
**Planning Board Minutes
December 7, 2023**

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

Absent: Michelle Rhoda

Others Present: Kimberly Rayburn (Building & Zoning Officer), Christel Daggett (Secretary), Kristina & Jason Arthmann (Applicants), Sherry Callon (Neighbor within 500 ft.), Stacy Lord (Applicant), Elizabeth Lusk (Agent for Lord), James and Alyssa Evangelisti (Applicants) Mark Thorn (Neighbor within 500 ft.)

Lester opened the meeting at 7:35 pm. Continued discussion.

I. Special Use Permit, TSP3-23 Owner Kristina Arthmann 7596 Wilkins Rd. Tax Map # 67.00-2-31.00 for Dog training, Boarding, and future day care facility.

Arthmann brought Specs of the building for noise that the Board had asked for from the previous 11.16.2023 meeting. The specs showed the building will have a metal ceiling of 20 inches of soundproof insulation, and in each individual suite will be spray foam insulation in addition to STC 55 rated sound barrier drywall. There will be 2”of spray foam in each wall cavity and between each suite and the 2” exterior walls. The specs were accepted by the Board to be satisfactory.

There was a brief discussion about the time limit for dogs barking and public traffic. It was noted that you can't put hours of when a dog will or not bark but they could put a stipulation on the hours of operation.

At the 11.02.2023 meeting Lester read and the Board reviewed SEQR. The Board then declared SEQR as an unlisted action with a negative declaration. Rogers motioned Woodruff seconded. All Board members voted aye.

Duvall motioned Rogers seconded to approve the Special Use Permit for TSP3-23 Owner Kristina Arthmann 7596 Wilkins Rd. Tax Map # 67.00-2-31.00 for Dog training, Boarding, and future day care facility.

Whereas:

- 1. Hours of operation will be 5:30 Am - 10:00 Pm.**

There were no further comments. All in favor:

Record of Vote:

**Lester Aye Pellett Aye Compton Aye Rogers Aye Woodruff Aye Morley Aye Duvall Aye
Vote was carried.**

Lester opened the Public Hearing at 7:55 pm. Lester motioned, and Woodruff seconded to waive the reading of the public hearing, all Board members in attendance voted aye.

II. P/H Special Use Permit, TSP4-23 Owner Stacy Lord 7926 State Rt 5 & 20. Tax Map #66.00-3-24.221 for a Dog Day Care and Boarding Facility.

Elizabeth Lusk is the acting agent for Stacy Lord.

Lusk stated she would like to utilize the old Upstate Guide dogs facility and use it for Doggy Day Care. She will not do any training and the only dogs she will Board will be family dogs when they need it. Lusk stated she is a dog lover so, having happy fun dogs all day and getting paid for it is a plus.

Lester motioned Woodruff seconded to close the Public Hearing, All Board members agreed and voted aye.

Lester motioned to declare SEQR a type II with no further action required.

Lusk stated that the hours of operation would be from 7:30 Am – 6:30 Pm.

There will be a maximum of 10 dogs at the facility and will not be left unattended.

Lusk stated that she will use pet safe cleaning solutions. The dogs will be transported to other empty kennels while cleaning other stalls limiting their outdoor time. The owner of the house will be on site and is a vet Technician. There was a brief discussion on septic. There will be an engineered pump with a macerating toilet.

Duvall motioned Woodruff seconded to approve the Special Use Permit for TSP4-23 Owner Stacy Lord 7926 State Rt 5 & 20. Tax Map #66.00-3-24.221 for a Dog Day Care and Boarding Facility.

Whereas:

- 1. Hours of operation will be 5:30 Am - 10:00 Pm.**

There were no further comments. All in favor:

Record of Vote:

**Lester Aye Pellett Aye Compton Aye Rogers Aye Woodruff Aye Morley Aye Duvall Aye
Vote was carried.**

Lester opened the Public Hearing at 8:05 pm. Lester motioned, and Woodruff seconded to waive the reading of the public hearing

III. P/H Site Plan, SPLM7-23, TV5, TV6-23 Owner James Evangelisti 1935 Brace Rd for a 60 x 80 Pole Barn to be put in front of primary structure with one Front Setback and one Side Setback.

Evangelisti stated he would like to erect a 60 x 80 Pole barn in front of his primary structure for storage of cars that he has. Evangelisti stated that he has owned the land since he was 8 years old. He has a shared driveway with his father. He will have access in his driveway to go into the barn. He currently has 12 vehicles at off - site facilities and would like to put them in the barn. Evangelisti would like to keep his animals in the existing barn during the winter.

There was a brief discussion on the size of the Pole barn. Woodruff feels it's very large to be in the front of the house. The Board had questions about why he wants to put the barn so close to the road. Why couldn't he put it farther back? Evangelisti stated that they had a house flood in 2021 and their pastures are currently where their drain tile is laid.

Compton stated that Evangelisti should put that information onto his map for the ZBA. The Board will table the site plan review until after the ZBA votes on the variances.

Lester motioned Rogers seconded to close the Public Hearing, All Board members agreed and voted aye.

Rogers motioned Duvall seconded to forward to the ZBA with no comments, Area variance TV5, TV6-23 Owner James Evangelisti 1935 Brace Rd for a 60 x 80 Pole Barn to be put in front of primary structure with one Front Setback and one Side Setback.

There were no further comments. All in favor:

Record of Vote:

**Lester Aye Pellett Aye Compton Aye Rogers Aye Woodruff Aye Morley Aye Duvall Aye
Vote was carried.**

IV. Minutes November 2, 2023

Lester motioned and **Woodruff** seconded to approve the minutes of November 2, 2023. All board members present on the 11.02.2023 voted Aye. **Pellett** Abstained

V. Discussion: Rayburn informed the Board that she had received an email for an application for 5 MW Solar. The Town Board *set the limit to the cumulative capacity of large-scale solar energy development within the Town to 10 MW* . Currently we are at 6.448. There was a brief discussion on increasing or leaving the current 10 KW. Woodruff suggested that we look into other municipalities on what they have for Mega Watts. This will be Reviewed for further discussion.

Rogers advised the Board that this would be his last meeting. He will not be renewing his term.

VI. Meeting Adjourned

**Lester motioned Morley seconded to adjourn @ 8:45 pm.
All Board members present voted Aye; Vote was carried.**

Respectfully submitted,

Christel Daggett
Planning & Zoning Board Secretary