

**TOWN OF BARRE
PLANNING BOARD
MAY 8, 2017**

CALL TO ORDER: 6:30 PM

BOARD MEMBERS PRESENT

Tom Keeler	Wes Miller
Jean Depatie	Kurt Dudley
Paul Gillette	Jean Peglow
Wiliford Wraight	Kirk Mathes
Darryl Sanford	

BOARD MEMBERS EXCUSED

Others Present: Dale Brooks, Tom McCabe, Lynn Hill, Mark Swanson, and Shellye Dale-Hall.

I. APPROVAL OF MEETING MINUTES

Mr. Mathes made a resolution to approve the meeting minutes of the April 17th one correction which was inadvertently left off being:

The SEQR was completed.

Resolution 1-417

Introduced by: Jean Depatie
Seconded by: Kirk Mathes

It was Resolved for the SEQR portion of the application of Legion of Christ, to declare a negative declaration.

Upon the vote, the resolution was thereupon duly adopted.

II. OLD BUSINESS

Mr. Mathes stated that he had talked with James Neal, Fire Chief for Barre thought that it would be ok to burn wood only and no shingles. Mrs. Dale-Hall had contacted Mr. Mark, Town attorney regarding burying houses, barns and other structures sighting Article II Waste Management Facilities Section 277-6 thru 277-15. It would be up to the Town Board to change

or overturn this code. Those present were in favor of burning. Mr. Mathes will take this, burning old barns, to the Town Board meeting Wednesday.

III. NEW BUSINESS

There was a discussion with the Town Board members present regarding a solar energy moratorium for the Town of Barre. Mr. Mathes will bring this to the entire Board at their meeting Wednesday.

IV. COMMUNICATION

ORLEANS COUNTY PLANNING BOARD

There was a reminder of the training on June 28th at HOAG Library.

Applications reviewed:

- Town of Albion Site Plan Review and Special Use Permit to install microcell telecommunications facility on existing building 13858 Rt. 31 West (Walmart) in General Business District was approved.
- Town of Albion's request for moratorium extension on industrial solar energy generation facilities for all zoning districts was approved.
- Town of Gaines request for Site Plan Review and Special Use Permit to operate private, non-commercial campground on Kenyonville Road in Residential/Agricultural district was returned to Gaines as a local matter.
- Medina's request for Area Variance and Site Plan Review for 768 square foot addition to existing structure at 11182 Maple Ridge Road (Medina Savings & Loan) in General Business and Maple Ridge Overlay District was approved.
- Town of Yates request for new zoning ordinance; adoption of solar energy systems local law was approved.
- Town of Clarendon's request for amendment to zoning ordinance text: addition of permitted uses to article V was approved.
- Albion's request for Site Plan Review for 5,000 square foot addition to existing structure at 560 East Avenue (Abundant Harvest) in Single Family Residential District was approved with a condition of signage shall be in compliance with the Village of Albion zoning ordinance.
- Town of Barre's request for Site Plan Review and Modification of Special Use Permit at 1400 Drake Island Road Extension in Agricultural/Residential District was approved with a condition of the special use permit shall be in compliance with all applicable regulations as stated in article VII of the Town of Barre zoning ordinance.

V. SITE PLAN REVIEW AND MODIFICATION OF SPECIAL USE PERMIT

1400 Drake Island Extension (127-1-12)

The Public hearing was opened at 6:55 pm regarding the above named application for a site plan review and modification of the Legion of Christ’s Special Use Permit.

Mr. Keeler clarified the division of Legion of Christ and reiterated the Special Use Permit requirements.

- He stated that the Special Use Permit creates new property lines.
- All buildings have 15 plus feet from any boundary
- The County Planning Board has approved the application with the condition that all applicable regulations as outlined in our current zoning be applied

We discussed making Drake Island Extension within the boundaries of Legion of Christ a seasonal or abandoned road. Mr. Brooks didn’t have a definitive opinion for or against. Abandoning a road requires a variance, going before the Town Board and then to the County Planning Board. There was much discussion regarding this. In the end it was decided to keep the road and maintain it.

Resolution 2-517

Introduced by: Paul Gillette
Seconded by Kurt Dudley

WHEREAS, The Town of Barre Planning Board has reviewed the application of Legion of Christ for a Site Plan Review and Special Use Permit for property located at 1400 Drake Island Extension, Albion (127-1-12) and be it hereby

RESOLVED, the Site Plan and Special Use Permit are approved with the following conditions:

1. Contingent on repairs
 - a. Front deck of Lodge repaired
 - b. Roof to Conference Center and Lodge to be repaired
 - c. Bathroom roof and structure need to be repaired so the door to be locked until completed, as it is a hazard
2. Fire Extinguishers updated
3. Fire suppression tested in dormitory
4. A minimum 30 foot right of way to be granted to buyers at the end of the town road known as Drake Island Extension to provide access to the remaining parcel’s lot line
5. A 30 foot gravel driveway on the south side of the archway to allow access for town vehicles or fire vehicles to negotiate the archway which will be maintained by Legion of Christ
6. The Town of Barre does reserve the right to remove the arch at any time since it is in the right of way

UPON ROLL CALL VOTE:

Mr. Keeler - Aye
Mr. Miller– Aye
Mr. DePatie – Aye
Mr. Dudley - Aye
Mr. Gillette – Aye
Mrs. Peglow – Aye
Mr. Wraight – Aye

The resolution was thereupon duly adopted.

The public hearing was closed at 6:45 pm.

VI. ADJORNMENT

Mr. Depatie made a motion to adjourn the meeting at 7:55 pm, seconded by Mr. Gillette and carried (7-0).

Notes were taken by Mrs. Peglow and Mr. Miller in Mrs. Preston’s absence.

Lee A. Preston, Clerk