

Planning Board Minutes – June Monthly Meeting Raymond Zimmerman SD Public Hearing

June 15, 2026, meeting was held in the Town meeting room at 56 Geneva St, Dresden NY and called to order at 7:05PM by Chairman George Dowse

Present: Chairman George Dowse, Floyd Hoover, James Warner, Chad Nelson

Motion by Jim 2nd Floyd to approve May minutes carried.

Subdivision application SD 26-3 Raymond Zimmerman 2456 Rte. 14 Tax ID 64.01-1-14

Proposes to sub divide 2 acres from the existing 111.7-acre lot.

On May 28, 2026, the Yates County Planning Board recommended approval of this application as it has no county wide impact.

There was no one appearing in support or opposition of this subdivision, clerk mailed out notices to all property owners within 500' of this application, with no response.

No SEQRA was needed on this application as it is a residential project.

Motion by George 2nd by Chad, to accept the Plat submission as complete carried

Motion by Floyd 2nd Chad, to approve this subdivision SD 26-3 Raymond Zimmerman 2456 Rte. 14 Tax ID 64.01-1-14 to sub divide 2 acres from the existing 111.7-acre lot, carried.

Special Use Application 26-1 Patricia Rockwell property at 930 serenity Road to operate a commercial kitchen part-time for small catered events. Food will be delivered offsite.

DOH and Engineer will do the certification on project. No local food service deliveries to site.

Motion by Chad 2nd Jim recommending approval of SUP 26-1 the July 6th ZBA meeting for this application, carried by all.

Zoning Law changes; Gary McIntee questioned non-conforming lots, Mr. James answered his questions.

Discussion on changing height of Accessory Structure in Agricultural District to 18'

Brief discussion on the engineering requirements for septic certification for short-term rentals

Discussion on Cannabis Law, setbacks and zoning districts allowed.

Motion to adjourn by Jim 2nd George carried at 8:35PM

Respectfully submitted,

Betty Daggett- Town Clerk