
**Planning Board Minutes
June 15, 2023**

Planning Board Members Present, Steve Lester, Julie Pellett, Daniel Compton, Michael Woodruff, Daniel Morley, Michelle Rhoda

Absent: Matt Rogers, Kimberly Duvall

Others Present, Kimberly Rayburn (Building & Zoning Officer), Christel Daggett (Secretary)

Lester opened the meeting at 7:30 pm. Lester motioned, and Woodruff seconded to waive the reading of the public hearing,

1. Preliminary/Final Site Plan, SPL1-23 Owner Colin Ferguson, Collage Cellars/ Costich Engineering Tax Map #80.00-1-78.200 has applied for a Site Plan for a Brewery and Tasting Room property located at West Park Drive.

The Board will table the review and keep the Public Hearing open. Engineering has not been approved therefore SEQR cannot be completed.

Pellett arrived at 7:45

II. Discussion on Ag & Farm stand regulations and proposed Agritourism code.

The Board reviewed the proposed code with minimal changes that had been put forth multiple times. Rayburn and Lester pointed out that Chip White came to see Rayburn and agreed with the Farm Enterprise code but stated that a small farm stand should only be allowed to sell 100 % of what they grow. The Board felt this was too restrictive as there was nothing mentioned about that by Ag n Markets, and they feel it would be unenforceable.

Traffic and parking were discussed, traffic on a state highway will be monitored by the Police, however the Board wanted verbiage added "*at no time shall there be parking on any public street or Highway*" to all sections. A discussion was held on changing the minimum number of parking spaces required for the Farm Enterprise non-permanent stands from 3 off road spaces to 8 and also add verbiage that states "*Sufficient land shall be banked for future parking needs*"

A brief discussion was held on the difference between a Ag mercantile /permanent building vs the temporary structure. Rayburn stated that the NYS building code/Fire Code kicks in when you allow the public inside the structure. These codes are on top of any zoning code.

The Board wanted to re-word subsection 2 of the permanent structure code for a Farm Enterprise to read as follows: *Not more than 1/2 of the total floor area shall be for the display and sale of non-agricultural related products.*

The Board then went on to review the proposed Agritourism code. A brief discussion was held and no further changes were made.

Compton motioned Woodruff seconded to send the proposed code to the Ontario County Planning Board, Town Attorney, and Town Board for their review.

Record of Vote:

Lester Aye Pellett Aye Compton Aye Woodruff Aye Morley Aye Rhoda Aye
Vote was carried.

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.

III. Minutes of May 4, 2023

**Lester motioned Woodruff seconded to approve the minutes of 5/4/2023.
All board members present voted aye; vote was carried.**

IV. Meeting Adjourned

**Lester motioned Pellett seconded to adjourn @ 8:30 pm.
All Board members present voted Aye; Vote was carried.**

Respectfully submitted,

Christel Daggett
Planning & Zoning Board Secretary