

TOWN OF EAST BLOOMFIELD

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**Planning Board Minutes  
August 15, 2024**

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

**Absent:** Michael Woodruff

**Others Present:** Christel Daggett (Planning Board Secretary), Mark Lockwood (Applicant)

**Morley opened the Public Hearing at 7:36 Compton motioned Rhoda seconded to waive the reading of the Public Hearing all in favor voted Aye.**

**I. 7:30 P/H Special Use Permit TSP4-24, 135-83.1 Family/in-law apartment Owner, Dawn Lockwood Property located at 2493 Wheeler station Rd. Tax Map # 68.00-1-45.220. To erect an addition for a Family/in-law apartment for her mother.**

Mark Lockwood stated that his Mother-in-law's home is next to theirs where they have resided for the past 30+ years. Dawn's father passed away a year ago and her mother has found that the home and yard care are more than she can handle and is in the process of selling her home. They would like to put an addition onto their home for Dawn's mother where she will be able to retain her independence, have space that she can call her own and yet be under their care. Presently they have two bedrooms, a loft space and three bathrooms. The addition will add one more bedroom and bathroom making it a total of three occupants residing there. In the future, the space will become an Art Studio and guest bedroom. The addition will go on the North side of the house, and they will share the laundry room. It will have a separate electric box and heating system for the apartment.

**Pellett arrived at 7:40**

Gebo read through the Special Use requirements and the Lockwood's meet all of the requirements.

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

There were no further comments.

**Compton motioned to close the Public Hearing Morley seconded.**

**Duvall motioned Rhoda seconded to approve Special Use Permit as written**

**Record of Vote:**

**Pellett Aye Compton Aye Duvall Aye Morley Aye Rhoda Aye Gebo Aye**  
**All Board members present voted Aye, Vote was carried.**

**II. Minutes of July 18, 2024**

**Gebo motioned Compton seconded to approve the minutes of 7.18.2024**

**Duvall, Morley Abstained.**

**All other board members present voted Aye; Vote was carried.**

### **III. Discussion:**

The Board held a discussion regarding the upcoming solar moratorium. They will look into making a schedule of activities. Number one being how the local codes work. Then, find out if those solutions adapted for unique circumstances are legal and viable and have a discussion. Then bring in a lawyer to see what he says and how to implement that. At some point it should go in front of the Town Board to see if they would want the Planning Board to pursue that. Then reach out to the community to see how they feel about solar.

**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.

### **IV. Meeting Adjourned**

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

Respectfully submitted,

Christel Daggett  
Planning & Zoning Board Secretary