

Planning Board - October 18, 2021

Meeting called to order at 7:00PM by Chairman Dave Granzin held in the Town meeting room 56 Geneva Street, Dresden NY.

Present: Dave Granzin, Ellen Campbell, George Dowse, Robert Miller
Excused: Floyd Hoover

Others Present: Dwight James Code Officer, Mike Schnelle
Chairman led the pledge of allegiance.

Motion by Bob 2nd George, to approve minutes of September meeting, carried by all.

Dave stated the lot line adjustment he brought up at last month's meeting will not be pursued.

Site Plan 21-4 Michael Schnelle 846 Rte 14 appeared with his site plan for a warehouse and production facility. This is phase II of his overall plans for winery.

Yates County Soil & Water reviewed this site plan and has no comment on it.

Before going into SEQRA review George had questions on the answers to # 9 and # 13.

#9 Does proposed action meet or exceed the state energy code? On form it is marked NO

Mr. Schnelle stated the walls will be 4" thick metal sandwich and roof 5" thick metal sandwich, the panels will exceed the energy code, so **# 9 should read YES**

13 Does any portion of the site of the proposed action, or land adjoining the proposed action, contain wetlands or other waterbodies regulated by federal, state or local agency?? On form is marked YES.

There are no wetlands or waterbodies adjoining the proposed action, **# 13 should read NO.**

Dave then introduced Part 2 &3 of SEQRA

George declared the Planning Board as lead agency on the full environmental assessment (State Environmental Quality Review Act or SEQRA) for this application.

Dave read the list of questions on how this project impacts the environment out loud for the board members decision. Motion by George 2nd Ellen to accept the completed SEQRA and its findings of a negative declaration that the proposed action will not result in any significant adverse environmental impacts.

This by roll call vote: Dave Granzin Aye George Dowse -Aye, Ellen Campbell- Aye. 3 Ayes 0 Nays

Floyd Hoover- Absent Bob Miller- Abstaining.

With no further discussion,

Ellen made a motion 2nd by George to approve Site Plan # 21-4 of Michael Schnelle 846 Rte 14 DBA Redtail Ridge Winery as presented, was carried by Dave, Ellen, George 3-0. Bob Miller Abstaining. all.

Special Use Modification 21-5 Michael Schnelle appeared on his application for a modification to his Special Use Permit 31-05. He would like to construct a production room and warehouse attached to south end of existing winery building. A modification is needed as the original footprint will be expanded in an Agricultural District per Torrey zoning §98.33.

A brief discussion resulted in the planning board considers this application to be a solid plan for business expansion with no negative impacts.

George made to recommend approval of this modification application to the Zoning board of appeals, 2nd by Ellen, carried by Dave, George & Ellen. with Bob abstaining.

It is the consensus of the planning board to hold off on drafting a law until all the state regulations are in place. Ellen has researched Boulder Colorado law and Portland Law.

Discussion on Kennel law and Solar law, the Town is calling for a public hearing on them listed November agenda.

NO further business before the board Dave made a motion 2nd by Ellen to adjourn carried at 7:58PM

Respectfully submitted