

**TOWN OF BARRE
PLANNING BOARD
JULY 13, 2020**

CALL TO ORDER: 6:37 PM

BOARD MEMBERS PRESENT

Tom Keeler Wes Miller
Jean Depatie Kurt Dudley
Stephen Harling Kirk Mathes
Jean Peglow
Dr. George McKenna (Alt.)

ABSENT BOARD MEMBERS

Eric Watson (Alt.)

Others present: Sean P. Pogue

I. APPROVAL OF MEETING MINUTES

Mr. Mathes made a motion to approve the June 15th minutes with one correction – the meeting was adjourned at 7:45 pm and not 6:45 pm. Motion was seconded by Mrs. Peglow and carried.

II. OLD BUSINESS

In regards to Dr. Pogue’s expansion of the General Business proposal, the size and depth of the district along with the name of the district must be identified.

- General Business doesn’t limit residential use
- What/how would it affect the other uses of the land
- Current general business had residential use
- Mr. Keeler met with attorney Lance Mark to discuss the issue
 - Light industrial does not allow residential
 - 500 foot distance from the center of the road should be an adequate distance and if not, they can obtain a variance
- Currently the general business laws are a minimum of 200 foot lot width, 75 foot off right of way, a 15foot side setback and a 50 foot rear setback, minimum lot size of 40,000 square feet, mazimum building coverage of 35 percent.
- How would this possibly affect the possible solar project?
 - Would the 500 foot be considered the property line of zoning line?

Resolution 7-2020

Introduced by: John Depatie

Seconded by: Stephen Harling

RESOLVED, A distance of 500 feet be set from the center of the road to establish the General Business District.

UPON ROLL CALL VOTE:

- Mr. Keeler – Aye
- Mr. Miller – Aye
- Mr. DePatie – Aye
- Mr. Dudley – Aye
- Mr. Harling – Aye
- Mr. Mathes – Aye
- Mrs. Peglow – Aye

The resolution passed.

The possible proposed boundries were discussed:

- 31A west to Eagle Harbor Road, both sides of the road
- Rt. 98 south to Root Road, both sides of the road
- Old Rt. 98 south to half way between West Barre Extension and Cushing Road
 - East side is fields and houses on the west side
- Half mile down Maple Street, both sides of the road
 - There is 3 phase electric that far
- This would match the comprehensive plan excluding Maple Street
- Would not include any flood plains
- Dr. Pogue is proposing the expansion as a resident
- This has been an ongoing discussion
- Procedure would be we propose the change to the Town Board, sent to the County Planning Board. Once it has come back to the town, a public hearing would be held then a decision would be made.

Resolution 8-2020

Introduced by: Jean Peglow
Seconded by: Stephen Harling

RESOLVED, the General Business to be extended to include:

1. Maple Street ½ mile west of Rt. 98, both sides of the road
2. Rt. 98 from Rt. 31A south to Root Road, both sides of the road
3. Rt. 31A from intersection of Rt. 98 west to Eagle Harbor Road, both sides of the road

UPON ROLL CALL VOTE:

- Mr. Keeler – Aye
- Mr. Miller – Aye
- Mr. DePatie – Aye

Mr. Dudley – Aye
Mr. Harling – Aye
Mr. Mathes – Aye
Mrs. Peglow – Aye

The resolution passed.

Part 1 and 2 of the SEQR were completed.

Resolution 9-2020

Introduced by: Jean Peglow
Seconded by: John Depate

RESOLVED, that a negative SEQR be declared.

UPON ROLL CALL VOTE:

Mr. Keeler – Aye
Mr. Miller – Aye
Mr. DePatie – Aye
Mr. Dudley – Aye
Mr. Harling – Aye
Mr. Mathes – Aye
Mrs. Peglow – Aye

The resolution passed.

In regards to the energy storage law, no other town has submitted one as yet. Board was advised to think about what should be included. Mrs. Preston stated that while on www.thebatavian.com, she happened to see that the Genesee County Planning board had reviewed an energy storage Law submitted from the Town of Alabama. She had looked on their county websites and did not find any details. The Town of Orangeville was going to have an informational meeting on this but was cancelled.

III. NEW BUSINESS

Dr. Pogue asked about having tiny houses in the Town of Barre. He stated that they currently would not meet our zoning code. There is a property on West Barre Road with at least five acres that has a septic tank. However, the home is uninhabitable. The person would like to a tiny home there. The closest we have would be

1. A manufactured home being 900 square feet minimum and 20 feet wide. Manufactured homes are not allowed at this time.
2. A camp grounds would require a special use permit however its prohibited from taking off the wheels
3. A camper must be moved every 30 days

The issue was discussed:

- Tiny homes and up and coming
- Issue not only is with us by other towns too?
- Some requirements to consider
 - Lot size could go smaller
 - Septic etc.
 - What about fire codes etc.
 - Occupants per square foot?

VI. COMMUNICATION

ORLEANS COUNTY PLANNING BOARD

The meeting was cancelled.

VII. ADJORNMENT

Mrs. Peglow made a motion to adjourn the meeting at 8:31 pm; seconded by Mr. Miller and carried (7-0).

Lee A. Preston, Clerk