

**TOWN OF BARRE
PLANNING BOARD
APRIL 15, 2024**

CALL TO ORDER: The board met at the Town Hall and the meeting was called to order at 6:35 pm by co-chair Mr. Keeler.

BOARD MEMBERS PRESENT

Tom Keeler	Wes Miller
Jean Depatie	Kurt Dudley
Stephen Harling	Ben Mathes
Jean Peglow	Gary Palmer (Alt)

Others present: Bridget O’Toole, Kirk Mathes, Sean Pogue

I. APPROVAL OF MEETING MINUTES

Mr. Harling made a motion to approve the March regular meeting minutes. Motion was seconded by Mr. Dudley and carried (7-0).

II. OLD BUSINESS

Mr. Keeler reviewed the discussion regarding subdivision of land from the February and March meeting stating that Mr. Fabry had provided input. Mr. Keeler also stated that Mr. Miller and himself had conversations with Mrs. O’Toole. Continued discussion took place:

- Mrs. O’Toole was asked about waiting until the comprehensive plan was updated. She stated that it could be either way. However, since the comprehensive plan would need a public hearing and the subdivision would also need one with both possibly coming at the same time, she would not wait. We already have lots that are not great and we do not want to have more.
- How would it be enforced and who would oversee a subdivision
 - The CEO would send it to the planning board for review which we would have control of some things like utilities being above or below ground, water, sewer etc.
 - County would not allow a quick transfer at the time of closing as they would have a copy of the zoning law. The County would be the final check
- Every municipality would have different standards whether it is one lot or multiple lots
- We do not want land locked parcels or even flag lots as Mrs. O’Toole states our regulations for flag lots are not up to date in her experiences she has had
- Mrs. O’Toole would discourage zoning for 1-3 subdivisions and those 4 and above as the minimum lot size would be rolled into the subdivision law
- It was asked if it would be additional work for the board and Mrs. O’Toole said it would be like doing a site plan so no it would not be additional work

- The current zoning right of way of 30 feet is not enough; it should be at least 50 feet
- Fire department may have an insight of dimensions
- Would not want a long driveway for a flag lot for turn arounds etc.
- How does the board approach a subdivision – moratorium or start working on it? It should be started now with no moratorium
- A subdivision of ten plus homes on Rt. 31 is not what is driving this zoning
- Zoning must be tailored to us and not Grand Island or other large cities
- Mrs. O’Toole had started working on subdivision zoning with it put to the way side with other issues that were more urgent. She is willing to dig it out, dust it off and circulate it.
 - She is willing to have a couple members work with her
 - Maybe just give the board an outline of what should be included
 - Mrs. O’Toole do a first draft then the board could retrofit it

Resolution 5-2024

Introduced by: Kurt Dudley
 Seconded by: Wes Miller

The Planning Board is recommending to the Town Board request Mrs. O’Toole to do a draft of a subdivision law to be reviewed by the Planning Board before being given to the Town Board.

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.

III. NEW BUSINESS

A Site Plan Review application from Eric Watson and Freedom Storage of NY Inc. was received at 14001 West Lee Road (Tax Id # 94.-1-21.12). The original application for the storage unit rental facilities Site Plan Review dated December 3, 2021 was approved for both phase one and two of 4 separate buildings. Phase one consisted of two storage unit buildings and phase two would be the remaining two buildings. However, since one of the two remaining buildings size is being changed, it is coming before the board again. The new dimensions of the second building is 48’ x 144’ which is about half the length and wider than the others. Mr. Keeler stated that Mr. Watson was in contact with him today and would not be in attendance as he is under the weather. There are boats and campers there now so that may account for the length being changed.

Resolution 6-2024

Introduced by: Kurt Dudley
Seconded by: Ben Mathes

WHEREAS, on April 2, 2024, Eric Watson (the “Applicant”) filed an application for a Modification to the Special Use Permit and Site Plan approval to be located at 14001 West Lee Road, Tax ID No. 94.-1-21.12, (the “proposed action”)

WHEREAS, the Proposed Action involves the addition of a 48 x 144 storage building, and

NOW THEREFORE, the Planning Board does grant Site Plan Approval for the Proposed Action with the following condition:

- 1. Same construction as before

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 Town Board has asked the planning board to review the town fees. Discussion took place:

- The current fee schedule from 2006, Town of Clarendon, Town of Elba, and a suggested fee schedule from our temporary CEO was emailed to the members at Mr. Keeler’s request
- It was noted that the Town of Barre’s fee schedule has not been updated in 18 years where Clarendon has been updated nine times in ten years.
- They all have different wording
- What does the inspection fees cover? Multiple times onsite for travel expenses to follow the recommendations put out by New York State
- Suggested fees are on the low side or no charge for residents and greatly increased to those like cell towers etc. which a few of the board members do not agree with
- We do not want to discourage and scare away residents from obtaining building permits etc.
- Just increase across the board a certain percentage increase with at least 50 percent increase inspection fee per visit
- Make the increase to a full dollar amount and possibly to the nearest \$5.00
- With reading one fee schedule, it looks like one has a fee just to have a business
- Special use permit fees are not applicable. Again, increase by a percentage and making it as a whole figure with inspection visits increase of 50%
- Look at some of the fees, eliminate some and/or add some. Those fees eliminated still would need to apply to the CEO

- CEO would enforce any actions following the legal route if needed working from a complaint
- We want to have comparison fees not to pad the town but enough to make the town a nice place to live
- Board does not have to look at water fees
- It was decided to have the board review the current fee schedule from 2006 for the town and it will be discussed at the next meeting.

IV. COMMUNICATION

ORLEANS COUNTY PLANNING BOARD

Mr. Harling was asked to attend the March meeting:

- Town of Albion’s request for a Special Use Permit and Site Plan Review for a 5 MW Solar project on Riches Corners Road on Riches Corners Road was approved with the addition of an extra berm due to the historic home next door.
- Village of Albion’s request for a Special Use Permit and Site Plan Review for a Broadband Tower on Lydon Drive was approved after discussion of the fell distance discussed
- Town of Yates request for a Special Use Permit and Site Plan Review for a Home Business on Roosevelt Highway was approved. The business in making furniture with family members only working there.
- Orleans County Agricultural District update saw the addition of 60 parcels

V. ADJORNMENT

Mrs. Peglow made a motion to adjourn the meeting at 8:04 pm; seconded by Mr. Miller and carried (7-0).

Lee A. Preston, Clerk