
**Planning Board Minutes
June 3, 2021**

Planning Board Members Present: Steve Lester, Daniel Compton, Matt Rogers, Fred Fink, Michael Donohoe.

Absent: Julie Pellett, Mike Woodruff

Others Present: Kimberly Rayburn (Secretary), James Kier (Building & Zoning), Kimberly & Robert Dauphinais
Greg McMahon (McMahon LaRue Associates P.C.)

Lester opened the meeting at 7:30 pm.

I. TV2-2 Area Variance for Lot R-7c of Rabbit Run Tax map # 67.03-1-7.300

Kimberly & Robert Dauphinais (Future Owner,) Eric Geoca (Geoca Homes, Agent). Requesting a 5.06+/- variance to the side setback. 44.94 feet where 50 is required.

Lester asked the applicant to explain their proposal. McMahon from McMahon LaRue Associates P.C started by addressing the lot. The lot is steep with a drainage way that goes from the northwest corner to the southeast corner. It was a challenge to place the home on the site and cause the least amount of disturbance. They wanted the least amount of slope for the driveway, and to keep out of the drainage way with the least amount of impact. This plan makes the most sense and they meet all the other setbacks. They feel the neighbors are far enough away. The septic will be located in the rear of the proposed home and will have to be pumped up hill.

Compton asked how far the neighbor to the West will be. McMahon stated he believes it to be one hundred (100) +/- feet from Henry, the other neighbor to the West is farther and is Pritchard Kimberly's parents. Compton suggested they add the distance to the nearest neighbor the map for the ZBA. A discussion was held on the slope of the driveway and if it would have a turn around. McMahon stated it's a ten (10) percent slope and a turn around is planned. Compton stated that Kier should have the Fire Chief look at the proposed driveway for safety purposes. Lester asked if they could add the farm note to the final maps as well.

Rogers motioned and Donohoe seconded to forward TV2-2 Area Variance for Lot R-7c of Rabbit Run Tax map # 67.03-1-7.300 to the Zoning Board of Appeals for Kimberly & Robert Dauphinais (Future Owner,) Eric Geoca (Geoca Homes, Agent). Requesting a 5.06+/- variance to the side setback. Requesting 44.94 feet where 50 is required.

Whereas:

- 1. This is a low impact variance request.**
- 2. Farm note to be added to the final map.**

Record of Vote:

Lester Aye Fink Aye Compton Aye Rogers Aye Donohoe Aye

All Board members present voted Aye, Vote was carried unanimously.

II. Discussion:

Compton wanted to know what the rules of the Town are for storm water run-off as the Rabbit Run parcel will require some type of erosion control. Kier will look into what is required.

Other topics of discussion included:

- Battery storage – Rayburn passed out an article from the Town and Topics magazine from the Association of Towns (AOT) a brief discussion was held
- 5 G facilities – Rayburn passed out an article from the Town and Topics magazine from the Association of Towns (AOT) a brief discussion was held
- New York Planning Federation (NYPF) – Solar part II presentation to be held on June 9th 2021

VI. Meeting Adjourned

**Donohoe motioned and Fink seconded to adjourn @ 8:10 pm.
All Board members present voted Aye. Vote was carried unanimously.**

Respectfully submitted,

Kimberly Rayburn
Planning & Zoning Board Secretary