

---

---

**Planning Board Minutes  
February 5, 2015**

**Planning Board Members Present:** Brad Bennett, Julie Pellett, Daniel Compton, Karl W. Smith, Francis Overmoyer and Matthew Rogers.

**Absent:** Kip Jugle

**Others Present:** Andy Hall (CEO), Kim Rayburn (Secretary)

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

**I. Discussion**

Bennett advised the Board that Smith has been assigned as the vice chairman and would be running the meeting as Bennett is the applicant for the projects under review. Bennett welcomed Overmoyer and Rogers to the Board and reviewed the training requirements. Rayburn had sent them both some training materials to get them started. She will update the current members on their current hours as well.

Bennett discussed some additional correspondence he has had with Bryson one of the Town Attorneys on the remaining proposed zoning changes regarding signage, commercial natural resource extraction and the local law for road use. Bennett stated that the Attorney still feels that the Town should not integrate natural resource extraction with its current commercial excavation operations Special Use Permit. The Board reiterated their feelings from the last meeting stating they feel 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. Rayburn will forward the newest correspondence from Bryson onto the rest of the Board. Bennett then went into more detail to update Overmoyer and Rogers on the work the Board has done and the work that still needs to be completed so that the entire packet of proposed changes can be forwarded onto the Town Board for their review, public hearing and possible adoption.

**II. Annexation- Ag land.** Owner, Brad Bennett of 1802 Strong Road Victor, NY 14564 tax map # 52.00-3-2.200. Parent parcel of 23.192 ± Acres, land transfer (no new lots created ) of 18.192 ± acres into 1870 Strong Rd tax map # 52.00-3-2.100 Owner, Ronald Bennett leaving 5 ± of parent parcel with existing SF home.

Smith reviewed the proposal as well as the next proposal and explained that both properties used to be one parcel until Bennett and his father subdivided the land. Brad Bennett would like to remove the Ag land from his parcel and annex it into his father's land putting the farm land back together. The second proposal is for Ron Bennett to create a new Ag lot with the combined acreage of his existing parcel minus his home, and the annexed Ag land from Brad. The Board reviewed the maps and a brief discussion was held.

Smith asked for any further comments, there were none.

**Compton made a motion and Smith seconded the motion to declare SEQR an unlisted action, Neg Dec with no further review. All Board members voted Aye, with the exception of Bennett who abstained.**

**Vote carried.**

**Planning Board Decision:**

**Compton made the motion and Overmoyer seconded the motion to approve the Annexation of Ag land.** Owner, Brad Bennett of 1802 Strong Road Victor, NY 14564 tax map # 52.00-3-2.200. Parent parcel of 23.192 ± Acres, land transfer (no new lots created ) of 18.192 ± acres into 1870 Strong Rd tax map # 52.00-3-2.100 Owner, Ronald Bennett leaving 5 ± of parent parcel with existing SF home.

**Whereas:**

- 1. Map has all required documentation
- 2. land transfer only, no new lots are being created

**Record of Vote:**

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

**All Board members present voted Aye, with the exception of Bennett who abstained. Vote carried.**

**III. Waiver of Subdivision- Ag land.** Owner, Ronald Bennett Agent, Brad Bennett 1870 Strong Road Victor, NY 14564 tax map # 52.00-3-2.100. Parent parcel of 63.634 ± (includes ag land of 18.192 from above & original lot of 45.442 ) Acres, waiver of subdivision of ag land of 59.908 ± acres leaving 3.633 ± of parent parcel with existing SF home.

Smith reviewed the proposal for Ron Bennett to create a new Ag lot with the combined acreage of his existing parcel minus his home, and the annexed Ag land from Brad. The Board reviewed the maps and a brief discussion was held.

Smith asked for any further comments, there were none.

**Compton made a motion and Pellett seconded the motion to declare SEQR an unlisted action, Neg Dec with no further review. All Board members voted Aye, with the exception of Bennett who abstained. Vote carried.**

**Planning Board Decision:**

**Smith made the motion and Overmoyer seconded the motion to approve the Waiver of Subdivision- of Ag land.** Owner, Ronald Bennett Agent, Brad Bennett 1870 Strong Road, Victor, NY 14564 tax map # 52.00-3-2.100. Parent parcel of 63.634 ± (includes ag land of 18.192 from above & original lot of 45.442 ) Acres, waiver of subdivision of ag land of 59.908 ± acres leaving 3.633 ± of parent parcel with existing SF home

**Whereas:**

- 1. Map has all required documentation
- 2. Subdivision of Ag land of over five acres

**Record of Vote:**

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

**All Board members present voted Aye, with the exception of Bennett who abstained. Vote carried.**

**IV. Minutes of January 15, 2015**

**Smith made a motion and Pellett seconded the motion to approve the minutes of January 15, 2015  
All board members present voted aye, Vote was carried unanimously.**

**V. 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