
Planning Board Minutes
April 1, 2021

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

Others Present: Kimberly Rayburn (Secretary), James Kier (Building & Zoning).

Lester opened the meeting at 7:30 pm.

I. Review of proposed changes/amendments and additions to Town Code sections 135-8 and 135-11.

The Board reviewed the newly proposed and amended code for section 135-11, Regulations applicable to all districts. The code will replace Item X as seen below in its entirety and replace it with the amended code for chickens and ducks as seen below. As well as the addition of the definition of chickens and ducks to section 135-8 Definitions.

Add Definition to 135-8 Definitions

Definition: Chickens and Ducks

Residential chickens and ducks include domestic chickens, ducks and its young.

Article III

All district regulations 135-11

Replace X in its entirety, remove section below

X.

No lot containing less than one acre may be used or occupied and no structure may be erected, maintained or used for the raising, harboring or housing of domestic pets involving not more than two of any of the following animals: pigeons, swine, goats, rabbits, cows, horses, poultry, foxes, mink, sheep, skunks or any other fur-bearing animals, in any district.

New regulations to replace X

X. A resident living in a single-family residence or duplex may keep chickens and ducks on the lot which the resident resides and are subject to the following:

A. The maximum number of chickens/ducks shall be subject to the following:

1. Up to ½ acre 6 chickens/ducks
2. ½ acre to 1 acre 12 chickens/ducks
3. 1 acre to 4 acres 18 chickens/ducks
4. Up to 5 acres 24 chickens/ducks
5. 5 acres or more no limit

B. All chickens/ducks shall be kept behind the front line of the house.

C. All chickens/ducks shall be confined in a coop, pen or run. All chickens/ducks will be kept within the lot lines of said owner's residential property.

D. A building permit is required from the town for a permanent chicken coop, 51 sq ft or larger. It shall be located in rear yards and no closer to any lot lines than an accessory structure for the district its located in. A building permit is not required for a non-permanent chicken coop of 50 sq ft and below. This also includes chicken runs commonly called chicken tractors. These shall not be beyond the front line of the house and no closer than 5 ft to any lot line.

E. There shall be a minimum of 6 square feet of run space and 2 square feet of coop space per chicken or duck.

F. Chicken/duck feed must be secured from pests.

G. All animal by products must be collected and removed under sanitary conditions on a regular basis. Temporary storage will not be within 25 feet of any lot line or 100 ft of any water supply or water way.

H. Roosters shall not be allowed on less than five acres.

Woodruff stated that the code looks good to him. The Town Board needs to now review the proposed changes and make a motion to send it out to the County. The Supervisor shall fill out the Ontario County Planning Board (OCPB) referral form, and send the proposed code out for their review. A local law will need to be created and adopted via a public hearing after the OCPB has sent back their comments. Fink agreed.

Woodruff motioned and Donohoe seconded to send the proposed amended code and definitions to the Town Board for their review. All Board members with the exception of Rogers voted Aye. Vote was carried.

II. Board to start a list of future items to review.

1. Marijuana Dispensary Regulations

Woodruff stated that the State has yet to appoint the authority over these, they have eighteen (18) months to do so. He feels **it will be similar to the liquor authority. The Board held a brief discussion on the new law and the Town Districts these dispensaries could be and** should be allowed in. There could be code for both indoor grow facilities and dispensaries.

2. Signs for Multiple business on one parcel in the Community Commercial District.

Currently, Town Code only allows for a sign with the name of the plaza, individual business is prohibited. Not all commercial properties with more than one (1) business are considered a plaza. The need is there for new regulations.

Woodruff stated he has seen other places that have one (1) sign at the road with a list of each individual business and also a number associated with that business, example: 401,402,403 etc. Then the building has just the large number on it and a directional sign or door sign. The size of the sign will need to be addressed and the Board will look at what's been proposed for the Industrial District.

3. District Re-Zoning

Woodruff reminded the Board that the comprehensive plan committee suggested combining the General Industrial and the Light Industrial districts on 5&20 from West Park Drive to the Water Tower.

Also, a discussion of having a mixed-use area was discussed. The front acreage of West Park Drive, Industrial Park, may be best utilized if it were allowed to be commercial.

4. Residential and working space combined

Allowing commercial spaces to also have residential. Allowing a business owner to live on site, or have rental space above the Commercial business.

5. Battery/Energy Storage

Code for Large Scale Solar for example, can be dangerous to fire personnel. Town of Richmond is looking at this topic currently.

6. Overlay District for Large Scale Solar over twenty-five (25) Megawatts (MW)

Towns may or may not be able to disallow in certain districts.

7. Discussion on Electric charging stations for electric vehicles

III. Meeting Adjourned

**Donohoe motioned and Fink seconded to close the meeting @ 8:45 pm.
All Board members present voted Aye. Vote was carried unanimously.**

Respectfully submitted,

Kimberly Rayburn
Planning & Zoning Board Secretary