
**Planning Board Minutes
May 20, 2021**

Planning Board Members Present: Steve Lester, Julie Pellett, Daniel Compton, Matt Rogers, Mike Woodruff
Absent: Fred Fink, Michael Donohoe, James Kier (Building & Zoning),
Others Present: Kimberly Rayburn (Secretary), Anthony Sulli (Applicant), Sheila Sulli, Doug Turnbull

Lester opened the meeting at 7:30 pm. The reading of the public hearing was waived.

I. TSP4-21 Performance Industrial Park, LLC (Owner, Anthony Sulli) 6915 St Rts 5&20 - Special Use Permit (SUP) for Flea Market & outside sales

Lester asked Sulli to explain his proposal. Sulli stated he would like to have an open-air market with vendors peddling their wares. Items such as fruit and vegetables and other wares. Lester asked about the fenced in area that was previously approved for outside storage, how would that affect the space being proposed. Sulli stated that the outdoor storage space is utilized mainly in the winter for boats and RV's. He will allow a couple friends to keep their campers there and they will come and go. It will not be an issue.

Woodruff asked how many open parking spots they would have for customers. Sulli stated there is approximately seventy-five (75) total parking spaces and that would include twenty-five (25) to fifty (50) vendors. The parking area will start on the stoned area on Gauss Rd. This is where the mulch was previously stored when the property was owned by Marianacci. Woodruff asked about parking control. Sulli stated they will have a parking attendant. Sulli stated that he has five (5) to ten (10) vendors lined up now and if it grows to where parking becomes an issue it will have to be reevaluated. He also added they own approximately one (1) acre of undeveloped land.

They will be operational on Saturday mornings only from eight (8) am to twelve or two (12-2) pm.

The Board discussed the building uses. He intends on using the open barn with the two (2) lean-to's which is approximately 3,200 sq ft. And five of the units that have overhead doors which is approximately 1,000 sq ft. A total of 4,200 sq ft will be used for vendors of pre-existing buildings that both the board and the applicant feel are suited for the comfort and safety of the vendors and the customers.

The Board reviewed the OCPB comments, the parking has been addressed. They will not operate after dark so lighting is not an issue.

Vehicle traffic and parking were further discussed. Woodruff and Rogers do not feel that limiting the parking and entering and exiting to gauss road is necessary. Although there shall be no parking on Gauss Rd or State Rts 5&20. Sulli stated that the other business of car accessories will be open on Sat from 9-2 and uses parking on the east side of the building, or they are inside the building. All of the other parking spaces in front by the old hardware store will be available. No vehicle traffic will be allowed in the vendor area.

Lester reviewed the SEQR. The Board went through part II. Woodruff motioned and Rogers seconded to declare SEQR an unlisted action with a negative declaration. All Board members present voted Aye. Vote was carried unanimously.

Woodruff motioned and Compton seconded to close the public hearing. All Board members present voted Aye. Vote was carried unanimously.

Woodruff motioned and Rogers seconded to approve Special Use Permit (SUP) TSP4-21 for Flea Market & outside sales (Owner, Anthony Sulli) Performance Industrial Park, LLC 6915 St Rts 5&20 -

Whereas:

- 1. 4,200 sq ft of existing buildings will be used for the vendors (code states a max of 2000sq ft can be used)**
- 2. Flea market patrons will be allowed to park, enter and exit off both Gauss Rd State Rts 5&20**

3. There will be no parking on Gauss Rd or State Rts 5&20

Record of Vote:

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

I. Discussion: Discussions on code changes and upcoming applications

Solar: The Board is ready to move the newly proposed solar to the Town Board and the Town Attorney for review.

Aging In Place: The Board is ready to re-send the proposed to the Town Board, it has already gone to the County for review.

Industrial signage: The Board would like the proposed industrial signage sent back out to them so they can create code for commercial business that have more than one (1) business on a parcel and would like a sign at the road listing all the business, which is currently prohibited.

Marijuana: Compton stated that Canandaigua is starting to deal with the regulations regarding where to allow dispensaries etc. If you opt out of allowing them you will not get the 4% tax from revenue from the County, and you will have to do a referendum to opt in.

II. Minutes of May 6, 2021,

A brief discussion was held on wording, Rayburn will get with Rogers to clean up a statement he made.
Woodruff motioned and Pellett seconded to approve the minutes of May 6, 2021
All board members present voted Aye.

IV. Meeting Adjourned

Rogers motioned and Pellett seconded to adjourn @ 9:15 pm.
All Board members present voted Aye with the exception of Compton. Vote was carried.

Respectfully submitted,

Kimberly Rayburn
Planning & Zoning Board Secretary