
**Planning Board Minutes
July 15, 2021**

Planning Board Members Present: Steve Lester, Daniel Compton, Michael Donohoe, Julie Pellett.

Absent: Fred Fink, Matt Rogers, Mike Woodruff

Others Present: Kimberly Rayburn (Secretary), James Kier (Building & Zoning), Pat Venezia, (Venezia Land Surveyors), Terri Henderson (Applicant/Owner)

- I. TV4-21 Area Variance** Terri Henderson of 2443 County Rd 39 tax map # 67.00-1-7.000 would like to place a 10 x 14 shed on an existing pad where a larger garage used to be. She is requesting the shed be placed 13/14 feet from the side lot line where 25 ft is required and 55 feet from the front property line where 75 feet is required. The shed will be behind the front line of her preexisting home.

The Board's comments were that the proposed shed will be less nonconforming than the garage that was their prior.

- II. TS4-21 Phil White, Bennett Rd Preliminary/Final 1 Lot Subdivision.** Taking approximately 2.461 +/- acres out of tax # 52.00- 3-17.111 and 3.259 +/- acres from 52.00-3-39.100 creating a new lot of 5.72 +/- acres for residential.

Pellett arrived and Lester opened the public hearing for White at 7:50 pm. Compton motioned and Pellett seconded to waive the reading of the public notice, all Board members in attendance voted Aye. Compton motioned and Donohoe seconded to close the public hearing, all Board members in attendance voted Aye.

Pat Venezia explained the proposal. The new lot will be made by taking some acreage out of two existing lots that are adjacent to each other. White will sell this property to his daughter and son in law to build a new home. The SEQR was done at the sketch plan review.

The Board held a brief discussion on the location of any future barns and the possible difficulties of placement.

Compton motioned and Donohoe seconded to approve the Preliminary/Final as presented for TS4-21 Phil White, Bennett Rd for a 1 Lot Subdivision. Taking approximately 2.461 +/- acres out of tax # 52.00- 3-17.111 and 3.259 +/- acres from 52.00-3-39.100 creating a new lot of 5.72 +/- acres for residential.

Whereas:

- 1. Accept maps as presented for Preliminary/Final**

Record of Vote:

Lester **Aye** Pellett **Aye** Compton **Aye** Donohoe **Aye**

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

III. Discussion: Discussions on code changes and upcoming applications

Solar: At a previous meeting on 5.20.2021 the Board moved the newly proposed solar to the Town Board and the Town Attorney for review. The Town Attorney made some minor changes and the Planning Board reviewed those changes and suggestions. Another discussion on the 10 MW limit was held, the Attorney suggested it be higher. Compton feels it should stay at 10 MW. Donahoe feels it should be higher as technology is changing and a future project could be affected by having a 10 MW limit for the Town. Lester discussed the need in the future to look at where Solar is best placed. Its currently allowed in all districts, but he feels it may be better if an overlay district was created. That way the Town can decide if there is a location where solar would not be a good fit.

Rayburn took the remaining suggestions and revisions from the Attorney and formatted them into the format of the Town code.

The Board decided to table the discussion until the Board members could weigh in on the changes. Rayburn will send out the revised documents to the Board members that were not present.

Industrial signage: (excerpt from 5.20.2021 PB Minutes) The Board would like the proposed industrial signage sent back out to them so they can create code for commercial business that have more than one (1) business on a parcel and would like a sign at the road listing all the business, which is currently prohibited. **No further discussion.**

Cannabis: (excerpt from 5.20.2021 PB Minutes) Compton stated that Canandaigua is starting to deal with the regulations regarding where to allow dispensaries etc. If you opt out of allowing them you will not get the 4% tax from revenue from the County, and you will have to do a referendum to opt in.

Lester informed the Board that he when he was at the 7.12.2021 Town board meeting he brought up the topic to them. he was told that the County will be giving guidance to the Town Supervisors, and the Town Board will wait to move forward until after those meetings have taken place. Lester had sent out an article that was in the Daily Messenger to the PB members and it stated that the Town of Canandaigua is going to hold a series of public hearings on various aspects such as opting in and allowing the sale of cannabis where if allowed such operations could be located. Or opting out and not allowing the sale of cannabis in the Town.

Holfield Gun Club: Kier explained to the Board that he was approached about storage for ammunition at Holfield. They are in need of another accessory structure and they wanted to purchase a tractor trailer body to use as storage. A discussion was held on accessory structures and it was decided that A tractor trailer body with the wheels on is not considered an accessory structure and a tractor trailer body without its wheels is not considered a permanent accessory structure and would be temporary in nature with a removal date.

V. Meeting Adjourned

**Compton motioned and Lester seconded to adjourn @ 9:00 pm.
All Board members present voted Aye. Vote was carried unanimously.**

Respectfully submitted,

Kimberly Rayburn
Planning & Zoning Board Secretary