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**Planning Board Minutes**  
**June 16, 2022**

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

**Others Present**, Kimberly Rayburn (Building & Zoning), Pat Venezia (Venezia Land Surveying, agent for Denome), Evangelisti (Agent for James Spelman) Michelle Evangelisti, Alyssa Garner.

**Lester opened the meeting at 7:34 pm.** Woodruff motioned and Donohoe seconded to waive the reading of the notice, all Board member present voted aye.

- I. 7:30 P/H Preliminary Final TS3-22 Denome / Venezia Surveying for Owner Robert Denome** will be subdividing lot 1A of 2 acres leaving remaining parent parcel Lot 1 of 9.766 +/- acres 2557 Cannan Rd.

Venezia pointed out the changes to the maps and explained Denome wishes to subdivide off a 2 +/- acre parcel that is completely within the Community Commercial District portion of his parent parcel. The Board reviewed the maps, all the requested information has been changed or added to the maps.

**Donohoe motioned Duvall seconded to close the public hearing; all Board members present voted aye.**

**Woodruff motioned Donohoe seconded to approve Preliminary Final #TS3-22** for Venezia Surveying Agent for Owner Robert Denome. Subdividing lot 1A of 2 acres leaving remaining parent parcel Lot 1 of 9.766 +/- acres located at 2557 Cannan Rd.

**Whereas:**

1. As presented

**Record of Vote:**

**Lester Aye Compton Aye Woodruff Aye Donohoe Aye Duvall Aye**

**All Board members present voted Aye, with the exception of Donohoe who abstained, Vote was carried.**

- II. Sketch Plan # TS4-22 for 1 Lot subdivision Paul Hudson lands located at the corner of St Rtes. 5&20 and St Rt 64 Kim & Ryan Duvall (Agent)** Parent parcel of 50.4 +/- acres located on the corner of St Rts 64 S & St Rts 5&20 remove 13.5 +/- acres to sell to Ryan and Kim Duvall leaving 36.9 +/- acres of parent parcel.

The Board reviewed the maps and noticed the acreage is incorrect and the farm note is missing. Duvall gave an update on her conversation with Greg Trost from the NYS DOT. There is an old 5 & 20-line vs the existing setback line. The building will be 105 ft back. They have preliminary approval for a 24 ft wide entrance on both St Routes 5&20 and Stare Rt 64. They have spoken with the DEC an there are not wetlands on the property.

**Woodruff motioned Donohoe seconded to approve Sketch Plan#TS4-22 Paul Hudson lands located at the corner of St Rtes. 5&20 and St Rt 64 Kim & Ryan Duvall (Agent)** Parent parcel of 50.4 +/- acres located on the corner of St Rts 64 S & St Rts 5&20 remove 13.5 +/- acres to sell to Ryan and Kim Duvall leaving 36.9 +/- acres of parent parcel.

**Whereas:**

1. With acreage corrected and the farm note on the final maps.

**Record of Vote:**

**Lester Aye Compton Aye Woodruff Aye Donohoe Aye Duvall abstained**  
**All Board members present voted Aye, with the exception of Duvall who abstained, Vote was carried.**

Lester Opened the public hearing at 7:45pm. Lester motioned Compton seconded to waive the reading of the notice, all Board member present voted aye.

**III. 7:45 P/H Special Use Permit TSP2,3-22** James Evangelisti is applying for 2 special use permits for the property of 6600 Rice Road owned by James Spelman. 135-68 Commercial Storage Building & mini warehouses and 135-54 Motor Vehicle Service Station and auto repair shop.

Evangelisti stated he is acting as the agent for Spelman as he wishes to purchase the property and understands that his proposals are allowable uses for commercial business with approved special use permits. Woodruff asked about outdoor storage. Evangelisti stated that any outdoor storage would be stored in the three walled structure. Evangelisti stated he deals with high end vehicles and they will be stored inside. He wishes to keep the property neat and clean. He stated there may be a few vehicles parked outside on a temporary basis, nothing for an extended period of time. The front building will be used as an office and to store parts.

Duvall motioned Woodruff seconded to close the public hearing; all Board members present voted aye. The Board cannot make a motion on the special use permits for thirty (30) days from the time it was sent to the County as the County did not hold their June meeting.

Lester motioned Donohoe seconded to table the decision until July 7<sup>th</sup> based on the OCPB meeting in June being cancelled. All Board members present voted aye.

**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. Meeting Adjourned**

**Donohoe motioned and Duvall seconded to adjourn @ 8:00 pm.**  
**All Board members present voted Aye, Vote was carried.**

Respectfully submitted,

Kimberly Rayburn  
Planning & Zoning Board Secretary