Present:

Tony Nickinello Board Member

Pat Winch Board Member

Jim Kelly Board Member

Randy Winch Board Member

Carol Wiebe Board Alternate

Jerry Bottcher Board Alternate

Doug Nemec Codes Enforcement Officer

Mindy Goddeau Secretary

Public: Ralph Schissler Tim Preston Paula Lyon Mary Minogue Barb Funk Cody Lawrence

Celia Stephson Carolyn Bordonaro Mike Barillari Bill Wonderlin Linda Shuster

Jeff Twitty Dan Hansen Jim Grant Michelle Powers Karin Dunn Eric Diehl

Blanche Peck Laura Hooker Julia Daby Jon Hensley Kate Hensley Jeri Wright

Michelle Preston Sydnee Goddeau Keith Mandernach Mike Bowman

Online:

Robin Anthony Kate Casler

**Meeting Called** to order at 6:00pm

**Public Hearing**

The public hearing for Michael Barilliari’s coffee roasting for offsite use/sale was opened on a motion from Jerry Bottcher and seconded by Randy Winch with all members in favor. A member of the public asked how often they would be roasting and they stated one to two times a week and that there are no after burners on premise. On a motion from Carol Wiebe and seconded by Randy Winch the public hearing was closed.

The public hearing for Tony Nickinello’s three lot subdivision was opened on a motion from Pat Winch and seconded by Carol Wiebe with an abstention from Tony Nickinello with all remaining members in favor. There was no comment from the public. On a motion from Carol Wiebe and seconded by Jim Kelly with an abstention from Tony Nickinello with all remaining members in favor the public hearing was closed.

# Regular Board Meeting

# On a motion from Jim Kelly and seconded by Randy Winch with all members in favor the minutes from the July 1st board meeting were accepted.

# New Business

# Approval of Michael Barillari coffee roasting for offsite use/sale. On a motion from Randy Winch and seconded by Jim Kelly with all members in favor the use was approved.

# Approval of Tony Nickinello’s 3 lot subdivision. On a motion from Carol Wiebe and seconded by Pat Winch with an abstention from Tony Nickinello and remaining members in favor the subdivision was approved.

# Spruce Lodge Special Use Permit Application- On a motion from Jim Kelly and seconded by Carol Wiebe with all members in favor the application was accepted and a public hearing set for September 2nd .

# Verizon Tower Project 1068 Bonnie View Rd Application- On a motion from Randy Winch and seconded by Pat Winch with all members in favor the application was accepted and a public hearing set for September 2nd.

# Tiny Home Discussion- We are looking to reduce the minimum square footage for tiny homes. Jim wanted to know why the town is more restrictive than the state. The current town minimum is 500 sq ft and the state is 100-400 sq ft. The board agreed to recommend changes to the acreage and sq ft requirements. Tony recommended checking the surrounding areas for language on what other people recommend.

# Manufactured Homes Discussion- We currently have 37 of these homes in town. These are mobile homes not modular homes that we are discussing. It was recommended that we get some definitions from the state of what the restrictions are for mobile homes. Pat likes the idea of ½ acre lots for property outside the hamlet to make the code universal. Jim recommended getting rid of the special restriction on mobile homes and allow all homes to follow the regular code. The board wants to make a resolution to ask for the same zoning for all homes. They decided to revisit it after some more conversation.

# Bill Wonderlin presentation- please see the attach copy of the presentation. Bill stated that the planning board “can” require a conservation subdivision according to our current code, but they are based on specific parameters. This generally requires additional shared property taxes on the vacant land vs a higher property tax revenue on a conventions subdivision. Bill is asking the board to be vigilant in deciding what kind of subdivision they require the property owner to move forward with. This was brought to light because of the recent subdivision done on Hardy Road.

**Old Business**

# Livestock Discussion- see attached sheet provided by Carol Wiebe which is strictly from Cornell. Jim doesn’t like to the idea but Carol, Randy, Pat and Tony all agree with it. Jim doesn’t agree with regulating the number of animals but he does about regulating the amount of manure.

# Forestry Discussion- Pat wants to minimize the amount that could be clear cut on a property. The ADA has specific restrictions that they require but it does not include logging. Pat wants to make a resolution to send to the board increasing the fines based on not getting appropriate permits and/or excessive cutting. On a motion by Pat Winch and seconded by Randy Winch with all members in favor the board agreed to draft a resolution to send to the town board for increasing the fines.

**Public Comment**

Julia Daby spoke and she thinks that there is a horrible stigma around mobile homes. She thinks the square footage should be reduced so that more people can afford homes and so the next generation can afford homes too. This will also allow more of the next generation to grow up with their families.

Another member of the public stated that clear cutting and the conservation subdivision could be connected to help with both issues, especially with all the large properties for sale.

Laura Hooker said thank for the conservation subdivision presentation because this could assist with the lay out of the Homestead Housing work. Doug has had many request for manufactured homes and tiny homes as well.

Motion to adjourn made at 7:20pm by Pat Winch, Seconded by Randy Winch– All in Favor

Minutes Submitted by Mindy Goddeau