



# Planning Board Meeting

## Minutes

**Wednesday, November 16, 2022 at 6:00 pm**

Attendees: Chairman Jeffrey Allen, Vice Chairman Albert Johnson, Stanley Manning, Linda Baird, Alternate Laura Bowen, Secretary Michelle Seeley, Code Enforcement Officer Thomas Hargrave.

Absent Denice Thompson

### Guests

Jeffrey Horton, Dean Lanager, Wayne and Cathy Cosier, Jeff Demonstroy, Richard Phillips.

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

**Minutes:**

Chairman Allen called the meeting to order at 6 PM and led with the Pledge of Allegiance.

#### 2. Prior Minutes

**Minutes:**

The Board noted the prior minutes of October 19, 2022. A motion was made by Linda Baird and seconded by Stanley Manning to accept the said minutes as presented.

**Vote results:**

Ayes: 5 / Nays: 0

#### 3. New Business

##### a. Lanager FP-12-2022 SP 2022-21

**Minutes:**

Flood Plain Application 12-2022: The Applicant Dean Lanager explained his plan to build a 24 x 40 Pole Barn with an open front to store equipment in. There will be a gravel floor 8-10 inches thick to manage the frost line. With a Peak Tin Roof. Thomas Hargrave explained that the project meets all guidelines and setbacks for the AG density schedule. A motion to approve FP 12-2022 was made by Linda Baird and Seconded by Stanley Manning . Adopted by a vote of 5 AYE 0 NAY Site Plan 2022-21 The Public Hearing for SP 2022-21 was opened at 6:04 PM With no comments from the public for or against the project, the public hearing was closed at 6:06 PM Using the information supplied by the applicant and the Code Enforcement Officer for the Flood Plain Permit, A motion was offered by as follows: Regarding the Site plan Application #2022-21, that the

Planning Board classifies this as an unlisted action; the Planning Board having reviewed the SEQR hereby makes and properly files a negative declaration of environmental significance; that the Planning Board declares the application complete; and having held a public hearing with no comment, a motion by Albert Johnson and seconded by Linda Baird, to approve SP 2022-21 The Motion passed with a unanimous vote.

**Vote results:**

Ayes: 5 / Nays: 0

**b. Cosier SD 2022-22**

**Minutes:**

Application 2022-22 SD

The Public Hearing was called to Order at 6:15 PM Discussion was had with Mr. Cosier Regarding the planned subdivision of the property located at 4014 Manning Ridge Road, Mr. Cosier is subdividing his 2.35 acre parcel and selling one acre to his neighbor. With no comments from the public for or against the project, the public hearing was closed at 6: 20 PM Thomas Hargrave spoke in favor of the application stating that the property meets all setback requirements, and becomes a buildable lot if the buyer attaches the piece to his existing property. A motion was offered by Laura Bowen as follows: Regarding the Subdivision Application #2022-22, that the Planning Board classifies this as an unlisted action; the Planning Board having reviewed the SEQR hereby makes and properly files a negative declaration of environmental significance; that the Planning Board declares the application complete; and having held a public hearing with no comment, and authorizes the Chairman to sign the plat. Applicant is advised that the approval expires if the plat is not filed with the County Clerk within 62 days of signature by the Chairman. The motion was seconded by Stanley Manning and passed with a unanimous vote.

**Vote results:**

Ayes: 5 / Nays: 0

**c. BeliGioioso SD-2022-23**

**Minutes:**

Application 2022-23 SD

Subdivision Application 2022-23 of BelGioioso Cheese Located on Main Street in Campbell NY. This application for a subdivision is for .138 acres to adjust the property lines for the bordering property. A Public Hearing was opened at 6:25 pm . A letter from the Lawyer representing Belgioioso Cheese was presented to the Board giving Mr. Demonstroy permission to speak on behalf of the application.

Mr. Demonstroy stated that the property would be appended to his existing property so that the driveway and storage buildings would all be on the same property for a future sale. Thomas Hargrave spoke in favor of the application stating this subdivision is only for an adjustment to property lines where a

business currently sits. The Public Hearing was closed at 6:30 PM A motion was offered by Linda Baird as follows: Regarding the Subdivision Application #2022-23, that the Planning Board classifies this as an unlisted action; the Planning Board having reviewed the SEQR hereby makes and properly files a negative declaration of environmental significance; that the Planning Board declares the application complete; and having held a public hearing with no comment, and authorizes the Chairman to sign the plat. Applicant is advised that the approval expires if the plat is not filed with the County Clerk within 62 days of signature by the Chairman. The motion was seconded by Laura Bowen and passed with a unanimous vote.

**Vote results:**

Ayes: 5 / Nays: 0

**d. Country Pub FP 13-2022 SP 2022-24**

**Minutes:**

Flood Plain Application 13-2022 Site Plan 2022-24 Flood Plain Application 12-2022: Applicant Richard Phillips explained his plan to build an addition onto the existing deck at the South end of the structure. Thomas Hargrave explained that the project meets all guidelines and setbacks for the AG density schedule. A motion to approve FP 13-2022 was made by Linda Baird and Seconded by Stanley Manning. Adopted by a vote of 5 AYE 0 NAY Site Plan 2022-24 The Public Hearing for SP 2022-24 was opened at 6:36 PM With no comments from the public for or against the project, the public hearing was closed at 6:40 PM Using the information supplied by the applicant and the Code Enforcement Officer for the Flood Plain Permit, A motion was offered by as follows: Regarding the Site plan Application #2022-24, that the Planning Board classifies this as an unlisted action; the Planning Board having reviewed the SEQR hereby makes and properly files a negative declaration of environmental significance; that the Planning Board declares the application complete; and having held a public hearing with no comment, a motion by Albert Johnson and seconded by Linda Baird, to approve SP 2022-24 The Motion passed with a unanimous vote.

**Vote results:**

Ayes: 5 / Nays: 0

**4. Old Business**

**5. Other Business before the Board**

**Minutes:**

Chairman Allen has decided to step down as a full-time member of the Planning Board due to time constrictions. His term would have ended on 12/31/2023. After a discussion with the other board members, Stanley Manning decided to stay on the board for reappointment after his term ends on 12/31/2022. He is not sure that he wants to serve another 5-year term so it was decided that he would take the unexpired term left by Jeff Allen. Jeff Allen stated that he would like to be appointed as an alternate member for 2023. Laura Bowen, the current alternate is interested in

serving on the Planning Board for the term of 01/01/2023 to 12/31/2027.

**6. Announcements**

**7. Adjournment**

**Minutes:**

A motion to close the meeting at 6:50 pm was made by Chairman Allen and seconded by Laura Bowen.

**Vote results:**

Ayes: 5 / Nays: 0

---

| Minutes published on 01/12/2023 at 10:36 AM