

Planning Board – July 20, 2015

Meeting called to order at 7:01PM by Chairman Granzin

Present: Chairman Dave Granzin, Vice Chair Jack Hessney, Linda Lefko, Elaine Thiesmeyer, Floyd Hoover

Others present: Daniel; & Elizabeth Hoover, Richard & Ny Nelson, George Thompson, Kathy Donaldson, Ken & Ellen Campbell

Motion by Elaine, 2<sup>nd</sup> Linda to accept the May minutes, carried.

Members attended training in June in place of a monthly meeting.

**Ag Committee:** No Report

**County Planning Board Committee Report:** No Torrey impacts.

**Hydraulic Fracking report:** Elaine discussed the alternate drilling process going on now. The NYS Moratorium bans the use of water for drilling.

**Old Business: Outlet Trail,** The Friends of the Outlet will meet with the County on August 10 at 6:00p to discuss options to keep the trail maintained.

Comp Plan: Review the red line and make suggestions for next meeting.

**New business:**

Serenity Vineyards had submitted a area variance for signage but was withdrawn due to signage stipulation on previous 2013 Area Variance. Dwight suggested contacting the NYS DOT to purchase a metal directional sign that will be placed on highway right of way.

Area Variance of Ken & Ellen Campbell 1279 Arrowhead Beach would like to build a retirement home that would exceed the maximum lot coverage by @ 4%

Following a discussion, Motion by Dave 2<sup>nd</sup> Floyd to recommend approval on this Area Variance # 15, voting- Granzin Aye, Lefko Aye, Hoover Aye, Thiesmeyer Aye, Hessney Nay. (4 Ayes 1 Nay) , carried

Sub Division Review- Dwight James presented a proposed subdivision of Tim Hansen who would like to subdivide 110 acres of land off his farm parcel, to be sold to Lakeland Farms LLC. This sub division will remain in agricultural use.

Motion by Linda 2<sup>nd</sup> Floyd that this subdivision is exempt from review carried.

Discussion on Nelson Trust property off of Albany Rd. In 2010 this parcel was subdivided into three lots and recorded in the Yates Co. Clerk's Office.

The Nelson's worked with then Code Officer Kenville in 2010 to ensure that the lots were buildable with well & septic for future sales.

2011 Zoning does not allow for lots of this size, as they are non-conforming. Board members concurred that this may set precedence if the non-conforming are approved. Dwight will contact Town Attorney on this.

Discussion on membership, In 2008 there was a need to increase the size of the planning board membership. The revising of the Zoning Law brought vast more additional work required by the Planning Board members and interest in our community. The Town adopted an increase from 5-7 members.

There has been a vacant seat since adoption and at present time two. Due to the difficulty finding new board members it is the consensus of the board that the size of the Planning Board be returned to original 5 seats and this request be brought to the Town Board for the change.

Daniel & Elizabeth Hoover of 999 Rte. 54 inquired about a business adventure they would like to undertake. They presently operate a portable creamery. They would like to operate a ice cream stand "Spotted Duck Creamery" This property is located in the community center district therefore is an allowed use.

Discussion on wastewater regulations. The Hoovers will contact NYS DOH.

There being no further business before the board motion by Linda 2<sup>Nd</sup> Jack to adjourn at 8:23PM

Respectfully Submitted,

Betty Daggett- Sec.