

Planning Board Minutes
April 29, 2014

Present: Joe McIlroy, Heather Grant, David Dermody

Others: Carl Peter, Attorney Jim Campbell., Dave Deuel, Jerry Deming, David Sliker, Norman Gates, Molly Cummings, David Rose, Art Bernecker, Andrew Smith, Susan Smith, George Worden Jr.

Heather Grant called the meeting to order at 7 p.m.

Joe McIlroy motioned to approve the April 8 minutes, David Dermody seconded, all in favor, carried.

The board met at Molly Cummings' barn to see what she wants to do with it.

Mr. Campbell stated that according to pg. 50 of our zoning #600, home occupancy in an accessory structure is ok as long as it applies to #508 and parking, etc. are addressed. He sees no issues. Mr. McIlroy asked if 20% of the floor area carries out to accessory building. Mr. Campbell said it's a matter of what is being used at one time. Home occupancy is subordinate to residential use of home. Mr. McIlroy asked if we need a site plan map for parking. Mr. Campbell said this is different from commercial – if board doesn't feel we need architectural drawing than they don't need one. May want to say something about the noise. Mr. Dermody said that Ms. Cummings concern was about part of the zoning in agricultural. Mr. Campbell said both have special use process but not very different and doesn't see it as a big issue.

Mr. McIlroy said she would need a special use permit. Mr. Campbell said our code requires it in section 600 and we can add conditions on the permit. Can also revisit it in a year to tweak it. Mr. McIlroy thought we need a site plan with parking on it. Ms. Cummings asked what the dimensions were for parking. Mr. McIlroy felt since there was no on street parking we need the documentation. Mr. Campbell said she could make a copy of what she has and draw in the parking, a 10 x 20 parking spot (p. 41). She could also put on the map where the farm sign will be in front of the house. Mr. McIlroy said there would have to be a short form SEQR (short EAF on DEC website). Ms. Cummings also asked if the deck would be considered. Mr. McIlroy asked if it is within the home or within the footprint of the house. Mr. Campbell said consider an application to take place outside the accessory building and not in the accessory building. Mr. McIlroy – then include all phases within one special use permit. Mr. Campbell said yes but pools have to comply with state rules. Submit short form with site plan review. Mr. Deuel asked since it's in county agricultural district are there other forms they will need to submit? Mr. Campbell said he didn't think so but would need to submit tomorrow to the county for their meeting next week. Mr. Peter said it could go to the county and then to us.

A public hearing was scheduled for Wednesday, May 21 at 7 pm.

8:05 pm – David Dermody moved to adjourn, Joe McIlroy seconded, all in favor, carried.

Respectfully submitted
Donna K. Falkner, Clerk