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**Planning Board Minutes**  
**June 2, 2022**

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

**Others Present**, Kimberly Rayburn (Secretary) Paul VanScott (Agent for Brian Moore), Gary Pooler (Applicant), Pat Venezia (Venezia Land Surveyors)

**Pellett opened the meeting at 7:30 pm.**

**I. Site Plan Review SPL1-22** for Owner Brian Moore 2200 Creekside airport drive for hangar to be in the front line of the house.

Pellett asked the applicant to explain their proposal. VanScott is the agent for the Moore's and he stated that this parcel has been previously subdivided and it was decided that the existing driveway will be a private drive and the front setbacks would be on this private drive. The proposed hangar shown on the map is slightly in front of the home, therefore approval from the Board is required. The Board reviewed the maps provided and the proposed fire safety was discussed.

**SEQR was completed and declared Type II with no further action required. Woodruff motioned Donohoe seconded; all Board members present voted aye.**

**Woodruff motioned Donohoe seconded to approve Site Plan Review SPL1-22** for Owner Brian Moore of 2200 Creekside airport drive for hangar to be in the front line of the house.

**Record of Vote:**

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

**II. Sketch Plan TS32-22** for Owner Denome of 2557 Cannan Rd tax # 66.00-3-20.111 to subdivide two +/- acres on Cannan Rd side of the property.

Pat Venezia the agent for Denome, was present to explain the proposal. The Board reviewed the maps and noticed a few items that will need to be corrected before the preliminary/final. The maps are missing the zoning information. The lot width is 175 feet in the Community commercial District and needs to be shown on the map along with the farm note.

**SEQR was completed and declared Type II with no further action required. Woodruff motioned Morley seconded; all Board members present voted aye.**

**Woodruff motioned Donohoe seconded to approve Site Plan Review SPL1-22** for Owner Brian Moore of 2200 Creekside airport drive for hangar to be in the front line of the house.

**Whereas:**

1.The preliminary/final maps will have the zoning information, show the lot width and the farm note added.

## **Record of Vote:**

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

### **III. Site plan review SPLM5-22 and Area Variance TV4-22 W. B. Creekside 2211 Creekside Airport Drive tax# 68.00-1-72.211 to allow for Private drive & AV for 5 houses where 4 are allowed.**

Pooler was in attendance to discuss his proposal. He started by stating that due to the cost of putting in the road/private drive he needs to be able to add another lot to his plan to help off set the cost. Since his drive is long its required to have a pull off every 1,000 feet. Pooler has more pull offs than required and has presented a plan for a dry hydrant if he's not allowed to put in a six (6) inch water main and is required to put in a two (2) inch line for every home. The water department and the Town have stated they will not accept dedication of a water line that is not located next to his existing drive and Pooler did not want to move the location of the line or install a very expensive hot box at the road that would ultimately cost him a monthly bill for electricity. The Fire chief has reviewed the dry hydrant and gave their feedback. He is ok with Pooler using this method vs a hydrant if a six (6) inch main will not be used. Each house will have a fifteen-foot access to Co Rd 30 per real estate law and Pooler has an easement agreement for them to utilize his private drive.

Woodruff stated that this is not a site plan review or modification. What we are reviewing is a sketch plan for future subdivisions as Pooler wishes to subdivide each lot separately as he sells them. Therefore, we are again giving conceptual approval for sketch for future subdivisions. He stated that per a planning perspective Pooler has more than enough in the way of fire safety by having more pull offs than required and installing either a dry hydrant or a fire hydrant depending on the size of the main.

**Woodruff motioned Compton seconded to forward the Area Variance #TV4-22 to the ZBA for W. B. Creekside, 2211 Creekside Airport Drive tax# 68.00-1-72.211 to allow for 5 houses on a private drive where 4 are allowed.**

#### **Whereas:**

1. The driveway more than exceeds the requirements of the law for fire safety by supplying the proper turnarounds and a dry hydrant
2. The proposal meets the intent of the real estate law of 15 ft for ownership for each home to a dedicated street.

## **Record of Vote:**

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

## **IV. Minutes**

### **Minutes of May 5, 2021**

**Morley motioned Woodruff seconded the motion to approve the minutes 5/5/2021**

**All board members present at the 5/5/2021 meeting voted aye.**

### **Minutes of May 19, 2021**

**Morley motioned Donohoe seconded the motion to approve the minutes 5/19/2021**

**All board members present at the 5/19/2021 meeting voted aye.**

## **Topics for review 2022**

PB Minutes 6.2.2022

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 Woodruff seconded to adjourn @ 8:35 pm.  
All Board members present voted Aye, Vote was carried.**

Respectfully submitted,

Kimberly Rayburn  
Planning & Zoning Board Secretary