

WILLIAMSON PLANNING BOARD

Meeting Minutes September 5, 2017

Present:

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

Absent:

R. Stevens

Also in attendance: N. Parulski, T. Alexander, J. Lagoner, M. Lagoner, D. Lagoner, M. Greene, E. Swingly, I. Spahn, R. Shrivastava

The **Work Session** was opened at 7:08 p.m. by J. Willis, Chair. The agenda items were discussed and materials distributed and reviewed.

The **Planning Board Meeting** was called to order at 7:30 p.m. by J. Willis and the Pledge of Allegiance was recited.

The Motion was made to approve the Minutes from the August 1, 2017 Planning Board Meeting as written. Motion carried.

Discussion began with materials received by the Planning Board regarding a previous application (July 11, 2017) for Site Plan Review/Special Use Permit Town of Williamson, Town Code, Chapter 178, Article II, Section 178-21 for Abundant Solar Power, Inc., 900-2235 Sheppard Avenue, East Toronto, ON, Canada. Property is 16 acres located at 4794 Route 104, Williamson, New York – Eagle Ridge Golf Driving Range, and zoned C-2 (Transitional Commercial).

This application was approved with the following contingencies: “that all SEQR and environmental reviews are received and met.”

The Wayne County Planning Board has reviewed the application and has recommended approval of the Special permit and Site Plan with the following comments:

1. Development should be done in a manner that helps it remain compatible with surrounding land uses and is also aesthetically pleasing through use of items such as system design/materials, fencing, berms, landscaping, etc.,
2. It should be confirmed that the solar panels will not produce a glare (possibly impacting neighboring property owners, motorists, etc.),

3. A photovoltaic system decommissioning plan should be intact,
4. All necessary local, federal, and state recommendations and approvals/permits must be followed/obtained (e.g. NYS Uniform Fire Prevention and Building Codes, NYS Department of Environmental Conservation – Phase II storm water management and erosion and sediment control regulations – if applicable, NYS Office of Parks, Recreation and Historic Preservation/SHPO, US Army Corps of Engineers and US Fish and Wildlife Service), and
5. Future plans (if any) for the total acreage should be considered.

The recommendation was made that \$60,000.00 seems appropriate for the decommissioning plan and that such a plan be in place. The Town Board will be consulted regarding implementation of this bond/decommissioning fee.

The Motion was made to accept the application with the condition recommended by the Wayne County Planning Board that a decommissioning plan be in place. The Planning Board will approve with a \$60,000.00 decommissioning plan/bond added. Motion carried.

AGENDA ITEM #1

Application to renew Special Use Permit per Town of Williamson, Town Code, Chapter 178, Article III, Sections 178-95 (H), for Mark Lagoner of 6954 Tuckahoe Rd, Williamson, NY 14589. Applicant operates a farm cidery at 6895 Lake Ave, Williamson, NY. Property is owned by applicant and is zoned A-1 (Agricultural).

J. Lagoner, M. Lagoner, D. Lagoner were present.

The Public Hearing was opened.

The current floor plan will be enlarged. This will allow for tank space expansion for production. The NYS farm cidery license allows for this expansion for farm produced items.

There was discussion regarding additional noise and extended hours of operation.

J. Willis asked if there were additional comments, questions, and/or comments. There were none.

The Public Hearing was closed.

The Motion was made to approve the application to renew the Special Use Permit per Town of Williamson, Town Code, Chapter 178, Article III, Sections 178-95 (H), for Mark Lagoner, Williamson, NY for operation of a farm cidery at 6895 Lake Ave, Williamson, NY. This Special Use Permit is granted for 2 years; the fee is waived (PB Minutes 9/1/2015); all future renewal fees waived. Motion carried with one member abstaining from the vote.

AGENDA ITEM #2

Application for Special Use Permit per Town of Williamson, Town Code, Chapter 178, Article III, Sections 178-9 (C) and 178-95 for Neysha Parulski, PO Box 362, Ontario, NY to operate a commercial stable. Property is two parcels totaling 9.44 acres located at southeast corner of Route 104 and Fisher Rd, owned by Vicky Stathe-Smith, 672 Treasure Cir, Webster, NY, and zoned A-1 (Agricultural)

N. Parulski was present.

The Public Hearing was opened.

The applicant intends to purchase 2 parcels to merge to a single unit and construct a pole barn for a commercial stable of ponies for riding lessons, pony rides, birthday parties, petting zoo, outside events, etc. The ponies are waist high to an adult and the stable will house approximately 10 ponies. The applicant has been in business for 20 years. The barn will be constructed 50 x 100 feet – the size dependent upon budget.

A neighbor to the property raised the question and concern of a horse stable so close to Route 104 and asked about the manure (smell, etc.). Other questions included the issue of wetlands in the area and parking spaces on the property.

Discussion included:

√ The applicant has a plan in place for manure storage and will be contained in an area covered with dark plastic to decompose in the winter. In the spring and summer it will be used in gardens and/or spread in designated areas with a spreader. It will be stored 100+ feet from the property line. Fly predators are used to maintain fly control, along with baits.

√ Fencing will be in four stages: barn/staging area, barnyard or turnout area, controlled summer area, and a perimeter fence for security.

√ The DEC has been contacted and guidelines will be followed. Trees can be cut but stumps cannot be removed.

√ The applicant considers the wooded lot perfect for the ponies. A 1 acre area may need to be cleared for the building and play area for the ponies.

√ The ponies are used to being around people and are comfortable with noises.

√ The driveway is located between drainage swales.

√ Actual parking spaces will be limited but the applicant feels there is adequate area for vehicles along the driveway.

√ There will be no house located on the site.

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

The Public Hearing was closed.

The Motion was made to approve the Application for Special Use Permit per Town of Williamson, Town Code, Chapter 178, Article III, Sections 178-9 (C)

and 178-95 for Neysha Parulski, PO Box 362, Ontario, NY to operate a commercial stable with the following stipulations: a double wide driveway be added for emergency situations, horse care guidelines (from a source such as the Humane Society, etc.) be observed and met, and DEC regulations are observed and met. Motion carried. This Special Use Permit is granted for 2 years.

AGENDA ITEM #3

Application for Subdivision of Land Review per Town of Williamson, Town Code, Chapter 152, Article III, Section 152-8 for George Kubishin, 2957 Seeley Rd, Williamson, NY. Property is 49.49 acres located on Seeley Rd, owned by applicant, and zoned A-1 (Agricultural).

E. Swingly was present.

The Public Hearing was opened.

The application involves the transfer of land between the two current owners (G. Kubishin and J. Thompson) to take different size lots to be subdivided then combined between them to create a new 1.801 acre lot. This transfer will allow access to the parcel in the back and for the intent to build in the future.

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

The Public Hearing was closed.

The Motion was made to approve the Application for Subdivision of Land Review per Town of Williamson, Town Code, Chapter 152, Article III, Section 152-8 for George Kubishin, 2957 Seeley Rd, Williamson, NY as requested. Motion carried.

The Motion was made to adjourn the Planning Board Meeting at 8:07 p.m. Motion carried.

Respectfully submitted,

Joanne Greaney