

## **Planning Board Minutes - October 17, 2022**

Meeting called to order at 7:00 PM by Chairman George Dowse was held in the Town meeting room at 56 Geneva St, Dresden NY.

**Present:** George Dowse, Michael Warner, Ellen Campbell, Floyd Hoover **Excused:** Robert Miller

**Others Present:** Raymond & Etta Zimmerman, Leon Hoover, Clinton Zimmerman, Gary McIntee, Dwight James- CEO

Chairman led the Pledge of Allegiance.

Motion by Mike, second by Floyd to approve the minutes of the September meeting carried.

**New Business: AV 22-2** Leon Hoover 595 Leach Rd. Requesting a height variance for a 60' x 42' accessory building. Mr. Hoover appeared to present this application. He stated the need for a higher roof due to the vehicles he plans on storing.

The members reviewed & discussed the 5 factors for determining in the area variance criteria. Although the height variance request at 35% is substantial, there is minimal impact to surroundings. Location site is near tree line and will not obstruct any view.

Motion by Floyd 2<sup>nd</sup> Mike to recommend approval of the 22-1 Height Area Variance to the Zoning Board of Appeal when it reviews this application November 7, 2022, carried by all.

**Special Use Application 22-3 Clinton** Zimmerman appeared on application at 1540 Route 14 property Would like to sell farm equipment for Penn-Haven Equipment. He has the equipment at his home farm at 1654 Rte. 14 Spur but is running out of space. He plans on construct a 140' x 300' sales lot on land he is presently clearing.

Ellen asked for a clarification on owner and applicant

Mr. Zimmerman said his equipment will be sold at property owned by his son.

George asked if the house presently on the property is being torn down completely, Mr. Zimmerman answered yes.

Yates County Planning Board on September 22, 2022 recommends approval as this application, as it has no countywide impact.

Motion by Ellen 2<sup>nd</sup> Mike to recommend approval of this SUP # 22-3 to Zoning Board of Appeal when it reviews this application November 7, 2022, carried by all.

**Sub Division 22-1** Raymond Zimmerman property at Route 14 and City Hill Road. Mr. Zimmerman would like to subdivide 2 acres from the original 43-acres and place a dwelling on the two acres. He plans on this to be a rental property.

Motion by Mike 2<sup>nd</sup> Ellen to approve the 2 acres subdivision from the original 43-acre parcel, carried by all.

**Old Business:** Cannabis Law

George has not received information he requested from state: certain line items of concern, questions on authority and legality on placement of points of sales.

He will email the draft to Town Board members for opinions.

No further business, a motion to adjourn by Ellen, 2<sup>nd</sup> by Floyd, carried at 7:58PM.

Respectfully submitted,