

TOWN OF EAST BLOOMFIELD

Planning Board Minutes October 17, 2024

Planning Board Members Present: Julie Pellett, Daniel Compton, Dan Morley, Michelle Rhoda, Kimberly Gebo

Absent: Michael Woodruff, Kimberly Duvall

Others Present: Kim Rayburn (Building & Zoning), Christel Daggett (Planning Board Secretary), Marcia Torpey, Leslie Steckel (Applicants) Martyn & Marquita Farrell (Applicants)

Compton opened the Public Hearing at 7:34. Compton motioned Morley seconded to waive the reading of the Public Hearing all in favor voted Aye.

I. 7:30P/H Special Use Permit, Site Plan TSP5-24, 135-83.4 Accessory residential dwellings

Leslie Steckel agent for Owners James and Marcia Torpe, Property located at 6985 Boughton Rd. Tax Map # 54.03-1-49.100 to erect an Accessory Dwelling unit and site plan to have the structure in front of the house as they live on a corner lot so they have 2 front yards and TV5-24 Area Variance for a 448 sq ft Accessory dwelling where 500 sq ft is required.

Leslie Steckel stated that she would like to place an accessory dwelling unit on her parents' property so that she can care for them as they age. The dwelling will tie into the existing septic and RG&E will run a new line from the utility pole for electric. Steckel stated that she will use the existing driveway from State Route 444. Steckel will need to go in front of the ZBA for approval due to the Accessory dwelling being 52 sq. ft short of the required 500 sq. ft before coming back to the Planning Board for Site plan.

Pellett arrived at 7:40

Compton motioned Rhoda seconded to forward to the ZBA with no comments.

Record of Vote:

Record of Vote:

Pellett Aye Compton Aye Morley Aye Rhoda Aye Gebo Aye

All board members present voted Aye; Vote was carried.

II. Site Plan SPLM2-24 Owners Martyn & Marquita Farrell 7746 Hallock Rd. Tax Map # 93.00-3-6.400 for an accessory structure to be in the front line of primary structure for a Pole barn to be 400 feet off the road behind a line of trees.

Farrell stated that he would like to place a 35 x 40 Pole Barn on his property and estimated it to be 100 ft. to the property line.

Compton stated that since the Pole Barn would be close to the neighbors he would like to have a Public Hearing giving the neighbors a chance to speak if they would be for it or not.

Compton motioned Gebo seconded to have a Public Hearing

Record of Vote:

Pellett Aye Compton Aye Morley Aye Rhoda Aye Gebo Aye

All board members present voted Aye; Vote was carried.

III. Site Plan SPLM3-24 Owner Matthew Wido 7682 Hallock Rd. Tax Map # 94.00-1-2.100 for an accessory structure to be in the front line of primary structure for a Pole barn to be 250 feet from Right of Way

The Board reviewed the maps and agreed that there were no adjacent neighbors to the property where Wido would like to put his Pole Barn, and it meets the required setbacks.

Compton motioned Rhoda seconded to waive the Public Hearing.

**Pellett motioned to declare SEQR Type II with no further action required.
All in favor Aye.**

Compton motioned Rhoda seconded to approve the Site Plan SPLM3-24 Owner Matthew Wido 7682 Hallock Rd. Tax Map # 94.00-1-2.100 for an accessory structure to be in the front line of primary structure for a Pole barn to be 250 feet from Right of Way

Whereas:

1. Pole Barn not to exceed 1200 Sq. Ft.

Record of Vote:

**Pellett Aye Compton Aye Morley Aye Rhoda Aye Gebo Aye
All board members present voted Aye; Vote was carried.**

IV. Minutes of August 15, 2024

**Rhoda motioned Gebo seconded to approve the minutes of 8.15.2024
All other board members present voted Aye; Vote was carried.**

V. Discussion:

The Board held a discussion regarding the solar moratorium. Rayburn stated that she would reach out to RG&E for solid information for access points and see if the Board could receive a BESS hosting capacity map and if they could give any information on where the Phase 3 Substations are located.

Topics for future review - The Board will begin review of existing code for a SUP (for each event) on 50 acres or more and bring suggestions for any possible changes or new SUP for event centers that could exist with less acreage

1. Continued review of the Comprehensive Plan's suggested updates for zoning districts changes
2. 5 G placement of antenna's
3. Battery Storage
4. More research and code considerations for cannabis in the future
5. Look into code for event centers vs current code that allows for a SUP for each event on 50 acres or more
6. Look at the schedules for any items that need to be updated or clarified.

VI. Meeting Adjourned

**Gebo motioned and Morley seconded to adjourn @ 8:30 pm.
All Board members present voted Aye, Vote was carried.**

Respectfully submitted,

Christel Daggett
Planning & Zoning Board Secretary