
**Planning Board Minutes
March 3, 2022**

Planning Board Members Present, Steve Lester, Julie Pellett, Daniel Compton, Matt Rogers, Michael Donohoe
Joined by Zoom: Michael Woodruff, **Absent:** Fred Fink
Others Present, Kimberly Rayburn (Secretary), James A. Kier (Building & Zoning) Brandon Gooding (Venezia Land Surveying) Dan Morley

Lester opened the meeting at 7:30 pm.

I. TS1-22 1 lot subdivision Denome / Venezia Surveying will be subdividing 4.820 acres lot 2 off of lot 1 of 16.587 for 2557 Cannan Rd. leaving 11.766 acres of parent parcel both lots are divided with mixed Zoning after the original parcels were combined for tax purposes.

A brief discussion was held regarding the use and zoning of the property and the maps provided. It was requested that the distances from the lot line to the zoning boundary line be added to the map. Gooding from Venezia Land Surveying stated that these distances may be a plus or minus distance and may not be exact as the parcels were combined and its all 1 parcel now. The Board was ok with this as long as the difference would +/- five feet.

The SEQR is a Type II action with no further action required. Compton motioned and Pellett seconded. All Board members present voted aye.

Rogers motioned and Donohoe seconded to approve the sketch plan # TS1-22 for Denome / Venezia Surveying to subdivide 4.820 acres lot 2 off of lot 1 of 16.587 for 2557 Cannan Rd. leaving 11.766 acres of parent parcel both lots are divided with mixed Zoning after the original parcels were combined for tax purposes.

Whereas:

- 1. Preliminary/Final maps will have the distance from the property line to the zoning line added.**

Record of Vote:

**Lester Aye Pellett Aye Compton Aye Rogers Aye Donohoe Aye Woodruff Aye
All Board members present voted Aye, Vote was carried.**

II. Discussions:

Discussion with an interested party to serve as an alternate for a current opening on the Planning Board.

Dan Morley has showed an interest in serving on the Planning Board. He sent a letter of interest to the Town Board back in December. Morley stated that he used to live in the Village and had previously served on both the Village Planning Board and as a Board of Trustee. He has since moved to the Town. Morley is familiar with how the Boards work and has read through the minutes for the past few years. He feels from reading the minutes that when the Board reviews a proposal it is gone over discussed before a decision is made and the minutes are very well written. He feels he would compliment the Board as a member and would like to be considered. A brief discussion was held on terms and the Board advised Morley that the need for an alternate if a current need and in the near future there will be a need for a term member. Morley stated that he would be interested in either.

Compton motioned and Donohoe seconded to forward the opinion of the Planning Board to the Town Board that they would like Morley to be interviewed and considered for either the current opening for an alternate or a term member position that will be available soon.

Whereas:

- 1. The Planning Board currently has an unfilled open position for an alternate and a term position will need to be filled in the coming future.**
- 2. This person has expressed an interest in serving on the Board**
- 3. The applicant has prior Board experience and the learning curve will be less**

Record of Vote:

**Lester Aye Pellett Aye Compton Aye Rogers Aye Donohoe Aye Woodruff Aye
All Board members present voted Aye, Vote was carried.**

Solar:

A brief discussion was held on solar panels efficacy and the advancements that have been made. When solar first was discussed, the Board was told that there would not be advancements or efficacy for many years. Now it seems that was incorrect. This was not something that could be predicted and projects may need to be looked at differently in the future if further advancements are made.

Topics for review 2022

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

III. Minutes of February 17, 2022

**Rogers motioned and Pellett seconded to approve the minutes of 2/17/2022
All board members present voted aye, vote was carried.**

IV. Meeting Adjourned

**Pellett motioned and Donohoe seconded to adjourn @ 8:30 pm.
All Board members present voted Aye, Vote was carried.**

Respectfully submitted,

Kimberly Rayburn
Planning & Zoning Board Secretary