

## WILLIAMSON PLANNING BOARD

### Meeting Minutes May 2, 2017

**Present:**

J. Ferrante  
J. Fox  
D. Hoffman  
A. Reid  
J. Willis, Chair

**Absent:**

R. Stevens

Also in attendance: N. Gowan, J. Maliga, M. Jones, A. Verbridge

The **Work Session** was opened at 7:05 p.m. by J. Willis, Chair. Agenda item materials were distributed and reviewed. Spring 2017 training opportunities were distributed.

The **Planning Board Meeting** was opened at 7:30 p.m. by J. Willis.

**The Motion was made to approve the Minutes of the April 4, 2017 Planning Board Meeting as written. Motion carried.**

**AGENDA ITEM #1**

Application for a Special Use Permit per Town of Williamson, Town Code, Chapter 178, Article III, Section 178-62 and Section 178-95 for Alan Verbridge, 6671 Tuckahoe Rd, Williamson, NY 14589. Applicant desires to construct farm labor housing on property located at 6721 Tuckahoe Road. Property is owned by Verbridge Farms 3, LLC and zoned A-1 (Agricultural).

The Public Hearing was opened.

A.Verbridge was present.

J. Willis asked for comments, questions, and/or concerns.

M. Jones, Tuckahoe Road, expressed concern regarding parties, noise, and other potential problems with the residents of the housing. He also spoke about a conversation he had with E. Keukelaar (previous owner of property) prior to his passing, that a migrant camp would not be built on the property. Current owner, A. Verbridge, is not aware of any stipulations, written or verbal.

Additional discussion included:

- √ This property on Tuckahoe Road has existing sewer and natural gas which served as a major determination for location of construction.
- √ Construction will replace old buildings/trailers following state and federal inspection.
- √ Set back from the road is well within code (300 feet from the road).
- √ Housing will potentially house 16 workers.
- √ An old barn will also be removed.
- √ Driveway is an existing farm driveway.
- √ The building will face to the west and be accessed from the existing farm driveway.
- √ Concern was expressed regarding the number of labor camps already existing in the Town of Williamson.

A.Verbridge also stated:

- √ Prior to purchasing this property he rented the property.
- √ He intends to include arborvitaes and bushes, which will provide additional privacy for both his neighbors and workers.
- √ Workers who will live in the new structure are already residing in existing buildings on the property that are old and need to be replaced.
- √ Occupancy is anticipated to last 2 ½ – 3 months (harvest).
- √ He feels the new building will be an improvement – not an eye sore.

J. Willis asked for additional comments, questions, and/or concerns. There were none.

The Public Hearing was closed.

**The Motion was made to approve the application for a Special Use Permit per Town of Williamson, Town Code, Chapter 178, Article III, Section 178-62 and Section 178-95 for Alan Verbridge, 6671 Tuckahoe Rd, Williamson, New York to construct farm labor housing on property located at 6721 Tuckahoe Road as presented. Property is owned by Verbridge Farms 3, LLC and zoned A-1 (Agricultural). A. Reid, J. Ferrante, J. Fox, J. Willis voting to approve; D. Hoffman voting against approval. Motion carried.**

**The Motion was made to close the Planning Board Meeting at 7:50 p.m. Motion carried.**

Respectfully submitted,

Joanne Greaney