

**Planning Board Minutes  
January 15, 2015**

**Planning Board Members Present:** Brad Bennett, Julie Pellett, Daniel Compton, Karl W. Smith and Kip Jugle.

**Others Present:** Andy Hall (CEO), Kim Rayburn (Secretary), Francis Overmoyer, Matthew Rogers

**Bennett opened the meeting at 7:30 pm.**

**I.** Bennett advised the Board that Brud (Elihu) Hedges has resigned from the Planning Board as of January 1<sup>st</sup>. Since the Board had a few applicants interested in serving on the Board he felt this was a good time to step down. He also informed the Board that one of the applicants has decided to interview with the ZBA since there was no other interest from the residents to serve on that Board. Bennett stated that the terms of Rogers and Hedges will need to be completed, Rogers's term ends December 31, 2016, and Hedges term ends on December 31, 2019.

**II.** Bennett discussed the Meeting nights and times and it was decided to keep the same schedule with Meeting nights to be held on the first and third Thursdays of the month with a start time of 7:30pm.

**III. Minutes of December 4, 2014**

**Compton made a motion and Pellett seconded the motion to approve the minutes of December 4, 2014 All board members present voted aye, Vote was carried unanimously.**

**IV.** Bennett discussed communications he had with the Town Attorney Dan Bryson regarding the proposed road use agreement, local law and the proposed natural resource extraction that was combined with the Towns current code on commercial excavation operations. Bryson felt that we should keep these topics separate from our current code. Bennett stated that the reason given was that the Governor has prohibited hydrofracking. The Board feels that the proposed combination of the natural resource extraction and the current commercial excavation operations is still in the best interest of the Town because along with the road use agreement and new local law it covers a wide range of heavy truck traffic concerns and any other unforeseen potential concerns besides hydrofracking. The Board is looking to protect the Towns infrastructure and roads from all heavy truck traffic dealing with extraction and or excavation such as clay, water, tree logging, gravel, gas ect. The Board would like the Attorney to review the proposed as presented and then give them feedback.

**V. Interview of Fran Overmoyer**

Bennett introduced Overmoyer to the Board and informed him of the meeting dates and times as well as the training requirements. Bennett stated that there are now two openings on the Board; the Planning Board will make their recommendations to the Town Board and they will make the decision on appointment and who will serve out the remainder of each term. Bennett updated Overmoyer on the status of the proposed zoning changes and the Comprehensive Plan. He asked Overmoyer if he had any questions for the Board, he did not. Smith asked Overmoyer his feelings for or against development, Overmoyer stated that he was a town representative on the WOLCDC for about thirteen years and that organization was established to help promote business in the Town and he sees the need for a tax base. Overmoyer also stated that he had previously served on the Zoning Board of Appeals and did have some concerns with the type of development that was happening. He feels that spot zoning is not his idea of good planning. Overmoyer stated that during the summer months there may be some meetings that he will not be able to attend do to farming responsibilities, Bennett stated that every Board member has family and job obligations and the Board understands that. Smith also stated that if there are no items on the agenda and nothing pressing to discuss the meeting will be cancelled the Friday before the meeting.

Bennett introduced Kim Rayburn as the Secretary for the Board and stated that she will e-mail the agenda and electronic packet the Friday before the meeting and in some cases there will also be large paper maps available for pick up at the Town Hall and at the meeting. Bennett stated that the Board mostly reviews Special Use Permits, lot line adjustments, waiver of subdivisions and a few Variance applications before going to the ZBA. There were two commercial Businesses last year which is rare. Compton asked Overmoyer his opinion on the Dollar General, Overmoyer did not have an opinion either way. Bennett stated that signs are a hot topic now and the Board has proposed new sign regulations that will be sent on to the Town board for approval along with the other proposed zoning changes that both the Planning and Zoning Boards came up with over the past few years.

Compton asked Overmoyer why he wanted to serve on the Planning Board, Overmoyer stated that Bennett had mentioned there was an opening and since the WOLCDC has been disbanded he considered this his opportunity to continue doing something for the community. Bennett thanked Overmoyer for his interest and stated that the Town Board will meet on the 26<sup>th</sup> of January and they hope to have a decision for the applicants by their next meeting on February 5<sup>th</sup>.

#### **VI. Interview of Matthew Rogers**

Bennett introduced Rogers to the Board members and then gave Rogers the same review of above information pertaining to the Board. Training, meetings dates and times, zoning updates, Comprehensive plan, agendas and applications, review of what has come before the Board in the past year, etc. Jugle asked how Rogers felt about the Dollar General, Rogers stated that he is glad there is another business in Town. Jugle asked Rogers about his degree from Alfred, Rogers stated that it was in Agricultural Business. Bennett informed Rogers that the appointment will be made by the Town Board and informed him of the two positions that need to be filled. Compton asked Rogers why he was interested in serving on the Planning Board; Rogers stated that he is interested in the Towns future growth. Bennett stated that the rising cost of the Highway Department demands more revenue therefore the Board tries to balance new business and growth where its best suited to the zoning and Comprehensive Plan. The Town is mostly agricultural and the Comprehensive Plan states the Towns position is to keep the agricultural land and feel of the Town. Rogers asked if the Comprehensive Plan is looked at yearly, the Board stated it's supposed to be reviewed annually, the current plan has not been changed since 1998, but it's in the process of being updated and will be completed this year. Smith stated there are not a lot of changes to the plan; Jugle stated that the Town still wants to keep the rural nature of the neighborhood. Bennett thanked Rogers for his interest and stated that the Town Board will meet on the 26<sup>th</sup> of January and they hope to have a decision for the applicants by their next meeting on February 5<sup>th</sup>.

#### **VII. Discussion on applicants:**

The Board wanted to know when the ad for interested applicants went into the paper, Rayburn stated that she sent it to the Town Clerk to put in the community news section of the paper on December 2, 2014 and she will check with her to see when it was printed. The request for applicants was also on the Town website. The Board agreed to forward their approval of the two applicants interviewed to the Town Board.

**Compton made a motion and Smith seconded the motion to accept the two applicants interviewed as members to fulfill the two terms left by Rogers and Hedges, and to forward their decision to the Town Board after receiving confirmation that the request for applicants was printed in the paper.**

#### **Record of Vote:**

Brad Bennett	Aye	Karl W. Smith	Aye
Julie Pellett	Aye	Dan Compton	Aye
Kip Jugle	Aye		

**All Board members present voted Aye, Vote carried unanimously.**

**VIII. Discussion:**

Bennett asked if Hall had heard from Steele regarding the amendment to his Site Plan & Special Use Permit in regards to the lighting that has been installed on the property. Hall has not had any further communication with Steele since the Board spoke with Steele at the end of November.

**IX. Meeting Adjourned**

**Smith made a motion and Bennett seconded the motion to close the meeting @ 9:00 pm.  
All Board members present voted aye, Vote was carried unanimously.**

Respectfully submitted,

*Kimberly Rayburn*

Kimberly Rayburn  
Planning & Zoning Board Secretary