

**Planning Board Minutes
February 2, 2017**

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

Absent: Fred Fink

Others Present: Kimberly Rayburn (Secretary)

Bennett opened the meeting at 7:30 pm

I. Discussion on Solar

The Board reviewed the proposed Special Use Permit regulations for solar, Overmoyer stated he felt that the very first sentence is out of place and is covered under section 6 A. the Board approved the removal of the first sentence. They then agreed on page one to move number 2 *Statement of Purpose* to the top, and make it number 1, and make number 1 *Authority* become number 2. The last changes would be to remove the parenthesis under the last sentence in Authority as they did not feel they needed to be there, the last word in that sentence therefor was missing the e on the end.

A brief discussion was held before Compton made a motion and Overmoyer seconded the motion to send a draft of the Special Use Permit to the Town Attorney for review before it gets sent onto the Ontario County Planning Board and the Town Board for adoption.

Record of Vote:

Brad Bennett	Aye
Julie Pellett	Aye
Karl W. Smith	Aye
Dan Compton	Aye
Matt Rogers	Aye
Fran Overmoyer	Aye

All Board members present voted Aye, vote carried unanimously.

II. Discussion:

The Board would like to start discussions on Re-Zoning as suggested in the Draft Comprehensive Plan, some or part of the districts to be more in line with the actual use of these districts.

Bennett stated that he feels that it would be beneficial to the Town to ask the property owners of West Park Drive, The Max M. Farash Declaration if they would be interested in rezoning approximately 1,500_± feet of road frontage from General Industrial to Commercial which may help them sell the property faster and would give the Town much needed Commercial property where there is both sewer and public water available.

There are other Districts than can be changed as there is a lot of land that is zoned as RB-1 where there are multiple farms that will continue to be farms for the foreseeable future and should be rezoned as AR-2. There are other options to review without burdening current landowners the Board would also like to look deeper into. Rayburn informed the Board of a residence that has been unoccupied for a long period of time that is in the Commercial District, the surrounding properties are all residential and they would not want a Commercial Business to be allowed there, the Town Attorney is looking into the legality of reinstating the pre-existing non-conforming use to allow the property to remain residential. This should be considered when re-zoning property. A larger map or Ariel photos would help in the review, the Board will do more research and work on this again at a later date.

Rayburn informed the Board that Hawkins will be coming back for a new Sketch Plan review as he has moved the driveway entrance to the West side of the property alleviating the need for a variance. He still plans on having an easement to utilize the existing driveway.

III. Minutes of January 19, 2017

Smith made a motion and Pellett seconded the motion to approve the minutes of January 19, 2017, All board members present voted Aye, Vote was carried unanimously.

IV. Meeting Adjourned

Smith made a motion and Pellett seconded the motion to close the meeting @ 8:40 pm. All Board members present voted Aye, Vote was carried unanimously.

Respectfully submitted,

Kimberly Rayburn
Planning & Zoning Board Secretary