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**Planning Board Minutes  
July 6, 2023**

**Planning Board Members Present**, Steve Lester, Julie Pellett, Daniel Compton, Michael Woodruff, Matt Rogers, Kimberly Duvall

**Absent:** Daniel Morley, Michelle Rhoda.

**Others Present**, Kimberly Rayburn (Building & Zoning Officer), Emma Oakes (Costich Engineering), Colin Ferguson, Mathew Crane, Justin Kellogg, Jeremy Anzalone.

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

- I. 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.

Lester stated the public hearing is still open and asked for any comments from the public. There were none. **Compton motioned Woodruff seconded to close the Public Hearing, All Board members agreed and voted aye.**

Lester read part I of the SEQR Project Information, then the Board reviewed part II, Impact Assessment. Only 1 question # 7 Will the proposed action impact existing: b. public/private wastewater treatment utilities was marked to have a moderate to large impact that may occur. Part III of the SEQR, Determination of significance was filled out to say: Once wastewater pretreatment on site is installed pre discharge, impact will be small.

**Rogers motioned Pellett seconded to declare SEQR an unlisted action with a negative declaration. All Board members agreed and voted aye.**

The Board continued their review. Woodruff has some questions and concerns regarding the number of parking spaces provided. A discussion was held. It was noted that the plan shows seating for one hundred (100) people outside. The code stated you need 1 parking space for every 2 people thus requiring 50 spaces just for the outside space. The plan shows another 40 for the inside of the building. The plan is only showing 40 with another 20 banked parking spaces. Employee parking also needs to be taken into consideration. Therefore, more parking needs to be added to the plan. Oakes stated there is room to add more parking. They will redo the plan. Compton stated he would like MRB to look at it as well for drainage. Oakes stated drainage has been taken into account but with additional parking they can review that again. Woodruff also noted the road cut vs boring has been resolved with the Highway Superintendent. There were no other comments or concerns with the site plan.

**Woodruff motioned Rogers seconded to accept the site plan as presented with the addition of the accepted pre-treatment plan and the revised parking and drainage that will all be signed off on by the Town Engineer and the Village DPW.**

**Record of Vote:**

**Lester Aye Pellett Aye Compton Aye Woodruff Aye Duvall Aye Rogers Aye**  
Motion was unanimously carried.

**II. Site Plan, SPLM3-23 Owner Jeremy Anzalone, property located at 7458 Eddy Rd, Tax Map #67.00-1-20.310 Site plan for a 1600 sq. ft. Pole Barn to be in front of primary structure and Front Setback variance.**

Anzalone stated that he picked the flattest location near the house that would work for parking vehicles. The property slopes down in the rear behind the house. If he chose the East side, he would need a side setback variance and its closer to the neighbor. Due to the location of the leach field and the black walnut trees (that he would like to keep) this is the best location and the least expensive and intrusive. The driveway location will be approved by the Highway Superintendent. The Board reviewed the map provided.

The Board discussed the need for a public hearing for the site plan, a public hearing will still be held for the variance that the ZBA will review. **Woodruff motioned Duvall seconded to waive a public hearing. All Board members voted Aye.**

Lester declared SEQR a Type II, no further action required for the site plan.

**Woodruff motioned Duvall seconded to approve the site plan for the barn to be in the front line of the house located at 7458 Eddy Rd.**

Whereas:

1. The Location makes sense due to the reasons given in the minutes.
2. Contingent on the Area Variance approval from the ZBA.

**Record of Vote:**

**Lester Aye Pellett Aye Compton Aye Woodruff Aye Duvall Aye Rogers Aye**  
Motion was unanimously carried.

**Lester motioned Woodruff seconded to forward the review of the Area Variance to the ZBA for their review with no comments.**

**Record of Vote:**

**Lester Aye Pellett Aye Compton Aye Woodruff Aye Duvall Aye Rogers Aye**  
Motion was unanimously carried.

**III. Site Plan, SPLM4-23 Owner Matthew Crane, Property located at 3556 Stetson Rd. Tax Map #93.00-3-20.000 Site plan for a 12 x 20 shed in front of primary structure and 2 variances 1 for front and the other for the side setback.**

Crane explained his proposal, and the Board reviewed the map and photos provided. Woodruff stated that this is the best location as it's not over the leach field, it doesn't flood during the winter and the lot is long and skinny, unless he wants to put a bridge over the creek and put a shed in the way back.

The Board discussed the need for a public hearing for the site plan, a public hearing will still be held for the variances that the ZBA will review. **Pellett motioned Lester seconded to waive a public hearing, All Board members voted Aye.**

**Woodruff motioned Duvall seconded to approve the site plan for the shed to be in the front line of the house located at 3556 Stetson Rd.**

Whereas:

1. The Location makes sense due to the reasons given in the minutes.
2. Contingent on the Area Variance approval from the ZBA.

**Record of Vote:**

**Lester Aye Pellett Aye Compton Aye Woodruff Aye Duvall Aye Rogers Aye**  
Motion was unanimously carried.

**Compton motioned Woodruff seconded to forward the review of the Area Variance to the ZBA for their review with no comments.**

**Record of Vote:**

**Lester Aye Pellett Aye Compton Aye Woodruff Aye Duvall Aye Rogers Aye**  
Motion was unanimously carried.

**IV. Site Plan, SPLM5-23 Owner Justin Kellogg, Property Located at 3155 Co Rd 40 Tax Map #79.00-3-11.162 Site plan for a Prefab shed in front of primary structure.**

Kellogg stated the reasons he picked this location. The location of the Leach field, the fact that the entire lot slopes up hill and it would cause a burden for him to place it beyond his driveway. The location is at least 100 feet from the road and tucked in behind trees at a turnaround for his existing driveway. The Board reviewed the map and photos provided. A brief discussion was held.

The Board discussed the need for a public hearing for the site plan. **Woodruff motioned Duval seconded to waive a public hearing, All Board members voted Aye.**

**Woodruff motioned Rogers seconded to approve the site plan for the shed to be in the front line of the house located at 3155 Co Rd 40.**

Whereas:

1. The Location makes sense due to the reasons given in the minutes.

**Record of Vote:**

**Lester Aye Pellett Aye Compton Aye Woodruff Aye Duvall Aye Rogers Aye**  
Motion was unanimously 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.

### **V. Discussion**

A brief discussion was held on a public Utility / Communication Tower location.

### **VI. Minutes of June 15, 2023**

**Pellett motioned Lester seconded to approve the minutes of 6/15/2023.**

**Duvall and Rogers abstained. All other board members present voted aye; vote was carried.**

### **VII.. Meeting Adjourned**

**Lester motioned Pellett seconded to adjourn @ 8:30 pm.**

**All Board members present voted Aye; Vote was carried.**

Respectfully submitted,

Kimberly Rayburn  
Code Enforcement Officer