

Planning Board Minutes – July 17, 2023

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

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

Others Present: Dwight James CEO, Grant & Linda Downs, Jeff Jamison, Gary & Judy King
Chairman led the Pledge of Allegiance.

Minutes of June were presented, with correction noted Motion by Bob 2nd Mike, to approve, carried.

New Business:

Area Variance AV 23-4 of Jeff Jamison 822 Caton Rd requesting an Area Variance on height. He would like to build a 32' x 48' pole barn with the height of 16'8" which exceeds the 14' maximum allowed by code. A 20% variance is being requested.

Mr. Jamison needs with 12' overhead door to store a camper and boat on trailer both 11'
Discussion on setbacks and surrounding area. The project is not near a steep slope and the height will not impact the view of the surrounding properties, farm land, woods and railroad. The roadways both on the north and west sides of property are private.
Zoning Board of Appeal public hearing on this will be August 7th.

Motion by Floyd seconded Mike to recommend approval of this height area variance to the ZBA. Carried by Bob, Floyd, Mike, with George Abstaining. 4 Ayes 0 Nays 1 Abstaining

Sub Division Gary & Judy King property on Perry Point Rd. In 2002 the Kings purchased two lots with future plans of building retirement home here, paying taxes every year on empty lot with no improvements.

Mr. King stated retirement plans have changed now would like to live closer to children in another state. They would like to divide the lot into two parcels to sell off.

Presently have offers on both lots and would like to close in September. Discussion on lot and slope. Town now has steep slopes law which restricts building within 50' of a steep slope.

Mr. King has a driveway to the lake that neighbors used during construction of their retaining walls. Contractors moved building materials to lake by this driveway. The Kings lot elevation is a lot lower than the neighbors along the lake and less slope.

Ellen inquired if there is enough land to meet all setback requirements for building a residence. Dwight stated that will fall on the new owner applying for building permits to meet setbacks and regulations.

Mr. King stated he has been in contact with original surveyor Rick Willson, who will draw up new survey sub division map for August 21st meeting.

Old Business: Greenidige – Discussion on onsite sound testing. Dwight has contacted Dale Irwin- President of Greendige, who stated the Acoustic study is being arraigned with new configurations needed as only two of four planned bit coin miners' buildings were completed. Mr. Irwin stated they are no plans for building the remaining permitted warehouses. Testing should begin around September when arraignments are completed to shut down bit coin miners for sound measurement per requirement of site plan review.

Discussion on sites of testing, Mike reminded the members that per sound code, the testing requirement is measured at the property lines only.

Cannabis Law: George urged members to take the July 27th Hancock Estebrook Bootcamp Webinar. Titled “The next phase of Cannabis: Local Regulatory Tools for Towns. There will be a question time also. This may help answer questions members have on the Town’s drafting of the Cannabis Law.

Short term Rental Law- George presented draft with all edits added for Short-term Rental Law. Mike made a Motion 2nd Floyd to send the Short-term rental draft to the Town Board Carried by all.

George adjourned the meeting at 8:55 pm.
Respectfully submitted,