
**Planning Board Minutes
April 20, 2017**

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

Others Present: Kimberly Rayburn (Secretary) Greg Sterman (Agent Crosman), Steve Lester (agent for Doug Turnbull) Bob Howard, Art Babcock, Mark Colosi (Agent AAC Capital)

Bennett opened the meeting at 7:30 pm, and Rayburn read the public hearing notice.

The public hearing was opened, Bennett asked for any comments from the public the only question came from Bob Howard whose property is located in front of the proposed parcel, he asked Colosi if he knew where the house was going to be located on the lot, Colosi stated he did not. There were no further comments, Compton made a motion and Fink seconded the motion to close the public hearing all Board members voted Aye.

- I. 7:30 pm TS2-17 Preliminary/Final 1 Lot Subdivision, AAC Capital Owner property located on Bailey Rd tax map # 94.00-1-82.111. The proposed subdivision is to subdivide off and create lot #1 of 29.609 acres from parent parcel of 40.70 ± acres leaving 11.072 ± acres of parent parcel.**

Bennett asked for any comments from the Board, he stated that the sketch plan maps were accepted for final at the last meeting with no change.

Compton made a motion and Fink seconded the motion to declare SEQR and unlisted action with a negative declaration, all Board members voted Aye.

Planning Board Decision:

Smith made a motion and Fink seconded the motion to approve the Preliminary/ Final TS2-17 1 Lot Subdivision, AAC Capital Owner property located on Bailey Rd tax map # 94.00-1-82.111. Subdivide off and create lot #1 of 29.609 acres from parent parcel of 40.70 + acres leaving 11.072 + acres of parent parcel

Whereas:

1. The maps have all the required information for a land transfer

Record of Vote:

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

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

II. TS4-17 Parcel Lot Line adjustment, Doug Turnbull Owner property located at 6680 Rts 5&20 Bloomfield NY tax map # 81.00-1-90.210 64.60 ± acres parent parcel annexing 3.10 ± acres into 6700 Rts 5&20 tax map # 81.00-1-91.100

Lester (agent for Turnbull) stated that when he lived in the house the property that will be annexed is already enclosed by a fence and included in the usable acreage for that parcel, Turnbull has the property up for sale and would like to adjust the lot lines to include the fenced in area with the home.

Compton made a motion and Pellett seconded the motion to declare SEQR and unlisted action with a negative declaration, all Board members voted Aye.

Planning Board Decision:

Compton made the motion Rogers seconded the motion to Approve TS4-17 Parcel Lot Line adjustment, Doug Turnbull Owner, property located at 6680 Rts 5&20 Bloomfield NY tax map # 81.00-1-90.210 64.60 ± acres parent parcel annexing 3.10 ± acres into 6700 Rts 5&20 tax map # 81.00-1-91.100

Whereas:

1. The maps have all the required information for a land transfer

Record of Vote:

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

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

III. SPL2-17 Site Plan Review, Crossman Corp Greg Sterman agent, property located at 7629 Rt 5&20 tax map # 80.00-1-4.000 accessory structure for product testing

Sterman (Agent for Crossman Corporation), stated that they are in need of a long straight out of the way area to test fire their products which will consist of air guns & archery with pellets, bb's and arrows. They need a range from ten (10) to fifty (50) yards. They are proposing to connect four (4) shipping containers together in order to get the length they need. The placement will be six (6) to eight (8) feet off the rear of the machine shop. They will need to run electric for lighting, and will have 1 entrance door. Bennett asked how many people will be in the container at one time, Sterman stated that a maximum of two (2) people would be in the container at any given time. Compton stated that they may want to look into a second means of egress. Kier stated that he would like to look into the distance between the building and the proposed structure for fire access, it will not be blocking any doors but there are windows on the building that the container will be in front of. There is an entrance/exit door to the building that will be approximately ten (10) feet away. Compton was concerned about the safety of the container being used as the bb's, pellets or arrows may ricochet off the side of the container. A discussion was held, Sterman stated that he's not overly concerned with that they will have a trap at the end they are shooting towards and most of the products will be clamped when test firing. The product will be brought out to the testing area on racks therefore the structure needs to be as close as possible to a door and the building. The exterior of the building is block and the containers are steel however the Board would like more information on the regulations for separation between the building and the container and if the windows would be an issue. Kier will set up a meeting with the Fire Chief to go over these concerns.

Planning Board Decision:

Compton made a motion and Overmoyer seconded the motion to table the proposal until Kier has time to discuss it with the Fire Chief and Sterman gets them more information.

Record of Vote:

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

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

IV. TS3-17 Parcel Lot Line adjustment, Effie Rogers Owner property located on Rice Rd tax map # 54.00-1-74.200 of 33.80 acres, annexing .523 acres into 6912 Rice Rd existing lot tax map # 54.03-1-52.120 with SF home of 2.208 acres making the lot 2.731 leaving 33.277 acres of parent parcel

The proposal is straight forward, proposed parcel line adjustment taking some acreage from the farm and adding it to the existing parcel with Effie’s house. There were no concerns

Bennett made a motion and Smith seconded the motion to declare SEQR and unlisted action with a negative declaration, all Board members voted Aye.

Planning Board Decision:

Smith made the motion Fink seconded the motion to Approve TS3-17 Parcel Lot Line adjustment, Effie Rogers Owner property located on Rice Rd tax map # 54.00-1-74.20 of 33.80 acres, annexing .523 acres into 6912 Rice Rd existing lot tax map # 54.03-1-52.120 with SF home of 2.208 acres making the lot 2.731 leaving 33.277 acres of parent parcel

Whereas:

- 1. The maps have all the required information for a land transfer

Record of Vote:

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

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

V. Discussion:

The Board discussed the comments from the Ontario county Planning Board for their review of the proposed large scale solar special use permit regulations, the majority of the Board feels that they did their due diligence in the creation of the regulations and would like the Town Board to pass a local law creating the regulations as presented to them. The setback issue was covered in the discussion with Grant Cushing as he stated that having more than a thirty (30) foot setback would be to restrictive and by reviewing our current codes the setback for the Industrial district is twenty-five (25) feet, therefore the Board felt that reducing the other districts setbacks from

fifty (50) to thirty (30) was a good compromise. They also feel that if you are going to have a large scale solar project you may as well utilize the property to its potential.

VI. Minutes of April 6, 2017

**Rogers made a motion and Fink seconded the motion to approve the minutes of April 6, 2017
All board members present voted Aye, Vote was carried unanimously.**

VIII. Meeting Adjourned

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

Respectfully submitted,

Kimberly Rayburn
Planning & Zoning Board Secretary