

Store to be located at 347 West Service Road. The current operation is located on Route 12A in Chenango Bridge. Daren has already had Building Inspector Matt Banks in to look at the building. Daren intends to purchase the building then move into the section closest to the road. The roof, wiring, and plumbing all need replacing. The project is divided into three phases, which Daren anticipates working on over a 1-2 year time frame. Phase One would include preparing 1000 square feet of the building for the Retail Store and clearing trees behind the building for a RC Racetrack and starting an access road that would lead to the lower section of the property. Daren was asked if he was part of the motorcycle gang that was mentioned in previous Town Board minutes as having an interest in purchasing the building; he said he was not. Dick mentioned that if he disturbs more than one acre of land, he will be required to have a Stormwater Plan; Daren said that he is aware of this and is willing to fill out the SEQR and SWPP plan paperwork, if necessary. He did not want to start the paperwork for these until he was sure the Planning Board would approve the project. Phase One indicates there will be 'clearing of trees behind (the) building and the start of an access road to the lower section of the property'; Mr. Armstrong asked for more details regarding the access road in terms of drainage, grades, etc.; Daren said he could provide these. In Phase One, the road will be a 'starter' road and Daren plans to have Bothar Construction assist in bringing fill in for the road. Daren will need to obtain a fill permit from the Town if he does have Bothar Construction bring fill in for the road. **Mr. Randall made a motion to approve Phase One of Daren Scherer's site plan**, seconded by Mr. Moss. **Motion carried.**

VOTE: Ayes 7 Armstrong, Eldred, Keough, Moss, Mullins, Randall, Standard
Nays 0

Daren will need to return to the Planning Board when he is ready to begin Phases Two and Three.

OLD BUSINESS

Illsley Properties – West Service Road – Jay Abbey – Jay Abbey attended tonight's meeting and inquired of the status of the zoning in the West Service Road area. Dick replied that the Planning Board's recommendation to the Town Board to adjust the properties in the area of the West Service Road to Limited Industrial is being considered tomorrow night (April 27th, 2016) at the Work Session at 6:00 pm. If the local law is adopted into the Town Code of the Town of Fenton, seven parcels of land in the Hillcrest area along the West Service Road would be rezoned.

Kark Recreational Vehicle Park – update? – Atty. Fernandez said that the applicant needs to go through the application process. She has not been advised that the applicant has applied for a permit for the Recreational Vehicle Park at this time. Meanwhile, Atty. Millus addressed with the Town Board the concept of clarifying the terminology in the Town Code regarding recreational vehicle parks but it may not happen in conjunction with this particular application. Atty. Fernandez further explained that if the permit is submitted and is approved, at some point the Planning Board would review it for site plan approval. If it is denied, the applicant would then appear before the ZBA. There needed to be an adverse decision before the project could be reviewed by the ZBA. There was no decision because there was no application before the Planning Board – only a feasibility study. Mike Ward, member of the ZBA, further added that on the ZBA application, one of the reasons for appearing before the ZBA is for an interpretation after denial not just an interpretation of the code. A discussion ensued regarding the lack of definitions within our current Town Code for outdoor recreational, tourist camps, and

recreational vehicle parks. There are several municipalities in New York that have defined these terms and may be used as a reference, including the Town of Colesville and Town of Richland, for defining our Code. NYS Real Property also has definitions for these terms. Pat Podrazil, member of the CAC, will provide Melodie Bowersox with copies of the information she has from some of these municipalities so that it may be distributed to the Planning Board members. It was noted that many of these municipalities require the recreational vehicle parks to operate seasonally, meaning that they typically close in mid-October. Also, Mr. Eldred said the soil in the property the applicant is looking at is hardpan which will cause problems with the sewage system.

120' Pole on Route 7B – Dick recently received a proposal from Transmission Network NY, LLC for the installation of a 120' pole on Route 7B across from Jake Lord's Welding. Dick sent TNNY, LLC a copy of the Town's telecommunications ordinance but he has not heard back from them. At a recent Work Session, Atty. Millus said that even though it would be on the State's right of way, it would still be considered part of the Town's telecommunications system. The pole is a transmissions tower with dishes on it to be used for emergency services.

Solar Energy Systems –

- At the last Planning Board, Mr. Armstrong said that Gay Canough, CEO of ETM Solar Works, mentioned the NYS Unified Solar Permit. Mr. Armstrong was not aware of the Town Board adopting a building permit for roof-mounted solar panels (in 2014) as recommended by the CAC.
- Gay Canough is tentatively scheduled to attend the June Planning Board Meeting to discuss Solar Energy issues. The Planning Board would like to invite Building Inspector Matt Banks, the Town Board, the ZBA, and the three local Fire Companies to attend.
- There is a training provided by the County at the Town of Chenango this Thursday, April 28th, 2016, from 4:30 – 7:00 pm, which will include SEQR issues and local solar regulations.

At 7:46 pm, **Mr. Randall made a motion to adjourn the meeting**, seconded by Mr. Armstrong. **Motion carried.**

Melodie A. Bowersox, Town Clerk