

## **Planning Board Minutes – December 18, 2023**

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

**Present:** George Dowse, Ellen Campbell, Robert Miller, Michael Warner, Floyd Hoover

**Others Present:** Gary McIntee, Nathan Nolt, Dwight James

Chairman led the Pledge of Allegiance.

### **Old Business:**

**SD 23-3** Nancy McNamara 2268 Swarthout Rd sub division application would like to divide her property TM # 63.02-1-1 into three (3) parcels. Parcel A -1.61 acres, Parcel B-1.032 acres and Parcel C remaining 27.357 acres. Decision on this parcel was tabled last month for a review and recommendation from Yates County Planning Board. On 12/14/2023 the YCPB recommended approval of this sub division application, as it has no significant countywide impact.

Brief discussion on 100 ' separation of well and septic, Dwight stated this certification is required by NYS Dept of Health before they will approve an application for permit. Motion by Bob 2<sup>nd</sup> Floyd to approve and grant the sub division of TM # 63.02-1-1, carried by all.

**SD 23-4** Nathan Nolt property at 2013 Rte. 14 would like to divide TM # 52.01-1-8 into two (2) parcels, Parcel A -3.889 acres, Parcel B remaining 72.411 acres. Parcel A will be the site of his son's new home.

Decision on this parcel was tabled last month for a review and recommendation from Yates County Planning Board. On 12/14/2023 the YCPB recommended approval of this sub division application, as it has no significant countywide impact.

his sons' residence.

Motion by Ellen 2<sup>nd</sup> Bob to approve and grant the subdivision of TM # 52.01-1-8, carried by all.

**Minutes of October, November** were presented, and tabled for edits.

**Greenidge Sound Testing** The sound testing by Aurora Acoustical was performed on December 7 & 8<sup>th</sup> 2023. Present at testing was Grant Downs, George Dowse, Dwight James. The bit coin miners building was opened for tour. The miners were then shut down and readings taken.

Points at Greenidge property line were tested as were points at Charles Street, Village Gazebo ( Main & Cornelia) and Tom Legutko property 1267 Arrowhead Beach Rd Readings taken when the bit coin miners were at full power, then again when the bit coin miners were shut down.

Grant thanked Dwight and George for their participation in the sound study. There was no wind and the leaves were all own from the trees. The engineer performing the study was very professional and followed ac certain protocol. At each site he explained the setup, took wind and temperature information, the instrument being used and what the “spikes in reading” were caused from, ie: birds, traffic noise etc. The final report on this study will take time to complete.

**Short Term Rental Draft** has been presented to Town Board who then sent it to the Town Attorney for review and opinion before Local Law public hearing.

**Cannabis Law** Discussion on items needed such as time and place of consumption. To determine area of sales a possible overlay is needed to make determination.

**Yates County Planning Board** YCPB has received an applications to review for cannabis sales since state lifted ban on cannabis permits. Town of Starkey has an application submitted for proposed cluster development.

George announced LULA training scheduled for May 9 & 10 and June 6 & 7<sup>th</sup> 9AM – 3PM .. Yates County has been allotted 5 participant slots, Torrey may get 1 slot. Must be committed to attend all 4 training dates to complete program.

George thanked all for their attendance and wished a Happy Holidays.

Motion by Bob 2<sup>nd</sup> Floyd to adjourn, carried 8:00PM

Respectfully submitted

Betty Daggett  
PB Secretary