
Planning Board Minutes
May 5, 2022

Planning Board Members Present, Steve Lester, Daniel Compton, Matt Rogers, Julie Pellett, Michael Woodruff, Dan Morley Kim Duvall, **Arrived late:** Julie Pellett

Others Present, Kimberly Rayburn (Secretary) Robert Denome (Applicant), Brian Sadler (Applicant), Kelly Bollin

Lester opened the meeting at 7:30 pm.

- I.** Continued review for **SPLM2-22 Site plan for Owner Robert Denome**. 3 additional storage buildings proposed for his existing business located at 2557 Cannan Rd.

Map was updated to include storm water run-off/drainage and new hard packed surfaces.

SEQR was completed and declared an unlisted action with a negative declaration. Rogers motioned and Woodruff seconded, all Board members present voted aye.

Denome gave an overview of the property. When it was owned by the Tower business it had an entrance off of 5&20. It also had some drainage. Denome cleaned up the drainage and installed a twenty (20) inch pipe through the gravel driveway to Cannan rd. with cleanouts. There is another swale on the property line to the North between the parcel that was recently subdivided and his remaining lands. The Board reviewed the new map and information provided.

Woodruff motioned Donohoe seconded to approve SPLM2-22 Site plan for Owner Robert Denome for 3 additional storage buildings for his existing business located at 2557 Cannan Rd.

Whereas:

1. As presented with new maps and discussed in meeting minutes of both 4.21.2022 & 5.5.2022

Record of Vote:

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

Pellett arrived

- II.** **TNC1-22 Expansion to a non-conforming structure Brian Sadler** of 7507 Eddy Road would like to erect a sunroom onto the west side of his house. His house currently sits closer to the road than today's setback requirements.

Sadler explained his proposal and showed that this location is the only one that makes sense. He explained that it fits the topography of the land. The Board reviewed the proposal and motioned to forward to the ZBA.

Compton motioned Rogers seconded to send the proposal of TNC1-22 Expansion to a non-conforming structure for Brian Sadler of 7507 Eddy Road to erect a sunroom onto his home that will not meet today's setback requirements, but will sit behind the front line of the existing SF home.

Whereas:

1. After review, there is no other way the structure could be built
2. The property has been improved over time, and this will be a positive improvement

Record of Vote:

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

III. Discussion:

A brief discussion on the proposed zoning changes, including West Park Drive was held. Woodruff stated he feels we should proceed with the plan then hold a public hearing to get property owners and public input before sending it to the Town Board. It was asked if the assessment would change upon a zoning change. Woodruff stated it changes with the use not the district.

A brief discussion was held on PUD's (cluster developments), and how much water and sewer would be available from the Village. Tabled for more research.

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

IV. Minutes of April 21, 2022

Rogers motioned and Pellett seconded to approve the minutes 4/21/2022

All board members present at the 4/21/2022 meeting voted aye; Donohoe abstained; vote was carried.

IV. Meeting Adjourned

Donohoe motioned and Pellet seconded to adjourn @ 9:05 pm.

All Board members present voted Aye, Vote was carried.

Respectfully submitted,

Kimberly Rayburn
Planning & Zoning Board Secretary