
**Planning Board Minutes
March 21, 2024**

Planning Board Members Present: Julie Pellett, Daniel Compton, Dan Morley, Michael Woodruff, Kim Duvall, Michelle Rhoda, Brian Westlake

Absent: Kimberly Gebo

Others Present: Kimberly Rayburn (Building & Zoning), Christel Daggett (Planning Board Secretary), Sean & Shannon Finucane, (Applicant), Mark Muller (Architect for Finucane) Steven Vogel & Melinda Pickett (Applicant), Adam & Bambi Talley (Applicant), Lynn Burse (Owner) Thomas Schenkel & Brianna Hoyt, Mark Potter & Andrew Vanhorn (Abundant/Labela), Fred Ball (Nexamp)

Pellett opened the meeting at 7:30 pm.

I. Site Plan, SPLM1-24, TV1-24 Owner Sean & Shannon Finucane State Route 64 Tax Map #67.03-1-2.200 Site plan for Pole Barn in front of primary structure with one Front Setback. . Requesting 50 ft Front setback variance placing structure 25ft. from Right of Way where 75 ft. is required on a flag lot.

Pellett stated that the variance needed to go onto the ZBA before they could make a decision. Woodruff stated that he agreed that they couldn't make the site plan approval until the variance went through to the ZBA first. The Board felt it couldn't be seen from the road and that it would be located behind the barn on the lot in front.

Woodruff motioned Rhoda seconded to forward to the ZBA with no comments.

Record of Vote:

Pellett Aye Compton Aye Morley Aye Woodruff Aye Duvall Aye Rhoda Aye Westlake Aye

All Board members present voted Aye, Vote was carried.

II. Area Variance TV2-24 Owner Steven Vogel Melinda Pickett (Agent) 2424 Steele Rd Tax Map # 68.00-1-57.112 Requesting a 18ft Variance to be 42 ft at front setback where 60ft is required.

Pellett stated that the variance needed to be forwarded to the ZBA. Rayburn stated that the addition will be attached to the house therefore, it does not have to come back to the Planning Board.

Woodruff motioned Duvall seconded to a forward to the ZBA with no comments.

Record of Vote:

Pellett Aye Compton Aye Morley Aye Woodruff Aye Duvall Aye Rhoda Aye Westlake Aye

All Board members present voted Aye, Vote was carried.

III. Area Variance, TV3-24 & Parcel Lot Line Adjustment PLA3-24 Owner Adam & Bambi Talley 2185 County Rd 39 Tax Map #52.00-3-16.210 Requesting 17 ft Front setback variance placing structure 58ft. from the Right of Way where 75 ft. is required. Also Annexing 2.184 +/- acres from Parent parcel owned by Phil White tax # 52.00-3-41.100 into their existing lot.

Woodruff asked Talley if the spot for his barn was where the old one was? Talley stated that the new barn will be turned and set back 15-20 ft. from where the old one was and will be behind the front line of the house in front of the solar panels. He also stated that the old barn was leaning and there is a tree he would like to keep.

Westlake motioned Pellett seconded to forward to the ZBA with no comments.

Pellett Aye Compton Aye Morley Aye Woodruff Aye Duvall Aye Rhoda Aye Westlake Aye
All Board members present voted Aye, Vote was carried.

Rayburn provided a picture of Phil Whites farm showing it goes all around Talley's property. Talley will gain some from the side, and rear including the pond.

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

Rhoda motioned Duvall seconded to accept maps for a parcel lot line adjustment land transfer only.

Record of Vote:

Pellett Aye Compton Aye Morley Aye Duvall Aye Rhoda Aye Woodruff Aye Westlake Aye
Vote was carried unanimously.

IV. Parcel Lot Line Adjustment, PLA4-24 Lynn Burse, Thomas Schenkel 3555 Stetson Rd. Parent Parcel of 4 +/- acres Tax Map # 93.00-3-15.100 Annexing 1.65 +/- acres into Tax Map # 93.00-3-14.250 leaving 2.5 +/- of Parent Parcel.

Burse is conveying the back part of her lot to Schenkel. Burse stated that her father always allowed people to use the pasture and she is ok with the proposal. Schenkel helped take care of the property and now wants to own it. The Board agreed that it's straight forward.

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

Woodruff motioned Westlake seconded to accept maps for a parcel lot line adjustment land transfer only.

Record of Vote:

Pellett Aye Compton Aye Morley Aye Duvall Aye Rhoda Aye Woodruff Aye Westlake Aye
Vote was carried unanimously.

V. Discussion:

Mark Potter & Andrew Vanhorn from Abundant/Labella and also Fred Ball from Nexamp brought proposals to talk about increasing the current allowance for the Mega watt maximum on Large Scale Solar Energy Systems that require a Special Use Permit. The Board had a brief discussion about the proposals and explained to the Solar Agents that they would have to do more in-depth research on the subject and also see what the Board, Town Board and the residents of the community's thoughts are. The Board will have to forward a letter to the Town Board asking their thoughts and desire to make any changes to the current code and maximum megawatts.

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. Meeting Adjourned

**Compton motioned and Rhoda seconded to adjourn @ 9:00 pm.
All Board members present voted Aye, Vote was carried.**

Respectfully submitted,

Christel Daggett
Planning & Zoning Board Secretary