IV. Discussion**

Commercial/ Industrial Signage: Continued conversation regarding 1 sign with multiple businesses, it was suggested that there be no more than ten (10) business allowed on the sign and a discussion was held on aesthetics. The Board will continue to do some research on signage for this type of property.

Compton discussed the possible need to do research on vertical wind turbines to add to our code.

Compton also wanted to ask Kier about the mesh mat that Murmuration Malts put up, Kier stated that it was to catch some by product (dust) when he was cleaning, but he has come up with a better solution.

The Board set their meeting dates and times for the year 2019, it will remain the first and third Thursdays of the month at 7:30 pm.

**V. Minutes of January 17, 2019**

**Rogers made a motion and Pellett seconded the motion to approve the minutes of January 17, 2019**  
**All board members present voted Aye, Vote was carried unanimously**

**VI. Meeting Adjourned**

**Donohoe made a motion and Overmoyer seconded the motion to close the meeting @ 8:25 pm.**  
**All Board members present voted Aye, Vote was carried unanimously.**

Respectfully submitted,

Kimberly Rayburn  
Planning & Zoning Board Secretary