

## Planning Board Minutes – October 21, 2024

## Monthly Meeting

**Meeting** called to order and opened at 7:00M by Chairman George Dowse was held in the Town meeting room at 56 Geneva St, Dresden NY.

**Present:** Chairman George Dowse, Floyd Hoover, Robert Miller, Mike Warner

**Others Present:** Galen Zimmerman, Ryan & Darlene Horning, Rachel Krajewski, Kathy McGrath, Terry Donahue

Chairman led the Pledge of Allegiance.

Motion by Mike 2<sup>nd</sup> Bob to accept the minutes of the July, August, September, carried.

**New Business: Special Use application of 24-3** Ryan & Darlene Horning 873 Ridge Rd. to build a 5400' building to operate a kitchen cabinet manufacturing business with retail sales.

Mr. Horning has a large property to build and run his business at. His driveway is large enough to accommodate tractor trailers hauling supplies in once a week. His hours of operation will be Monday – Friday 7 am to 5 pm.

Discussion on the use of description using manufacturing. Bob mentioned that manufacturing must be redefined as an allowable business in the Ag District.

Motion by Floyd 2<sup>nd</sup> Bob to recommend approval of the Special Use application 24-3 of Ryan Horning to the Zoning board of Appeal, carried by all.

### **Site Plan Review SP 24-2 Galen Zimmerman 1540 Rte. 14**

Mr. Zimmerman proposes to construct a 70' x 200' building for a farm equipment repair business. Logan Rockcastle of Marks Engineering appeared to represent this application. There will be one main entrance into this site room for tractor trailers to turn around. Discussion on storm runoff plan and drainage retention ponds. Mr. Zimmerman is working on ponds and ground work presently.

Mr. Rockcastle listed all permits applied for and/ or received. Stormwater Facility Permit, SPEDE Permit, Engineering approval, Yates County Planning Board reviewed and stated this business will have a positive countywide impact, there are no steep slopes, grease traps will be placed. All setbacks have been met on design.

There being no further discussion, Chairmen went into the SEQR Type 2 review.

Motion by Chairman declaring the Town Planning Board as Lead Agency in the SEQR Review, 2<sup>nd</sup> by Floyd, carried by all. Chairman read the SEQRA short form questions to the members for decision. Each item was read and a negative finding was determined.

Motion by Floyd 2<sup>nd</sup> Mike to accept the completed SEQRA and its finding, a negative

declaration, that the proposed action will not result in any significant adverse environmental impacts. Carried by all.

Motion by Bob 2<sup>nd</sup> Floyd to approve the Site Plan SP 24-2 carried by all.

**Special Use Modification SUP# 24-7 application** Galen Zimmerman 1540 Rte. 14 to operate a farm equipment repair shop in a 70' x 200' building. A modification is needed as the footprint of the original permit SUP # 22-3 will be enlarged.

As this operation was already discussed during the Site plan review the members had no further questions.

Motion by Floyd 2<sup>nd</sup> Mike to recommend approval of the special use modification application 24-7 to the Zoning Board of Appeal 3 Ayes 0 Nays, Chairman abstained.

**CAMPGROUND PRESENTATION** A work session was held for Downey Road property TM # 64.02-1-1.11 was presented by Logan Rockcastle of Mark Engineering and owner Rachel Krajewski. A campground is being planned for the former gravel pit. In the plans are 4 cabins, 3 earthen dwellings, 28 RV sites along with 11 tent sites.

Mr. Rockcastle inquired what more information is needed for a site plan. The board will send him their questions. Brief discussion on wastewater and water system. They are working with Department of health for all approvals.

Questions on use of the lakefront, increase to docks, traffic to the lake with golf carts.

The lakefront use will be offered only to the tree house rentals. Campers will not be allowed access to the lake.

Discussion on noise & site control.

Mrs. Krajewski stated they will have 4 employees so that there is a manager onsite at all times. They plan buddy sites, which are camping friends requesting to be on connecting sites. Buddie sites will be located in a lower area to minimize noise.

Chairman inquired about building on site plan, presently this will be a maintenance/storage building. In future may be used to hold small events such as birthday or bridal showers.

The question was raised as to the rationale for dissolving the recent subdivision permitted for tree houses and rejoining this parcel with the campground parcel.

Mrs. Krajewski stated her rationale for combining these parcels back together is financial, to save money on taxes and insurance.

Discussion on all town boards meeting at the site to review and ask questions on plans.

Mrs. Krajewski will send out notices for this information meeting she plans on holding November 9, 2024 at 1:00PM at the gravel pit location on Downey Road.

Code will send her property owners addresses of all properties within approximately 800' of all property lines of proposed "Campground" TM 64.02-1-1.11 Downey Road.

There being no further business before the board, Floyd made a motion 2<sup>nd</sup> Mike carried at 8:55PM

Respectfully submitted,

Betty M Daggett