

## **Planning Board Minutes – October 16, 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

Excused: Floyd Hoover

**Others Present:** Dwight James CEO, Gary McIntee, Beth Cain, Ken Campbell, Ken & Pamela Allen, Dale Irwin, Richard & Ny Nelson, 2 others.

Chairman led the Pledge of Allegiance.

Chairman opened the public hearing on the Nelson Sub Division application at 7:02pm

Richard Nelson 929 Carlson Rd would like to subdivide 2.84 acres of his property along the original deed lines. in 1996 a 2.84 acre lot on the southside of Carlson Rd was purchased by the Nelson's and appears assessed with the Nelson's property on the north side of Carlson Rd TM # 19.66-1-1.2. Mr. Nelson would like to transfer the 2.84 lot to his son to build a home on.

With no one appearing to speak in favor or opposition of this sub division, Chairman moved on to other business,

Minutes of September were presented, Motion by Bob 2<sup>nd</sup> Mike to approve, carried.

### **New Business:**

Area Variance application # 23-5 of Kenneth Allen 1698 Long Point Beach R . Mr. Allen would like replace, widen and extend his wrap around porch deck 6' to the northeast. The deck at the northeast edge would be within 6' of the mean highwater mark. He is asking for a 4' variance to the setback requirement.

Discussion on proximity of neighbor's property and view. The property on the northside is vacant and the southside property is set well back.

Bob made a motion to recommend approval of Area variance 23-5 to the Zoning Board of Appeal, 2<sup>nd</sup> Mike, carried by all.

### **Old Business:**

**Greenidge Sound Testing-** George state the sound study is being scheduled for November. Dale Irwin of Greenidge was in attendance. George stated he has technical questions for the Sound Company Aurora Acoustical before the actual testing day. Mr.

Irwin will arrange the meeting but asked that anyone on the board that has been publicly vocal against Greenidge not be present at the meeting or testing day. Discussion on sites to be tested. The 5 sites will be at Greenidge property lines. Planning Board chose 3 additional sites which are at Village of Dresden Gazebo on Main Street, Carolyn McAllisters 78 Charles Street, and Beth Cain's dock 1275 Arrowhead Beach Rd.

Ellen questioned why the Greenidge plant is not in the test study. Bob reminded the original area variance application was for a structure to house bit coin miners.

Discussion on the impact of weather during study. Bob stated there are so many variables to be considered during testing.

Ellen inquired if test site is near Ferro "Vibrantz" Corp. Mr. Irwin stated no.

Peter Gamba asked if the board has considered researching the long-term impact of sound on public health.

Bob stated that the Planning Board must follow the Town Code regarding sound, there is no regulation/ direction to research sound impact.

Ms. Cain mentioned she had conversations with colleagues regarding dB sound scale - vs- dBA weighted sound scale. George presented a sound scale graph that showed the difference between dBA, dB and dBC.

Ms. Cain asked if the sound test was to be run concurrent or site to site. Mr. Irwin stated the test will run site to site.

Cannabis Regulation- tabled to next month.

Short Term Rental- Reviewed draft, discussion on watershed, septic etc. George stated the town has a wastewater law and regulations in place to address the septic.

Gary McIntee George will make final edits to then send to Town Board at their next meeting, possibly December.

Gary McIntee asked about section in short term rental law on water treatment systems requirements, how will the property owner be required to submit proof of treatment and to whom.

George has a few questions to ask of Yates Co. Soil and Water and the proof of treatment is one of them.

There being no one interested in speaking on the Nelson sub division, George closed the public hearing on Sub Division application 23-5 at 9:00.

George made a motion to approve Sub Division application 23-5 to subdivide 2.84 acres from TM # 19.66-1-1.2, 2<sup>nd</sup> Bob, carried by all.

There being no further business before the board,  
Bob made a motion to adjourn, 2<sup>nd</sup> Ellen carried at 9:02pm

Respectfully submitted,

