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**Planning Board Minutes  
September 16, 2021**

**Planning Board Members Present**, Steve Lester, Daniel Compton, Fred Fink, Michael Donohoe, Julie Pellett Michael Woodruff. Absent: Matt Rogers

**Others Present**, Kimberly Rayburn (Secretary), James Kier (Building & Zoning)

Lester opened the meeting at 7:30 pm.

**I. Discussions: Comprehensive Plan and Zoning Changes.**

The Comprehensive Plan has some action items that were suggested to be reviewed. Lester stated that he is aware that these conversations may take some time and the decisions they suggest to the Town Board need to be thought through. He stated now is the time to start the discussions and do some research. The Boards need to make sure the decisions they are making do not have negative consequences.

The Comprehensive Plan calls for cluster development to be close to the Village. A discussion was held on a prior proposed plan to have a cluster development located at the Creekside Airstrip. The project would have required a private sewer plant that would have discharged into Mud Creek and was approved by the DEC as Mud Creek is not classified as a class A trout stream like Fish Creek is.

The first area discussed by Woodruff was the suggestion of combining the GI General Industrial and the LI Limited Industrial between West Park Drive and Cannan Road to Rochester Rigging. This was suggested for the South side only, the North side of 5 & 20 could possibly be changed to CC Community Commercial to match the corner where Robert Denome's property is located. The property Denome owns is a mix of both CC and LI. Rayburn suggested the Board review the allowable uses in each district before making any decision.

A discussion was held on the front portion of West Park Drive. For example, the first 1,000 feet could be changed from the GI District to CC as there is water and sewer already on the property. Rayburn stated she has an e-mail correspondence from Fred Haeflin stating that the Farrish family is in agreement with this suggestion.

Another suggestion was for the property on St Rt 64 that is currently owned and farmed by Rogers and zoned LI. The property also has frontage on State Rts 5&20 and it makes more sense for that to be commercial.

A brief discussion was held on the RR-1 and R1-30 Districts. The RR-1 District located on St Rts 5& 20 was suggested to be eliminated and changed to AR-2.

The Board will hold future discussions on possible zoning district changes they will look at the differences in the districts as far as uses and setbacks are concerned.

**Round table:**

Kier advised the Board that at the hearing for the change in verbiage for the political signage Mitchell expressed concerns in the sign code and the possible infringement on freedom of speech. Mitchell will poll the Town Board to see if they agree and get back to the Planning Board if any possible changes should be made.

## **II. Minutes**

### **Minutes of June 17, 2021**

**Compton made a motion and Fink seconded the motion to approve the minutes 6/17/2021  
All board members present at the 6/17/2021 meeting voted aye. Lester abstained; vote was carried.**

## **III. Meeting Adjourned**

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

Respectfully submitted,

Kimberly Rayburn  
Planning & Zoning Board Secretary