
**Planning Board Minutes
September 2, 2021**

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

Others Present, Kimberly Rayburn (Secretary), James Kier (Building & Zoning), John Bennett (Applicant)

Lester opened the meeting at 7:30 pm.

I. Review forward to ZBA # TV5-21 / Area Variance, Owner. John Bennett 2298 St Rt 64 tax # 66.00-3-15.120. Request to place a barn 21 ft to the rear lot line where 50 ft is required.

A discussion was held regarding the map. Rayburn asked Bennett if the property behind him was owned by him. Bennett stated that it is not. The property behind and all around his parcel with his home is owned by Bennett Farms, Inc. There are six owners, he is the Vice President he and Jackie both own 1/3 and the remaining part is owned by the other four (4) owners. One of them being his wife. A discussion was held on the reasons why he cannot annex some of the farmland into his giving himself more room where a variance was either not needed or would require less of a variance. Again, it was stated that the farm land does not only belong to John and also there are existing farm structures that are close to the rear lot line. He stated that someday he may want to connect the proposed garage to the house, which is another reason for the placement.

Compton motioned and Rogers seconded to forward TV5-21 Area Variance to the Zoning Board of Appeals for Area Variance, Owner. John Bennett 2298 St rt 64 tax # 66.00-3-15.120. Request to place a barn 21 ft to the rear lot line where 50 ft is required.

Whereas:

1. For reasons discussed in the minutes.

Record of Vote:

Lester Aye Pellett Aye Fink Aye Compton Aye Donohoe Aye Rogers Aye
All Board members present voted Aye, with the exception of Woodruff who abstained as he was a call in Board member who could not vote at this time by phone. Vote was carried.

II. Discussions:

Code and zoning changes

A discussion was held regarding the commercial and industrial sign code. Rayburn had put together the proposed code and the Board reviewed it. It was decided to keep the commercial and industrial sign regulations together with some minor changes and addition of code for business that are accessed by an access road such as the Industrial Park on West Park Drive.

Donohoe motioned and Pellett seconded to forward the Commercial and Industrial code Section 135-104 to the Town Board for their approval.

Whereas:

1. The Planning Board accepted the code changes and additions to section 135-104

Record of Vote:

Lester Aye Pellett Aye Fink Aye Compton Aye Donohoe Aye Rogers Aye
All Board members present voted Aye, with the exception of Woodruff who abstained as he was a call in Board member who could not vote at this time by phone. Vote was carried.

The next items up for discussion will be:

1. Review the Comprehensive Plan's suggested updates for zoning districts changes
2. 5 G placement of antenna's
3. Cannabis
4. Battery Storage

Round table:

Compton wanted to discuss a concern about the Industrial Performance Park. They have a special use permit for a farm / flea market, but they also have an abundance of items that are not enclosed where he feels people or especially kids that could get hurt.

He stated they currently have a dumpster, poles lying on the ground trucks and transformers. Kier will work with the property owners on this subject.

A brief discussion was held on the property across the street that held a weekend sale and caused dangerous conditions on St Rt 5&20. A discussion was held on what if anything can be done about it.

A discussion was held on site plan regulations, the Board may look into reviewing them as they may have put a hardship on businesses in the Town.

A brief discussion was held on online training, and the possibility of Web- Ex meetings returning in the future.

III. Minutes

Minutes of May 20, 2021

**Compton made a motion and Rogers seconded the motion to approve the minutes 5/20/2021
All board members present at the 5/20/2021 meeting voted aye. Woodruff abstained; vote was carried.**

Minutes of June 3, 2021

**Donohoe made a motion and Rogers seconded the motion to approve the minutes 6/3/2021
All board members present at the 6/3/2021 meeting voted aye. Woodruff and Pellett abstained; vote was carried.**

Minutes of August 19, 2021

**Compton made a motion and Pellett seconded the motion to approve the minutes 8/19/2021
All board members present at the 8/19/2021 meeting voted aye. Lester, Woodruff and Rogers abstained; vote was carried.**

III. Meeting Adjourned

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

Respectfully submitted,

Kimberly Rayburn
Planning & Zoning Board Secretary