

**TOWN OF BARRE  
PLANNING BOARD  
FEBRUARY 12, 2024**

**CALL TO ORDER:** The board met at the Town Hall and the meeting was called to order at 6:32 pm by co-chair Mr. Keeler.

**BOARD MEMBERS PRESENT**

Tom Keeler                      Jean Depatie  
Stephen Harling                Ben Mathes  
Jean Peglow

**EXCUSED MEMBERS**

Wes Miller                      Kurt Dudley

Others present: Chad Fabry (temporary CEO), Gary Palmer, Sean P. Pogue, Kirk Mathes

**I.      APPROVAL OF MEETING MINUTES**

Mrs. Peglow made a motion to approve the January regular meeting minutes with a correction of completing the sentence Mr. Depatie was to take the question back to the Comprehensive Plan Committee. Motion was seconded by Mr. Harling and carried (7-0).

**II.     OLD BUSINESS**

There is no old business at this time to come before the board.

**III.    NEW BUSINESS**

A discussion was had regarding land separation. There currently is nothing in our zoning regarding land separation and Mr. Fabry thinks that we should have something. As it stands now there is nothing to stop it from happening.

- To not create small land locked parcels
- Its perfect timing to do it now so the town is in alignment with the comprehensive plan
- Its better to not be retroactive
- It would not be to infringe on the landowners' rights
- Planning Board would not have a conflict/opinion in the future with one in place
- Town of Clarkson's, the one suggested is long
- There is no site plan being done with single or 2-family homes which should be reviewed by the Planning Board. This should be done in regards to septic location, run off, elevation, etc. things may be overlooked

- Its negligent not to have things in place, especially for situations that could come up in the future.
- Expansion from the cities is coming and it happens fast so its best to be prepared.
- The NY State building code states sparingly if a home is more that 400 feet off the road and there is no public water, a retention pond needs to be in place.
- We should be taking advantage of subdivision fees as its coming here faster than you think
- Increase fees to those that can pay like companies who build telecommunication towers, subdivision developments etc.
- More affordable housing for smaller lots
- Would mainly be for combining or single subdivisions at the current time
- Could have “grandfather” lots in the zoning
- Its better to stop it now and not make any more undersized lots
- Seller does it for the buyer
- LaBella Associates is a good organization that could help come up with a law for us.

We should reach out to other surrounding towns like ours. This would be a tool for us not an improvisation.

Gravel Pit Special Use Permits was also discussed. Mr. Fabry is not in favor of a one-year Special Use Permit. He stated that it would be better to zone mining where you want it and not spot zone. He has been trying to organize the office. There are no rules/parameters, stipulations in the files which should be. Also, the minutes are not key word specified so they are not easily located. Because of that, the only thing that he can really do is fire inspections. Gravel pits would be better having an operating permit.

A CEO should be doing fire inspections every year for large gathering places which is not being done. The job would easily be 40 hours a week to do a correct job. Many may be resistance to change.

Mr. Palmer is here tonight to be considered for one of the open planning board alternate positions. He currently is on the Comprehensive plan committee, but his desire is to be on the planning board. Since the position has been vacant with no results from advertising, Mr. Palmer will be recommended to the Town Board with the stipulation that he must resign from the Comprehensive plan committee. A recommendation letter will be signed by Mr. Keeler after it has been drawn up.

The Eagle Harbor Sand & Gravel Pit on Eagle Harbor Road draft SEQR Notice of the Public Hearing on February 14 information is located on the town’s website. It was suggested that the members tune in to listen to the comments for and against. The company would like to mine deeper than their current special use permit. Mr. Harling stated that he would imagine an application would come to the Planning Board sometime regarding the modification of the special use permit.

#### **IV. COMMUNICATION**

##### **ORLEANS COUNTY PLANNING BOARD**

The January meeting was cancelled, therefore there is no report at this time.

V. **ADJORNMENT**

Mr. Depatie made a motion to adjourn the meeting at 7:49 pm; seconded by Mrs. Peglow and carried (7-0).

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Lee A. Preston, Clerk