



Planning Board Meeting

Minutes

Wednesday, May 15, 2024 at 6:00 pm

Attendees: Chairman Albert Johnson, Vice Chairman Laura Bowen, Kyle Peterson, Linda Baird, Secretary Michelle Seeley

Guests

Holly and Aaron Brooks, Rich Buck, Jeff Horton, Derek Rule, Janet Thigpen, Tiffany Chapel, Edward Teitje, Joseph Seeley.

1. Pledge/ Call to Order/ Roll Call

2. Prior Minutes

a. DRAFT minutes 4/17

Minutes:

A motion by Laura Bowen seconded by Kyle Peterson to adopt the Draft Minutes from 04/17/2024 was adopted by Vote- Denise Thompson Absent

Vote results:

Ayes: 4 / Nays: 0

b. Missed minutes- March 20, 2024

Minutes:

A motion by Laura Bowen seconded by Kyle Peterson to adopt the Missed Draft Minutes from 03/20/2024 was adopted by Vote- Denise Thompson Absent

Vote results:

Ayes: 4 / Nays: 0

3. New Business

a. Brooks Flood Plain and Site Plan

Minutes:

The Chairman called the public hearing portion of the meeting to order at 6:02 PM. Mr. Aaron Brooks described his plan to remove both of the trailers that are currently on the property and replace them with one new Doublewide trailer. He will apply for a demo permit for one of the trailers and as soon as his new trailer is set, will pull the second trailer off the lot. He is in a floodplain and the home will be elevated above the BFE. The Trailer will be 330' away from the floodway. There is a 5x6 accessory shed that covers the well head, which will be moved to the existing pad out of the flood plain. Janet Thigpen suggested that the shed be strapped down so it does not become an issue if there is a flood. She also suggested that Mr. Brooks give the secretary a elevation survey to ensure the Minimum

BFE requirements are met. Mr. Brooks will bring in a elevation certificate. A motion by Laura Bowen seconded by Linda Baird to to approve the Flood Plain Permit with a condition that the elevation certificate show the home will be out of the Flood Plain. Adopted by vote Albert Johnson recused-no reason given. Denise Thompson Absent. A motion by Laura Bowen and seconded by Kyle Peterson to to approve the Site plan with a condition that the elevation certificate show the home will be out of the Flood Plain. Adopted by vote Albert Johnson recused-no reason given. Denise Thompson Absent.

Vote results:

Ayes: 3 / Nays: 0

b. Chappell Flood Plain Site Plan

Minutes:

Tiffany Chapel spoke on behalf of the applicant. Albert Johnson called the Public Hearing to order at 6:37 Pm Mrs. Chapel explained the plan to build a 30x60 foot garage in a flood Plain. This Building will be for storage of vehicles and other items. Will be 25' from the property lines. Is in a flood plain, the BFE is 1017. Janet Thigpen speaking about the Flood Plain Application, asked is this considered a accessory building per flood plain law. Floodplain law says the value of building cant exceed 10% of the value of the property. Albert Johnson commented that the building would need to be wet proofed up to 5', if it were under the 10%, but because the value exceeds 10% the law says it must be dry proofed. Janet Thigpen stated that if it is an accessory building in a floodplain it can be wet proofed, which lets water in and out, if it is not considered a accessory building then it must be elevated or dry proofed, where water cannot come in. Or you get a Variance to wet flood proof it. Richard Buck questioned if the value represented labor and material per the Town Zoning Law. Mrs. Thigpen's opinion was that it included both value of the material and the labor. Edward Teitje a neighbor, wanted to ensure that the 25' set back would be adhered to. He was unsure where the actual pin was located and wants the code enforcement officer to make sure to measure the site. Public meeting was closed at 6:54 Pm. A motion by Laura Bowen and seconded by Kyle Peterson to approve the Floodplain application on the condition that the Zoning Board of Appeals grants a variance to wet flood proof the structure. Adopted by vote Albert Johnson recused, Denise Thompson- absent A motion by Laura Bowen and seconded by Linda Baird to approve the site plan application. Adopted by vote Albert Johnson recused, Denise Thompson- absent

Vote results:

Ayes: 3 / Nays: 0

c. White Subdivision Application

Minutes:

Chairman Johnson called the Public Hearing for Subdivision Application #2024-11 open at 6:57 PM. Chuck Smith spoke on behalf of the applicant. This will be a simple subdivision to square off land. Chuck is purchasing the property from his mother-in-law and will combine the purchased acreage with his property. The Public Hearing was closed at 6:00 PM This is a type 2 action no SEQR required. A motion by Kyle Peterson and seconded by Linda Baird to approve the subdivision application. Adopted by vote Albert Johnson recused, Denise

Thompson- absent

4. Old Business

a. Meads Creek- Solar Project

Minutes:

Richard Buck spoke on behalf of the applications. He requested that the Site Plan application for the Meads Creek Road project be deemed complete so Delaware River Solar can start their research and permitting process. The issues in the application on page 3 of 13 section D-1 subsection b show the incorrect area to be disturbed, the Delaware River engineer is aware and this will be corrected in step 2 & 3 of the SEQR process by the Town. Section C 4 C says Bath ambulance, should be AMR. Will be changed. The Planning Board needs to give the engineers 6 points where they want the visuals for the Meads Creek Solar Project. Attorney Buck said that the town has 30 days to do this, so they can get on with their project. Derek Rule suggested that the Board suggest areas that are visible from the road. He further suggests that the Board does not request views from the downhill side of the property. It was suggested that the engineer for the Town recommend the sites. A motion to allow Derek Rule to recommend the sites was made by Laura Bowen and seconded by Linda Baird, adopted by vote Albert Johnson Recused, Denice Thompson- absent A motion to accept the Site Plan application for the Meads Creek Solar development as complete was made by Laura Bowen and seconded by Kyle Peterson was adopted by vote- Albert Johnson Recused, Denice Thompson- absent

Vote results:

Ayes: 3 / Nays: 0

b. Wixon Road- Solar Project

Minutes:

Richard Buck spoke on behalf of the applications. He requested that the Site Plan application for the Wixon Road project be deemed complete so Delaware River Solar can start their research and permitting process. The issues in the application on page 3 of 13 section D-1 subsection b show the incorrect area to be disturbed, the Delaware River engineer is aware and this will be corrected in step 2 & 3 of the SEQR process by the Town.

A motion by Laura Bowen and seconded by Kyle Peterson to accept the application for Wixon Road Solar Project as complete was adopted by vote. Albert Johnson Recused, Denice Thompson- absent

Vote results:

Ayes: 3 / Nays: 0

5. Other Business before the Board

6. Announcements

7. Adjournment

Minutes:

The meeting was by motion of Kyle Peterson and seconded by Linda Baird closed at 7:20 PM.

Vote results:

Ayes: 4 / Nays: 0

| Minutes published on 06/19/2024, adopted on 07/16/2024