

Planning Board Minutes – February Monthly Meeting

February 23, 2026 meeting was held in the Town meeting room at 56 Geneva St, Dresden NY and called to order at 7:00PM by Chairman George Dowse

Present: Chairman George Dowse, Floyd Hoover, Chad Nelson, Excused - James Warner
Others Present -Dwight James, Mike Schnelle

George led the pledge of Allegiance and then welcomed new board member Chad Nelson.
No new business,

Local business man Mike Schnelle 846 Rte. 14 appeared to inquire as to regulations/restrictions for his property located in the Agriculture District.

He is considering new ideas for use of structures on his property.

He has a farmhouse across from Serenity Rd that could be used as short-term rental with some improvements and/ or long-term accommodation. Possibly remove house and replace it with new structure for either long- or short-term rental.

His large barn could be renovated into an event space, or into a residential structure for long- or short-term rental.

His old tasting room attached to vineyard barn can continue in use as additional tasting room space that is pet friendly or be renovated into residential unit for either short- or long-term rental.

The 3.5 acre parcel adjacent to new tasting room currently a native wildflower field could be developed with either connected or standalone structures for short term rentals.

Discussion on other townships allowing wide variety of structure for short term rentals.
Dwight will check with other code officers.

Old Business: Discussion on zoning code updates needed - remove C2 district

- A. Zoning District approved uses
- B. 98.127 Short term rental law
- C. 98.25c Noise regulations add A to dB
- D. New cannabis Law
- E. Miscellaneous items

There being no further business before the board, Floyd made a motion to adjourn 2nd Chad, carried at 9:30pm

Respectfully submitted