

Planning Board – December 20, 2021

Meeting called to order at 7:00PM by Vice Chairman George Dowse held in the Town meeting room 56 Geneva Street, Dresden NY.

Present: George Dowse, Ellen Campbell, Robert Miller, Mike Warner, Excused: Floyd Hoover

Others Present: Dwight James Code Officer, Ruth & Scott Osborne, Logan Rockcastle, Marvin Nolt

Mike Warner was appointed to vacant planning board seat by town board on December 14, 2021 for a term to 2026. The Town Clerk took Mikes Oath of Office in front of meeting attendees and had him sign into the oath book.

Vice Chairman led the pledge of allegiance.

Motion by Bob 2nd Ellen, to approve minutes of October meeting, carried by all. No meeting in November.

Special Use Modification 21-6: Marvin Nolt 1064 City Hill Rd appeared to present his application. He would like to construct a 40' x 44' structure to an existing building on his property. A modification is required to expand the footprint of original special use permit per Torrey Zoning Law § 98.133 in an Ag District, Town of Torrey.

Yates County Planning Board determined this application will have no countywide impact.

Mr. Nolt will also need a lotline adjustment of 30' to meet setbacks on this structure. His father owns the adjoining land and is agreeable to the lot line adjustment.

Ellen inquired what kind of business he has, Mr. Nolt replied wheel fabrication.

Bob inquired if there is an onsite eyewash station. Mr. Nolt stated yes.

Motion by George 2nd Ellen to recommend approval of application carried by all.

Chairman and Code Officer will sign off on lotline adjustment when presented from attorney.

Special Use Modification 21-5: Fox Run Vineyards 975 Carlsen Rd to construct a 11,000 sq' processing facility adjacent to existing building. A modification is required to expand the footprint of original special use permit per Torrey Zoning Law § 98.133 in an Ag District, Town of Torrey, Logan Rockcastle, engineer for Scott & Ruth Osborne presented the application. This is an expansion to the processing building for storage.

Yates County Planning Board determined this application will have no countywide impact.

Motion by Ellen 2nd Mike, to recommend approval of this application, George-Aye Ellen-Aye, and Mike- Aye 3 Ayes with Bob Miller abstaining.

Site Plan Review: Logan Rockcastle presented the Site Plan Review for Fox Rune Vineyards 975 Carlsen Rd 11,000' ft building expansion.

Mr. Rockcastle explained the stormwater management plan, they are working with Yates County Soil & Water.

Yates County Soil & Water requested clarification on the Site plan

Question on topsoil removed, Mr. Osborne stated the topsoil will remain on site.

Question on lighting, Mr. Rockcastle stated structure will follow Dark Sky Compliance.

George declared the Planning Board as lead agency on the full environmental assessment (State Environmental Quality Review Act or SEQRA) for this application.

Ellen asked about question # 13. Mr. Rockcastle stated project will not affect area wetlands.

George then introduced Part 2 &3 of SEQRA

George read the list of questions on how this project impacts the environment out loud for the board members decision.

Motion by Ellen 2nd Mike to accept the completed SEQRA and its findings of a negative declaration that the proposed

action will not result in any significant adverse environmental impacts.

This by roll call vote: George Dowse -Aye, Ellen Campbell-Aye Mike Warner - Aye 3 Ayes 0 Nays Bob Miller- Abstaining.

With no further discussion,

Motion by George 2nd Mike to approve Site Plan for Fox Run Vineyards construction of 11,000 sq' addition to processing facility upon the approval of Yates County Soil & Water carried.

George Aye, Ellen Aye, Mike Aye, 3-0 Bob abstaining

There being no further business before the board, a motion to adjourn for 2021 made by Ellen 2nd George, carried by all.

Respectfully submitted,