
**Planning Board Minutes
April 20, 2023**

Planning Board Members Present, Steve Lester, Daniel Compton, Matt Rogers, Michael Woodruff, Kimberly Duvall, Michelle Rhoda

Absent: Daniel Morley, Julie Pellett

Others Present, Kimberly Rayburn (Building & Zoning Officer), Christel Daggett (Secretary), Richard Kimball (Applicant), Logan Rockcastle (Marks Engineering)

Lester opened the meeting at 7:35 pm. Lester motioned, and Rhoda seconded to waive the reading of the public hearing,

I. Preliminary/Final 1 Lot Subdivision, TS2-23 Owner Richard Kimball 2432 State Route 444 Tax Map The 7 # 67.00-2-17.110 Parent parcel Lot 1 of 71.224 +/- acres creating Lot 3 of 6.930 +/- acres leaving 64.292 +/- acres of parent parcel.

A brief discussion was held. No changes to the map. No other questions or comments from the Board.

SEQR- declared at sketch meeting 4.6.2023.

Lester asked for any public input, there was none. **Compton motioned Lester seconded to close the public hearing. All Board members in attendance voted aye.**

Rogers motioned; Woodruff seconded to approve the Preliminary/Final for a 1 lot subdivision # TS2-23 Owner Richard Kimball 2432 State Route 444 Tax Map # 67.00-2-17.110 Parent parcel Lot 1 of 71.224 +/- acres creating Lot 3 of 6.930 +/- acres leaving 64.292 +/- acres. of parent parcel

**Lester Aye Compton Aye Rhoda Aye Duvall Abstained Woodruff Aye Rogers Aye
Vote was carried.**

II. TSP1-23 Special Use Permit for Adam & Ashley Delong 2521 Cannan Rd. Tax Map # 66.00-3-31.100 for 5 - 30 x 130 Storage Buildings

Public Hearing remained open Lester Motioned Woodruff seconded to close public hearing.

Logan Rockcastle from Marks Engineering was here to represent Adam & Ashley Delong. A brief discussion was held about the comments from the Town Engineer. J P stated they were fine from their standpoint, spot elevations meets and bounds or boundary, Same number of units, Storm water facility remains the same.

Part II of SEQR- reviewed questions. Rogers motioned Woodruff seconded to declare SEQR Unlisted action with a negative declaration.

Woodruff motioned Rhoda seconded to approve the Special Use Permit. All Board members in attendance voted aye.

Whereas:

- 1. Outside storage would need to come back for site plan if ever desired.**

**Lester Aye Compton Aye Rhoda Aye Duvall Aye Woodruff Aye Rogers Aye
Vote was carried.**

II. Discussions:

A brief discussion about Ag & Markets Tourism – Rhoda stated about the Manchester code, with their Temporary roadside stands they are allowed to have a stand up for only 6 months. Woodruff stated he and Rayburn will sit down sometime next week to review documents from Ag & Markets and make another proposal. Lester stated he would like to help Rayburn and Woodruff and to let him know when they picked a date.

Compton asked if anyone heard of what was going on with Kathy Hochuls' low-income housing plan. The Board stated that this was the first they had heard of it. Compton would like to look more into Hochuls' plan for future Discussion.

Rayburn stated that Delaware River Solar permit expires on 9.23.23. If not completed, they will need to renew the permit. John Bennett told Rayburn that Delaware River Solar were on his property surveying the rest of the land.

Rayburn and Woodruff had a meeting with the new Contractor and new potential owner of the Elms project. They will be adding new units, some with basements.

Topics for review 2023

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.
7. Ag & Markets-Agritourism & Roadside stands.

III. Minutes of April 6, 2023

Lester motioned Rogers seconded to approve the minutes of 4/6/2023.

All board members present voted aye; vote was carried. Woodruff abstained.

IV. Meeting Adjourned

Rhoda motioned Lester seconded to adjourn @ 8:00 pm.

All Board members present voted Aye; Vote was carried.

Respectfully submitted,

Christel Daggett
Planning & Zoning Board Secretary