
**Planning Board Minutes
April 6, 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) Phil Megaffee (Agent Nedloh), Rick Hawkins (agent for Roger Hawkins) Ryan Hawkins, Mark Colosi

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 there were none, Fink made a motion and Compton seconded the motion to close the public hearing all Board members voted Aye.

- I. 7:30 pm Preliminary/ Final TS6-16 Roger Hawkins Owner, Rick Hawkins Agent 1 lot subdivision property located at 2277 Pond Road of tax map # 68.00-1-10.100 parent parcel of 10.30 ± acres creating Lot #2 of 6.456 ± acres leaving 3.947 ± of remaining parent parcel.**

Bennett stated that the final maps show the easements for the gas line, driveway and utilities as requested. All Board members agreed.

Bennett 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 a motion and Fink seconded the motion to approve the Preliminary/ Final TS6-16 Roger Hawkins Owner, Rick Hawkins Agent 1 lot subdivision property located at 2277 Pond Road of tax map # 68.00-1-10.100 parent parcel of 10.30 + acres creating Lot #2 of 6.456 + acres leaving 3.947 + of remaining 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	Abstained
Fred Fink	Aye
Francis Overmoyer	Aye
Matthew Rogers	Aye

All Board members present voted aye, with the exception of Smith who abstained. Vote was carried.

II. SPL1-17 Site Plan Review Nedloh Brewery to apply for Site Plan review to have a storage shed on the property located in the left front corner of the property where overflow parking is mapped.

Bennett asked Megaffee to explain the proposal, Megaffee stated that Nedloh would like to erect a pre-fabricated woodtex shed in the front west portion of the property where the overflow parking is located on the site plan. They will use it for storage and a place to put their banners when they come down at night. The shed will be tan with a shingled roof, Bennett stated that going East you probably will not even notice it. Bennett asked for any further questions or concerns there were none.

Planning Board Decision:

Smith made the motion Pellett seconded the motion to Approve SPL1-17 Site Plan Review Nedloh Brewery to have a storage shed on the property located in the left front corner of the property where overflow parking is mapped.

Record of Vote:

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

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

III. TS2-17 AAC Capital Sketch Plan 1 lot subdivision tax map # 94.00-1-82.111 lands located adjacent to Wild Turkey Run Baily Rd. 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.

Mark Colosi from AAC Capital was present to discuss the subdivision, Bennett asked if the 40 ± acres were going to be subdivided further in the future, Colosi stated that a younger couple wanted the acreage to build their dream house. Compton stated that they may need more information on the class C stream for the next meeting. A brief discussion was held.

Planning Board Decision:

Smith made a motion and Overmoyer seconded the motion to approve TS2-17 AAC Capital Sketch Plan 1 lot subdivision tax map # 94.00-1-82.111 lands located adjacent to Wild Turkey Run Baily Rd. 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.

Whereas:

2. The maps have all the required information for a land transfer, no new maps required for final.

Record of Vote:

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

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

IV. Discussion

Rayburn informed the Board of upcoming applications for review,

Preliminary /Final AAC Capital

Crossman Site Plan for an accessory structure to test fire their products

Turnbull parcel line adjustment

V. Minutes of March 2, 2017

**Smith made a motion and Compton seconded the motion to approve the minutes of March 2, 2017
All board members present voted Aye, Vote was carried unanimously.**

VI. Minutes of March 23, 2017

**Fink made a motion and Pellett seconded the motion to approve the minutes of March 23, 2017,
All board members present voted Aye, Vote was carried unanimously.**

VII. Meeting Adjourned

**Smith made a motion and Fink seconded the motion to close the meeting @ 8:15 pm.
All Board members present voted Aye, Vote was carried unanimously.**

Respectfully submitted,

Kimberly Rayburn
Planning & Zoning Board Secretary