
Planning Board Minutes
October 6, 2016

Planning Board Members Present: Brad Bennett, Julie Pellett, Karl W. Smith, Daniel Compton Matt Rogers, Fred Fink, Fran Overmoyer

Absent:

Others Present: Andy Hall (CEO), Patricia Overmoyer (Owner), John Keebler (Owner) Shane Herrgesell(Owner)

I. Parcel Line Adjustment / Land swap, Patricia Overmoyer, Owner of 2178 Pond Rd tax map # 54.03-1-26.110 and John Keebler, Owner of 3799 Rice Road tax map # 54.03-1-21.000

Fran Overmoyer stated that John would like the buffering around his house to be greater and Patricia and himself gain access to the northern part of their parcel. Both property owners agreed to do a land swap so the lots would remain the same size. Smith asked about the right of way to Rice Road, Fran states that the North line to Rice Road is still preserved exactly as it was before, and they are shifting Johns lot so it incorporates the right of way. **Bennett made a motion on the SEQR to declare it an unlisted action with a negative declaration Smith seconded the motion, all Board members agreed, Fran Overmoyer Abstained, Motion carried.**

Planning Board Decision:

Smith made a motion and fink seconded the motion to approve the Parcel Line Adjustment / Land swap of Patricia Overmoyer, Owner of 2178 Pond Rd tax map # 54.03-1-26.110 and John Keebler, Owner of 3799 Rice Road tax map # 54.03-1-21.000

Whereas:

1. Land transfer only, with both lots remaining at current acreage.

Record of Vote:

Brad Bennett	Aye
Julie Pellett	Absent
Karl W. Smith	Aye
Dan Compton	Aye
Matt Rogers	Aye
Fred Fink	Aye
Fran Overmoyer	Abstained

All Board members present voted Aye with the exception of Overmoyer, Vote carried, Pellett arrived after vote.

II. Site Plan Review, Shane Herrgesell, Owner of 3035 Bailey Road tax map # 80.00-2-4.130

Proposed garage to sit alongside of Sf home but will be fourteen (14) feet out from the front line of the house.

Herrgesell stated that the back corner of the garage will set at the back-setback line of fifty (50) feet from the rear line, and will meet the twenty-five (25) foot setback from the side lot line. The garage will set 14 feet in front of the frontline of the house, Hall stated that he met Herrgesell at the property the house sets back very far on the parcel approximately fifty (50) to seventy-five (75) feet behind the neighbor's houses, he would like to have a three-car garage and the placement does not interfere with the well or the septic.

Smith made a motion on the SEQR to declare it an unlisted action with a negative declaration Pellett seconded the motion, all Board members agreed, Motion carried unanimously.

Planning Board Decision:

Compton made a motion and Overmoyer seconded the motion to Approve the Site Plan Review for Shane Herrgesell, Owner of 3035 Bailey Road tax map # 80.00-2-4.130 garage to sit alongside of Sf home but will be fourteen (14) feet out from the front line of the house.

Whereas:

1.

Record of Vote:

Brad Bennett	Aye
Julie Pellett	Aye
Karl W. Smith	Aye
Dan Compton	Aye
Matt Rogers	Aye
Fred Fink	Aye

All Board members present voted Aye, Vote carried unanimously.

III. Discussion

The Board held a discussion on Solar, Hall informed the Board that he was approached by Fred Wille (Town Supervisor) as he was asked about having a Commercial Solar project on lands located on 5&20 behind the Terphane building. A discussion was held on the desire to purchase twenty (20) acres and utilizing 10 acres for the project. The person interested stated that some of the solar power created would be used to help the community in the future. Hall stated that the property is zoned General Industrial and has been vacant for a long time, it seems like the right place to do a project like as there is already power there as Terphane has power and there is a separate access road to gain entry into the site.

Hall and Bennett stated that the project is not allowed in that district, or any district as it's not listed as a permitted use or a special use so its disallowed at this point as we do not have regulations put in place yet. Bennett stated that the interested party could come in for a conceptual conversation but at this time it is not allowed until we put regulations in place.

Bennett stated that lot coverage should be considered for large scale projects, Overmoyer agreed as the storm water run-off could be an issue. A discussion was held on the current regulations the Board is proposing and the NYS Model Solar Energy law, The Board decided to keep reviewing the NYS Model Solar Energy law so they could make sure they cover all the basis before proposing the regulations to the Town Board.

Bennett stated that he would like the Board to think about the Chair position for next year as he will not be interested in holding the position for another year.

Compton asked about the Comprehensive plan, Hall stated that Patty Conklin will be working on getting the changes made for the Boards review.

The next meeting, we will be reviewing a Site Plan for an Existing Use Variance for the new location of the Mantique's retail Business located at 3170 Wheeler Station Road.

III. Minutes of September 1, 2016

**Pellett made a motion and Fink seconded the motion to approve the minutes of September 1, 2016
All board members present voted Aye, with the exception of Overmoyer who did not attend the
9.1.16 meeting, Vote was carried.**

VII. Meeting Adjourned

**Bennett made a motion and Smith seconded the motion to close the meeting @ 8:45 pm.
All Board members present voted Aye, Vote was carried unanimously.**

Respectfully submitted,

Kimberly Rayburn
Planning & Zoning Board Secretary