

---

---

**Planning Board Minutes  
April 21, 2022**

**Planning Board Members Present**, Steve Lester, Daniel Compton, Matt Rogers, Julie Pellett, Michael Woodruff, Dan Morley Kim Duvall **Absent:** Michael Donohoe  
**Others Present**, Kimberly Rayburn (Secretary) Jason Campbell (Agent for Groundwater)

**Lester opened the meeting at 7:30 pm. Lester motioned and Donohoe seconded to waive the reading of the public hearing, all Board members in attendance voted aye.**

**I. TS2-22 P/H Preliminary/Final 1 Lot Subdivision** – 155.7 +/- acres owned by W.B. Creekside, LLC on Co Rd 30 tax# 68.00-1-72.310. The proposed is to subdivide off 7.9 +/- acres for future home and plane hanger

**Public hearing was opened, Woodruff motioned Rogers seconded to waive the reading of the public notice, all Board members present voted Aye.**

**SEQR was already declared a Type II action with no further action required at the 4.7.2022 PM meeting**

**Compton motioned Woodruff seconded to close the public hearing; all Board members present voted Aye.**  
A brief discussion was held.

**Woodruff motioned Rogers seconded to approve Preliminary/Final TS2-22 for a 1 Lot Subdivision.** 155.7 +/- acres owned by W.B. Creekside, LLC on Co Rd 30 tax# 68.00-1-72.310. The proposed is to subdivide off 7.9 +/- acres for future home and plane hanger

**Whereas:**

- 1. Final maps will have the farm note before signatures and filing at the county.**

**Record of Vote:**

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

Pellett arrived

**II. SPLM3-22 P/H Site plan and Area Variance TV3-22 for Groundwater.** 6540 St Rts 5&20.  
Owner wishes to tear down an accessory structure and erect a new one in its place that will be closer to the road and will require a front setback variance.

**Public hearing was opened, Woodruff motioned Morley seconded to waive the reading of the public notice, all Board members present voted Aye.**

Campbell is present to answer any questions the Board may have. Compton stated that from what he can tell they are interested in tearing down the current accessory structure that is already not in compliance with the current setback regulations and replacing it with a larger one that will not be much closer to the road than the existing. It will also remove the containers from behind the current storage building. He went on to mention that it won't be any closer to the road than the gas station canopy. Woodruff stated that it won't be that much closer than the primary building and the new structure will be approximately forty (40) ft further back from the road than the Outdoor store. The Board found that the maps and the County review notes both have the incorrect setback information on them. The setback on 5&20 for a Commercial Business is one hundred (100) feet. The maps need to reflect that as they state the setback is seventy (75) feet. The Board discussed that the storm water run off will not change much and a discussion was held on the current catch basin.

**SEQR is a Type II action with no further action required. Rogers motioned and Pellett seconded, all Board members present voted aye. Vote was carried**

**Compton motioned Woodruff seconded to close the public hearing; all Board members present voted Aye.**  
A brief discussion was held.

**Woodruff motioned Morley seconded to approve Site plan # SPLM3-22 for Groundwater.** 6540 St Rts 5&20.  
To tear down an accessory structure and erect a new one in its place that will be closer to the road and will require a front setback variance.

**Whereas:**

- 1. Contingent on ZBA approval of the area variance**
- 2. Map correction of the front setback from 75 ft to 100 ft.**

**Record of Vote:**

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

**Woodruff motioned and Rogers seconded to forward the Area Variance to the Zoning Board of Appeals for their review**

**Whereas:**

- 1. Map correction of the front setback from 75 ft to 100 ft.**

**Record of Vote:**

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

**III. SPLM2-22 P/H Site plan for Owner Robert Denome.** 3 additional storage buildings proposed for his existing business located at 2557 Cannan Rd.

**Public hearing was opened, Woodruff motioned Compton seconded to waive the reading of the public notice, all Board members present voted Aye.**

Woodruff stated that additional industrial storage for Denome's business is an allowable use. Compton asked if he will access these buildings from 5&20, Woodruff stated that currently there is already a curb cut at this entrance from 5&20. Compton stated that he believes Denome to be prepping the property for a future move or sale at some point.

Woodruff motioned to grant site plan approval, no second. Compton feels that application is lacking in detail. A discussion was held. The Board would like to see on the map the driveway paths, the area of disturbance, amount of disturbance in acreage and show the water drainage that is currently in exitance. The Board agreed.

Lester stated they needed to review the SEQR, Compton felt that without further information the SEQR could not be completed. A brief discussion was held.

**Woodruff motioned Compton seconded to have Denome come to the next meeting in person with an updated map showing the driveway paths, the area of disturbance, amount of disturbance in acreage and show the water drainage that is currently in exitance. All Board members in attendance voted aye.**

#### **IV. Discussion:**

A brief discussion on the new information for cannabis growers. There were fifty-two (52) licenses handed out and one was in Canadice which was the only one for Ontario County. There have not been any dispensary licenses handed out as of yet.

**Tabled:** A brief discussion was held regarding moving forward on the topics below. Lester mentioned some training classes he will be attending and that will cover some of these topics.

#### **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

#### **V. Minutes of April 7, 2022**

**Donohoe motioned and Rogers seconded to approve the minutes 4/7/2022  
All board members present at the 4/7/2022 meeting voted aye; Woodruff and Pellett abstained, vote was carried.**

#### **IV. Meeting Adjourned**

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

Respectfully submitted,

Kimberly Rayburn  
Planning & Zoning Board Secretary