

**Planning Board Minutes
February 18, 2016**

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

Others Present: Andy Hall (Code Enforcement Officer), Kim Rayburn (Secretary)

Bennett opened the meeting at 7:30 pm

I. Review of 2016 Draft Comprehensive Plan

Bennett stated that he wanted to go back to the beginning and review the sections they had marked for change at the last meeting as there are not action items needing review after page 70 unless someone had something specific that stood out to them.

• Agriculture & Rural Character Action Plan pg 25 section 1. subsection h)

- h) Remove cluster development from the zoning laws, as the requirements cannot be fulfilled due to lack of services. High Town Planning Board

The Board does not agree with this action plan as clustering can be a good resource as stated at the last Planning Board meeting dated 2/4/2016 and per NYS Town Law 278. Bennett added that it all depends on the property, each application should be reviewed on its own merits as the soil, terrain, and property conditions vary, and clustering does not necessarily require both water and sewer services. The majority of the Board does not feel that clustering is a bad idea and it should be kept as a resource to save open space with the proper placement and guidance.

The Board suggest rewording this subsection to read as follows, and change the priority to from high to medium

- h) Encourage cluster development where either infrastructure or conditions could support Medium Town Planning Board*

• Residential Living Action Plan pg 31 section I. subsection b) and d)

- b) As defined in the Agriculture Section, remove cluster development from the zoning laws, as the requirements cannot be fulfilled due to lack of services. High Town Planning Board
- d) Update zoning to prevent private wastewater treatment plants to ensure continued rural character. High Town Planning Board

As stated in the minutes from 2/4/2016 and above the Board suggest rewording the above subsection b) and removing d) altogether.

- b) As defined in the Agriculture Section, encourage cluster development where either infrastructure or conditions could support Medium Town Planning Board*

remove subsection d)

continued from above, **Residential Living Action Plan pg 32. section 5. Subsection a)**

a) Modify Zoning to protect scenic vistas and view sheds as defined in the Route 5 & 20 Corridor Study and as defined by the Town and the Village Planning Boards.	High	T/V	Planning Boards, Zoning Boards, County Planning
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The Board suggest removing the wording Modify Zoning to and leave it as follows:

a) Protect scenic vistas and view sheds as defined in the Route 5 & 20 Corridor Study and as defined by the Town And the village Planning Boards

- **Utilities & Public Works Action Plan pg 47 section 2. subsection b), c) and d)**
Change Priority to High from Medium

- **Environmental Resources Action Plan pg 62 section 4. subsection a)**

a) Encourage conservation development to protect open spaces where possible. Eliminate "clustering" to avoid extensive residential subdivision development where sewer and water are not available.	High	T/V	Planning Boards, T/V Engineers, Ontario County Planning Dept.
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Board suggestion to remove all wording after first sentence, to read as follows:

a) Encourage conservation development to protect open space where possible.

- **Existing Land use Pg 86**

South Avenue and Route 5 and 20 known as Elton Park, and the public green space at the junction of Main Street, South Avenue, and County Road 39. These two recreational areas are shown in a dark green color on the Existing Land Use Map.

Change county Road 39 to say Michigan Street

- *Look at existing land use map as some is incorrect*

- **Zoning Recommendations Map pg 28 of Zoning appendices**

The Board would like to reword numbers 1,2,3&4 on the Town Zoning Map

The Board does not necessarily agree with some of the rezoning suggestions, as discussed in the 2/4/2016 minutes and will spend more time on this after the master plan is adopted. For now, they would like to add the wording Consider before each.

Zoning Recommendations

1 Rezone from RR-1 to AR-2 to preserve prime farmland within the Town. See page 89.	2 Adopt a Limited Commercial (LC) District to achieve desired commercial character. See page 90.	3 Adopt a Business Non-Retail (BNR) District to limit commercial traffic. See page 90.	4 Rezone northeast section of LI to AR-2 to preserve farmland. See page 91.
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1. Consider rezoning,
2. Consider adopting,
3. Consider adopting and
4. Consider rezoning

The Board would like the Town Board to review all the mapping as the water map does not look like its correct and is confusing.

Bennett made a motion and Pellett seconded the motion to forward the suggested changes onto the Town Board, all board members agreed, motion carried unanimously.

II. Discussion:

Bennett stated that Overmoyer was going to be attending a seminar training session on solar arrays, building mounted panels are a topic that the Board would like to review.

Bennett stated that there should be a permit process in place for solar so when the new zoning code goes into effect we will be prepared. Hall stated he would look into that.

III. Minutes of February 4, 2016

Smith made a motion and Pellett seconded the motion to approve the minutes of February 4, 2016 All board members present voted Aye, Vote was carried unanimously.

IV. Meeting Adjourned

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

Respectfully submitted,

Kimberly Rayburn

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Planning & Zoning Board Secretary