

TOWN OF TRENTON PLANNING BOARD

JOHN PANZONE, Chairman
PAUL DAVIDSON, Member
CHRIS CRUMB, Member
DAVID CONSTABLE, Member
WILLIAM NOETH, Member

PO Box 206
Barneveld, NY 13304-0206
TDD Dial 711
FAX (315) 896-4045
trenton@town.trenton.ny.us
www.town.trenton.ny.us

WILLIAM BRADLEY, Member
JOSEPH SAMSON, Member
KATHLEEN KELLOGG, Member
THERESA INSERRA, Secretary

July 6, 2020

Meeting called to order at 6:35

Roll Call

Members: Paul Davidson, Acting Chair
Joe Samson, Member
William Noeth, Member
Chris Crumb, Member
Dave Constable, Member
Kathy Kellogg, Member

Leo Boulerice – Zoning Enforcement Officer
Ken Cutler – Codes Enforcement Officer

Missing: John Panzone, Chairman
Will Bradley

Guest: Barbara Olden
Kendra Krause

Applicant: Olden & Kruse

Parcel I.D.: 248.000-2-7, Application No. 20015
Parcel Location: 10679 John Street, Barneveld, NY 13304
Zoning: R1.0

Home Occupation for a real estate office.

Barbara Olden presented with a sign diagram, plot plan, and explanation of her 'Boutique' Real estate office along with required forms for review. Kendra is the salesperson and it is Kendra's home that would be used as the office. No customers will be coming to the home. All work will be electronic. This will be a temporary location as she wishes to build in Utica. Also submitted was a 'Home Occupation – Supplemental Form' and an interior layout of the house with the

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location of the office. Barbara states that the sign would be 12 x 18 and would hang from the street mailbox as required by the state licensing board.

Leo and Ken reviewed it for square footage and deemed it appropriate. Ken was satisfied with the project from a code perspective. Kathy made a motion to approve the project. Chris seconded. All approved. For the sign, Chris made a motion to approve the sign. Kathy seconded. All approved.

Status of Pending Projects:

- 20012 – Charles O'Donnell – Renovation to Van's Tavern. Based on the June 1, 2020 meeting, it was suggested that because Don Ehre had so many issues, that the applicant's engineer should contact Don Ehre to review any issues. PB secretary sent out a letter to the applicant on June 6, 2020 advising that the Planning Board is not opposed to the idea of renovating the tavern, but there are some inconsistencies between the engineer's drawings and our engineer that need to be cleared up. To date, there has been no response received from Don Ehre or Charles O'Donnell.
- 19052/19053 – Mallory Rd. Solar Project. An email was received from Vicki Weaver stating Sam Wilkinson is no longer with the company and what are her next steps. The board stated at the work session that a list of the issues that we sent to Sam in August 2019 be sent to her for review. PB secretary sent an email to Vicki on July 3, 2020 along with a copy of the questions we sent to Sam and advised her that further review of the project would require submission of the requested documentation.
- 19081/19082 - Teton Management – Hulser Road. Applicant requests to construct and operate a large-scale solar system in a Residential Mobile Home zoning district.

Bill VanAlst emailed the Planning Board and others on June 29, 2020 updated forms and an updated site plan. Bill also mailed the Planning Board secretary a copy of the 'Wetland and Stream Delineation Report' that was done by LaBella Associates (which was subsequently emailed to the Planning Board members and others). The board stated that Bill would need to provide hard copies of the updated site plan and it would be sent to outside agencies for review. But, because a copy of the delineation report had been sent to the Army Corps of Engineers for review, the Planning Board would be unable to

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make a decision until the Corps had reviewed the delineation report and a copy of their findings sent to the Planning Board for review. The board suggested that once the hard copies of the site plan are received, that we wait to see what the findings are from the Army Corp. The board stated that we can send the current info once received out to SEQR, but if the Army Corps has any suggestions that would necessitate creating a new site plan, then the plans would again need to go out to SEQR. Their concern was the cost of the review each time our town engineer reviewed the project. The secretary subsequently sent an email to Bill to let us know how to proceed.

Minutes

Review of March 2, 2020 minutes: Bill made a motion to accept the March minutes. Kathy seconded. All approved.

Review of June 1, 2020 minutes: Joe made a motion to accept the June minutes. Chris seconded. All approved.

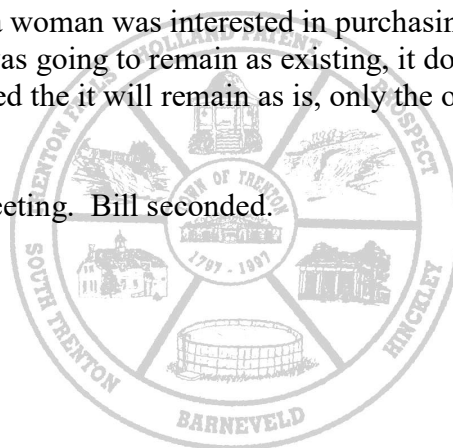
Solar Law: Kathy had read a report on the budget for New York State and stated that the governor's budget had approved a law that would bypass town zoning for solar and wind projects. Secretary found that the bill is the 'Accelerated Renewable Energy Growth and Community Benefit Act' and passed out hard copies of a webinar that was found online. The board discussed various general topics regarding solar. Paul stated that he would talk to Joe Smith and ask for guidance on this.

Dance 10 Studio: Leo advised that a woman was interested in purchasing the Dance 10 Studio. The board stated that if the project was going to remain as existing, it does not need to come before the Planning Board. Leo stated the it will remain as is, only the owners were changing.

Adjournment

Joe made a motion to adjourn the meeting. Bill seconded.

Meeting adjourned at 7:18.



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