

## **Planning Board Minutes – April 21,2025 Monthly Meeting**

**Meeting** called to order and opened at 7:01M by Chairman George Dowse was held in the Town meeting room at 56 Geneva St, Dresden NY.

**Present:** Chairman George Dowse, Robert Miller, Floyd Hoover, James Warner

**Others Present:** Peter Weis, Mark Malcolm, Dwight James- Code Officer

Chairman led the Pledge of Allegiance.

Minutes of March were presented, motion by Bob 2<sup>nd</sup> Jim approve carried.

### **New Business:**

**Sub Division SD 25-1 Work Session:** Peter Weis property at 2057 Perry Point Rd proposes to sub divide approximately 3.41 acres from 16.58 acre lot.

Mr. Weis explained his desire to sub divide this property. He has no need for the house and has a buyer for it. He is only interested in keeping the vineyards.

Following a brief discussion on this application, Floyd made a motion to grant the 3.416 acre subdivision from the 20.49 acre parcel, was seconded by Jim and carried by all.

Mr. Malcolm will meet with the Chairman and Dwight tomorrow to certify the survey mylar for filing with the County..

Area Variance AV 25-1 of Rachel Krajewsski property at Downey Rd TM # 64.02-1-1.123 is seeking an height area variance for a proposed accessory structure that exceeds the maximum height allowed in an Ag/Rex District. Ms Krajewski is seeking an 6.8' height variance.

Discussion on view shed, as this structure will be built in a lower area there are no neighboring property's view that would be impacted.

Floyd asked if this accessory structure was in the location of the campground application pending.

Mr. James reported the Campground application was withdrawn officially April 14, 2025. This accessory structure is for the tree houses. The board agreed that there be stipulations applied with this recommendation to the ZBA to consider before granting its approval. 1. This to be an accessory structure use only 2. Proof that the sub division 24/1 granted March 17, 2024 was filed at the County Clerk's office.

Motion by Bob 2<sup>nd</sup> Floyd To recommend to the ZBA approval with the two-stipulations noted, carried with Floyd, Bob and Jim voting Aye 3-0 (George Abstaining).

**Torrey Solar Regulation 98.98.** Discussion on the draft and battery storage. Battery storage needs to added to definitions and setbacks will be same as Solar . Discussion on height of panels being at 15'.

George will make the final edits.

NO further business before the board, George made a motion to adjourn 2<sup>nd</sup> Floyd carried at 8:35PM

Respectfully submitted,