

**Planning Board Minutes
September 20, 2018**

Planning Board Members Present: Fred Fink, Julie Pellett, Daniel Compton, Matt Rogers, Michael Donohoe Steve Lester, Mike Woodruff (Alternate member)
Absent: Fran Overmoyer

Others Present: Jim Kier (Code Enforcement Officer), Kimberly Rayburn (Secretary)

Fink opened the meeting at 7:30 pm.

I. TS9-17 1 Lot Subdivision Preliminary/Final, Lands located at 1940 Bennett Rd, tax map # 52.00-3-11.111 Owner Rory Bennett, Agent Labella (land purchase by Abundant Solar) parent parcel of 21.326 +/- to the ROW creating lot A of 18.669 +/- to the ROW leaving lot B with SF home of 2.657 +/- acres

Fink stated that this map has previously been accepted for sketch plan, Labella /Abundant Solar wanted to wait until the Special Use Permit was approved before moving forward with the subdivision.

Fink discussed SEQR, Woodruff made a motion and Donohoe seconded the motion to declare SEQR and unlisted action with a negative declaration.

Compton made a motion and Woodruff seconded the motion to approve TS9-17 Preliminary/Final, 1 Lot Subdivision Lands located at 1940 Bennett Rd, tax map # 52.00-3-11.111 Owner Rory Bennett, Agent Labella land purchase by Abundant Solar) parent parcel of 21.326 +/- to the ROW creating lot A of 18.669 +/- to the ROW leaving lot B with SF home of 2.657 +/- acres

Whereas:

1. Land Transfer only

Record of Vote:

Fink Aye Pellett Aye Compton Aye Rogers Aye Donohoe Aye Lester Aye Woodruff Aye
All Board members present voted Aye, Vote was carried unanimously.

II. Discussion:

A discussion was held on the Comprehensive plan, and the first meeting, Woodruff stated he believes they have a really good group of members. They want the Town to grow with development, but as stated previously the hard part is bringing development and maintaining and protecting our agriculture industry and prime agricultural land. They discussed the Planning Boards previous review and suggested changes to the draft plan; those changes will be made. A discussion was held at the meeting regarding the Industrial park and opportunities we could have if the front portion was re-zoned commercial. Rayburn stated that the front portion could also be re-zoned to residential as well as there is town water and sewer there. Woodruff stated that they have a goal to finish the plan by the end of the year as the plan is a work in progress that will have amendments made to it throughout the years. He feels confident that the committee members all have the best interest of the town in mind and will balance the growth with maintain our identity as a farming community. The new plan will also have an index or executive summary so the residents can easily get a sense of what the plan includes.

A brief discussion was held on materials disbursed to the Board on a property of previous discussion, the Board needs more time to review and discuss the matter before a decision can be made.

IV. Minutes from September 6, 2018

**Rogers made a motion and Pellett seconded the motion to approve the minutes of September 6, 2018
All Board members present voted Aye, Vote was carried unanimously.**

V. Meeting Adjourned

**Donohoe made a motion and Pellet seconded the motion to close the meeting at 8:30 pm.
All Board members present voted Aye, Vote was carried unanimously.**

Respectfully submitted,

Kimberly Rayburn
Planning & Zoning Board Secretary