

## TOWN OF EAST BLOOMFIELD

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### Planning Board Minutes January 2, 2025

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

**Absent:** Kim Duvall

**Others Present:** Kim Rayburn (Building & Zoning), Christel Daggett (Planning & Zoning Secretary) Richard Hawkins (Applicant)

**Pellett opened the meeting at 7:30**

**I. Parcel Lot Line Adjustment, PLA5-24 Owner Roger Hawkins, Agent Richard Hawkins**  
2275 Pond Rd. Parent parcel 1 of 18.179 +/- acres Tax Map # 68.00-1-10.200, Annexing 0.779 +/- acres into parcel 2 Tax Map # 81.00-1-60.120 of 6.546 +/- acres with new total 7.325 +/- acres leaving 17.4 +/- acres of remaining parent parcel.

Hawkins stated that he built his barn 27 ft off the lot line. He would like to add to the barn, so by adding more ft. of land he will be able to do so. A brief discussion was held.

**Woodruff motioned to declare SEQR a type II with no further action required.**

**Woodruff motioned Rhoda seconded to accept maps for a parcel lot line adjustment.**

**Whereas:**

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

**Record of Vote:**

**Pellett Aye Compton Aye Morley Aye Woodruff Aye Rhoda Aye Gebo Aye**  
**Vote was carried unanimously.**

**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.

**Minutes of November 7, 2024**

**Woodruff motioned Rhoda seconded to approve the minutes of 11.7.2024.**

**Morley abstained. All other board members present voted aye; vote was carried.**

**Minutes of November 21, 2024**

**Rhoda motioned Compton seconded to approve the minutes of 11.21.2024**

**Woodruff & Gebo abstained. All other board members present voted aye; vote was carried.**

## **II. Discussion**

The Board had a brief discussion on Solar and will continue their research at the next meeting.

The Planning Board discussed their meeting days and times. It was decided that the start time will be changed from 7:30 Pm to 7:00 Pm. For now, the meetings will still be held on the first and third Thursdays of each month. They will revisit the days and times again in 6 months as changes were suggested and discussed.

## **III. Meeting Adjourned**

**Gebo motioned and Woodruff seconded to adjourn @ 8:00 pm.**

Respectfully submitted,

Christel Daggett  
Planning & Zoning Board Secretary