
**Planning Board Minutes
January 21, 2016**

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

Others Present: Kim Rayburn (Secretary), Effie & Pete Rogers, Fred Wille (Town Supervisor)

Bennett opened the meeting at 7:30 pm and the public hearing was read.

- I.** TS1-16 Preliminary/Final 1 Lot Subdivision, Owner, Effie Rogers, property located at 6882 Rice Rd tax map # 54.00-1-52.110 The original parcel is 94.80 ± acres and is on both sides of the road. The proposed subdivision is to take 10 acres with farm house on the North side of Rice Rd and create lot B, leaving lot A (parent parcel) of approximately 84.8 ± acres still on both sides of the road.

Bennett asked if there were any comments from the public, there were none, Compton made a motion and Pellett seconded the motion to close the public hearing. All Board members voted aye, vote carried unanimously.

Bennett discussed SEQR, Compton made a motion and Overmoyer seconded the motion to declare SEQR an Unlisted Action with a Negative Declaration for land transfer only. All Board members voted aye, vote carried unanimously.

The Board reviewed the final maps, the parent parcel as requested has been added to the map, and all other information needed for a land transfer has been provided.

Planning Board Decision:

Smith made a motion and Rogers seconded the motion to approve the Final review for a 1 Lot Subdivision, Owner, Effie Rogers, property located at 6882 Rice Rd tax map # 54.00-1-52.110 The original parcel is 94.80 ± acres and is on both sides of the road. The proposed subdivision is to take 10 acres with farm house on the North side of Rice Rd and create lot B, leaving lot A (parent parcel) of approximately 84.8 ± acres still on both sides of the road.

Whereas:

1. The final maps have the entire parent parcel on the map
2. Land Transfer only

Record of Vote:

Brad Bennett	Aye
Julie Pellett	Aye
Dan Compton	Aye
Karl W Smith	Aye
Francis Overmoyer	Aye
Matthew Rogers	Aye

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

- II. Discussion:** Town Supervisor Fred Wille introduced himself to the Board, Bennett stated that the draft Comprehensive Plan has been provided for the Boards review, an electronic copy has been sent to the both the ZBA and the Planning Board.

A discussion was held on the plan, Smith and Pellett stated that the plan was started at ground zero but has not changed significantly, there are some mapping changes, suggested zoning changes and wording changes. Bennett would like the Board to review the plan within the next month and make any comments to the Town Board before the Town Board holds a public hearing on the plan. Rayburn will put the plan on the Town website so it can be viewed by the public, Supervisor Wille stated a copy should be on file in the Town clerk's office and at the Library.

Rayburn discussed the fee schedule with Wille as the newly adopted sign regulations state a sandwich board sign needs an annual permit of \$24.00 added to the existing fee schedule.

Bennett stated that there have been no further applications for the open position on the Planning Board, Rogers asked if the Board is required to have seven (7) members, Bennett stated there needs to be either five (5) or seven (7) members and the Planning Board has been and would like to continue to be a seven (7) member Board. Rogers stated that he is concerned about the amount of business the Town will be doing since the tax issues around the water project have put a burden on some of the taxpayers. Rogers asked if the Town board looked into all avenues for grants that may have been available for the water project on 5&20. Fred stated he was not in office then but he has already held grant meetings and will continue to look for available grants in the future for various items.

Bennett stated that the Board cannot conduct business without a quorum, he feels a seven (7) member Board gives the Board room in case members cannot attend a meeting Compton agreed and feels that Fink's interview went well and the Board should ask the Town Board to approve his application. Compton made a motion and Smith seconded the motion to forward a letter asking the Town Board to appoint Fink to the opening on the Planning Board filling an empty seat by Kip Jugle. All Board members agreed, vote was carried unanimously.

A brief discussion was held on solar panels, there will be new regulations in place for ground mounted solar panels once the new code changes get adopted, the board will keep up on this topic to make sure even more regulations are not needed.

Bennett stated that Smith and Pellett will receive 6 hours of training for the work they did on the Comprehensive Plan.

III. Minutes of January 7, 2016

**Compton made a motion and Pellett seconded the motion to approve the minutes of January 7, 2016
All board members present voted Aye, Vote was carried unanimously.**

IV. Meeting Adjourned

**Overmoyer made a motion and Smith seconded the motion to close the meeting @ 8:30 pm.
All Board members present voted aye, Vote was carried unanimously.**

Respectfully submitted,

Kimberly Rayburn

Kimberly Rayburn

Planning & Zoning Board Secretary