



# Planning Board Meeting

## Minutes

Wednesday, June 19, 2024 at 6:00 pm

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

### Guests

Jeffrey Horton, William Wood. Erica Smith, Kelly Smith, Melissa Melko, Molly Messenger, Alicia Stoklosa

### 1. Pledge/ Call to Order/ Roll Call

**Minutes:**

Chairman Johnson opened the meeting at 6:00 PM with the Pledge of Allegiance. The Clerk then took roll call, Linda Baird Absent.

### 2. Prior Minutes

**Minutes:**

A motion to approve the Draft minutes from May 15, 2024 was made by Laura Bowen and seconded by Kyle Peterson to approve the Minutes was adopted by vote Linda Baird Absent

**Vote results:**

Ayes: 4 / Nays: 0

### 3. New Business

#### a. Wood Flood Plain and Site Plan

**Minutes:**

Chairman Johnson opened the Public Hearing for FP 2024-12 and SP 2024-13 at 6:02 PM. Owner William Wood explained his plan to build a 20x30 building in the lot adjacent to his property on 415. This building would be used to mix concrete and provide outside storage for gravel. The applicant will use the existing driveway. The building will sit next to the existing shop, he would like it to set back from 415, to the right of his pond. The building will be located in the flood plain portion of the property. The applicant will work with Steuben County to get a BFE determination. Kyle Peterson asked about flood proofing. The building will be 2' higher than the existing shop, so there will no flood proofing. Chairman Johnson closed the public hearing at 6:27 PM A motion to approve the Flood Plain Permit 2024-12 with the condition that the secretary receive a certified Elevation Certificate before construction begins, was made by Laura Bowen and seconded by Denise Thompson.

Adopted by vote Linda Baird Absent, Albert Johnson Recused A motion to approve the site plan application 2024-13, With the condition that the Secretary receive a Certified Elevation

Certificate before construction begins was made by Laura Bowen and seconded by Kyle Peterson. Adopted by vote Linda Baird Absent, Albert Johnson Recused

**Vote results:**

Ayes: 3 / Nays: 0

**4. Old Business**

**a. Set public Hearing for Wixon and Meads Creek Solar 07/17/2024**

**Minutes:**

The Clerk suggested setting the Public Hearing for the regularly scheduled July 17, 2024 Meeting. The Applicants representative will be attending a Zoning Board Meeting July 16, 2024 for a setback variance for one of the projects so it would be helpful to have the Public Hearing on the regularly scheduled July 17, 2024 meeting. The applicant spoke with Derek Rule he had no comments on the visual study, but commented that the trees on Meads Creek should be moved back because the salt in the winter could hinder their growth. The DPW has stated that they do not need a road maintenance agreement. There are no comments from the 239 that have been received by the Town. Changes to the Fire Safety Plan with the correct Emergency Services have been made. The County had no comments. There was no discussion by the Board. A motion to set the Public Hearing for Both the proposed Meads Creek Solar Project and the Wixon Road Solar project for regularly scheduled July 17, 2024 meeting was made by Denice Thompson and seconded by Kyle Peterson. Adopted by vote. Linda Baird Absent Albert Johnson Recused.

**Vote results:**

Ayes: 3 / Nays: 0

**5. Other Business before the Board**

**6. Announcements**

**7. Adjournment**

**Minutes:**

A motion by Laura Bowen to adjourn at 6:35 pm was seconded by Kyle Peterson and adopted by vote

**Vote results:**

Ayes: 4 / Nays: 0