

Present at Meeting: Chairperson William McGhie
Dan Freebern
Mike Raymond
Bill Siegle
Joe Turcotte, Alternate # 2

Also Present: Christine Hayes, Helen Smith, Roger Daby, Zoning Administrator Jim Steen and Town Board Member Bob Olson,

ADENDA ITEMS: File 2016-06 CU – Tax Map # 88.10-1-38

Pledge

Chairperson Bill McGhie called the meeting to order at 7:00 pm

Chairperson Bill McGhie announced that Joe Turcotte Alternate # 2, would be seated as voting member tonight in the absence of Vice-Chairperson Teri Schuerlein.

Approval of minutes: Dan Freebern made a motion to approve the August 16, 2017 minutes as written. Second by Bill Siegle.
ALL AYES.

NEW BUSINESS (cont'd) : File 2016-06 CU
Tax Map # 88.10-1-38
Roger Daby
6584 State Route 8
Brant Lake, NY 12815

Conditional Use approval for **Section 5.20** Retail Business, General/Restaurant Fast Food

Roger Daby stated that he was under the impression that he did not have to do anything else at this point. He stated that he talked about issues that came up in the last meeting such as the fence, thirty-two (32) inches high. He stated that in talking to people every one wonders why he is being required to get a Conditional Use. He now understands and is good with it.

Chairperson Bill McGhie asked Roger if he received the APA permit.

Roger Daby responded he got a write off from them.

Zoning Administrator Jim Steen gave Chairperson Bill McGhie the APA Jurisdictional Determination stating an APA permit is not required for this project.

Dan Freebern asked Roger Daby what the picket fence does with the parking situation.

Roger Daby responded that it does not have an effect on parking he wants to make the fence in sections and not permanent so it can be removed and he is trying to make it look nicer. He stated that the Board was requiring him to put up the fence.

Mike Raymond stated to Roger Daby that the Board was not requiring a fence, referring to the October 19, 2016 meeting at which Roger Daby submitted a sketch plan that showed a fence he would like to include. It was Roger Daby's idea and the Board does not require the fence. The Board members did agree with Roger Daby's idea at the time and thought it would look nice.

Roger Daby said that he then had misunderstood but now understands the Board did not require him to put up a fence.

Chairperson Bill McGhie asked Roger Daby if he still is going to have other vendors down in the back of the property.

Roger Daby stated he is not sure now but at some point he might want to have something down back on an occasional basis like weekends.

Mike Raymond asked Zoning Administrator Jim Steen if this affects the application at all.

Jim Steen stated that he thought that was part of the plan having vendors down in the back and it would be up to the Planning Board to ask for a site plan for out back.

Chairperson Bill McGhie indicated to the other Board members that a site plan is included in the information they received tonight. The Board members looked at the site plan.

Mike Raymond read from the application what Roger Daby proposed use of the property will be and he does not feel it is specific enough. He would like to see where the vendor space to rent is indicated and located.

Roger Daby stated that he would only do that occasionally on weekends.

Mike Raymond stated that as a Planning Board they are trying to understand what people are trying to do with their property.

Zoning Administrator Jim Steen stated that when someone wants to do something with their property it has to fit into an allowed use. It is up to the Planning Board to make any limits on where things can be placed.

Lengthy discussion ensued regarding allowed uses and selling of goods, vendors renting spaces, selling hot dogs, soda and snacks.

Joe Turcotte suggested conditioning the application as to where vendors are to be located.

Dan Freebern does not see a problem with this use.

Zoning Administrator Jim Steen gave an example of a past Conditional Use application that was not conditioned by the Planning Board nor was a site plan submitted and no limitations on anything. If the Board is concerned you can condition this application on what can be done at the location.

Dan Freebern is just concerned with the parking at the location.

Joe Turcotte stated that he thinks the twenty (20') foot setback for parking is adequate and it looks like there is probably more like twenty-five (25') feet.

Mike Raymond stated that even when the General Store was at that location there was never a problem with parking.

Being no further comments or questions Mike Raymond made a motion to deem the application complete and set a Public Hearing for November 15, 2017. Second by Dan Freebern. **ALL AYES.**

REMINDER: None

CORRESPONDENCE: None

PUBLIC COMMENTS: None

BOARD MEMBER COMMENTS: Dan Freebern asked Town Board member Bob Olson about addressing the Travel Trailer regulations. Bob Olson stated that he assembled a panel to meet next week and will be getting something to the Town Board for their approval.

Being no further questions or comments Dan Freebern made a motion to adjourn. Second by Mike Raymond. **ALL AYES.**

Meeting adjourned: 7:30 pm

Next Meeting: November 15, 2017

Respectfully Submitted,
Terri Katsch, Secretary