

## Planning Board Minutes – February 24, 2025 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, Robert Miller, Floyd Hoover, James Warner

**Others Present:** Gary McIntee, Bruce Henderson, Grant Downs, Nathan Burkholder, Shawn Ritchie, Dwight James

Chairman led the Pledge of Allegiance.

Minutes of January were presented, motion by Bob 2<sup>nd</sup> Floyd to approve carried.

Mike Warner resignation due to his relocation out of the town, was accepted with deep regret. Mike was a true asset to the board and will be missed. Thank you, Mike.

### **New Business:**

**Special Use Modification 25-1** application of Nathan Burkholder 2382 Hazard Rd to operate a bulk food store in 3280 sq ' space and add a 9' x 40' foot porch at 2500 Hazard Rd. A modification is required as the footprint of original special use permit # 20-5 has been increased this in the Agriculture District per Torrey Zoning Law § 98.33k

Mr. Burkholder just purchased the property and would like to operate the bulk food store with an addition of the porch. There is already an adequate parking lot.

Bob Made a motion to recommend approval of this application to the ZBA and was 2<sup>nd</sup> by Floyd, carried by all.

**Steep Slopes Application:** Ernie Shanders at 1726 Log Cabin Rd would like to install a 200' tram System from the top of the slope to bottom of slope of his property. Shawn Ritchie of Finger Lakes Tram appeared on this application. The residence is on the bottom of the hill, there will be minimal hill disturbance or site prep. The side setbacks are at 20' and electric power is located at the top of slope.

Chairman made motion, 2<sup>nd</sup> by Floyd that this application has minimal impact therefore no steep slopes permit is required, carried by all.

Last month the planning board was asked to review the new draft of **Torrey Flood Protection Law** which repeals and replaces Local Law 1 of 2010 entitled Flood Damage Prevention Law. The new law must be in place by June 2025 as required by NYS DEC following the completion of the FEMA Flood Plain mapping. Elevations are now available on DEC website.

Bob made a motion 2<sup>nd</sup> by Jim, to recommend adoption of the Flood Protection Law to the Town Board, carried by all.

**Solar Law Update:** Discussion on major solar array over of 50 acres. If Double stacked arrays would change tax base on a pilot, how will affect assessment.

Discussion on lot coverage verses density. Discussion on setbacks from state county, town roads. Setback of arrays and collectors from residences.

Discussion on noise issues with inverters and distance needed from property line.

Discussion on remote cameras, alarm points, control combiner boxes. Onsite Battery storage raises a new safety concern for fire control.

Discussion on the Community Benefit Agreement (formally referred as Community Host Agreement) Vanessa Goff will research this for the board.

Areas of concern: Key access, security, first responder/fire department personnel training.

A maximum for battery storage, emergency equipment needed for a battery fire and the training for fire personnel.

The Chairman, Bruce Henderson, Floyd, Vanessa Goff will meet and add these changes to solar draft. Chairman would like to have the draft in final form by the April town Board meeting.

**Cannabis Law** No action to date, Dwight will research an overlay to determine area the sales will be permitted.

Dwight reported a meeting with the attorney for Rachel Krajewski and her Downey Road project. Attorney Peter Sorgi traveled to the property to review entire area. He had a discussion with Dwight on traffic, Salvation Army property and signage needed. He stated that he will urge is client to reconsider and eliminate golf carts on site.

No further business before the board Floyd made a motion to adjourn 2<sup>nd</sup> Jim carried at 8:25pm

Respectfully submitted,

Betty Daggett- Sec.