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**Planning Board Minutes  
November 21, 2024**

**Planning Board Members Present:** Julie Pellett, Daniel Compton, Dan Morley, Michelle Rhoda  
**Absent:** Michael Woodruff, Kimberly Duvall, Kimberly Gebo

**Others Present:** Kim Rayburn (Building & Zoning), Christel Daggett (Planning Board Secretary), Gary Pooler (Applicant), Kristina & Jason Arthmann (Applicants)

**Pellett opened the meeting at 7:32. Morley motioned Compton seconded to waive the reading of the Public Hearing all in favor voted Aye.**

**I. 7:30P/H Preliminary/Final 1 Lot Subdivision, TS1-24 1 Lot Subdivision of a 5 lot subdivision. Creekside Airport Drive tax map# 68.00-1-72.111.** Remove 4.930 +/- acres creating proposed lot #13 on a 5 Lot Private Drive. Leaving 31.344 +/- acres of parent parcel. The new lot will utilize the existing driveway with an access easement.

A brief discussion was held. Lot labeled as #13 on the map is the last lot to be subdivided for the 5-lot subdivision on a private drive. The new lot will utilize the existing driveway with an access easement.

Rayburn stated that when the Board approved the site plan for the whole project, they agreed to skip a sketch plan and go to the preliminary final for each new lot, and this is the last lot.

Compton asked Pooler about map lot #13 is the lot being created and has the existing pond all of which is in its boundaries why does there need to be an easement?

Pooler stated that he cut that lot off after he built his house and put the heat loops in the pond. The Planning Board wanted the fire hydrant in the pond so, they kept that on the easement line.

There were no further comments.

**Pellett motioned to declare SEQR Type II with no further action required.**

**Compton motioned Rhoda seconded to close the public hearing.**

**Compton motioned Morley seconded to approve the Preliminary/Final 1 Lot Subdivision, TS1-24 1 Lot Subdivision of a 5-lot subdivision. Creekside Airport Drive tax map# 68.00-1-72.111.** Remove 4.930 +/- acres creating proposed lot #13 on a 5 Lot Private Drive. Leaving 31.344 +/- acres of parent parcel. The new lot will utilize the existing driveway with an access easement.

**Whereas:**

**1.The Preliminary /Final maps provided are accepted for a land transfer only**

**Record of Vote:**

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

**II. Revised Site Plan for previously approved Special Use Permit TSP3-23 Owner Kristina Arthmann 7464 (7596) Wilkins Rd. Tax Map # 67.00-2-31.00 to allow for an 800 sq. ft. 2 bedroom living space to be built behind Dog Kennel.**

Arthmann stated that they would like to build an 800 sq. ft. 2 bedroom living space to be built at the same time as the Dog Kennel but located behind the front of the kennel. Arthmann stated that the structure will be back a few feet if that. The driveway came up shorter than what was proposed on the site map. It will be coming in at the front of the building versus off to the side. The small house will be up against the driveway.

Rayburn stated that the smaller house will become the primary structure. Jason Arthmann stated that in a year or two they will build the bigger house and go through the Special Use Permit (SUP) to reclassify the smaller house as an Accessory dwelling unit (ADU) and a family member will move into it.

Compton asked if there was no legal problem with doing that? Rayburn stated no, as long as there was a family member living in the ADU once the SUP gets approved. Compton asked if this was a revision on the existing site plan? Rayburn stated yes, it is a revision to the site plan for the previously approved SUP. This is an update to the site plan for the SUP.

There was a brief discussion on the ADU when the house gets built and there is no longer a family member living there. The Structure could be left and utilized by the existing family, or it could be removed.

There were no further comments.

**Compton motioned Rhoda seconded to accept the revised site plan for Special Use Permit TSP3-23 Owner Kristina Arthmann 7464 (7596) Wilkins Rd. Tax Map # 67.00-2-31.00 to allow for an 800 sq. ft. 2 bedroom living space to be built behind Dog Kennel.  
All in favor Aye.**

**Whereas:**

- 1. Per discussions in above minutes**

**Record of Vote:**

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

**Topics for future review -**

1. review of existing code for a SUP (for each event) on 50 acres or more for event centers that could exist with less acreage
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.
7. Look into the minimum and maximum size for a tiny home.

**III. Meeting Adjourned**

**Compton motioned and Morley seconded to adjourn @ 8:00 pm.  
All Board members present voted Aye, Vote was carried.**

Respectfully submitted,

Christel Daggett  
Planning & Zoning Board Secretary