

**VILLAGE PLANNING BOARD  
MEETING  
JANUARY 10, 2024**  
Chairman Don McCord presiding

Members: Britt Mead, Tracy Bennett, Jamie Johnson, Mary Ellen Humphry

Excused: Diana Holt, Rick Mathews

Others: Vince Luce, Becky Jackson, Bonnie Rae Strickland, Miranda Salzler, Paul Salzler, Zach Bobseine, David Herr, Judy Einach, Gail Boardway, Bruce Boardway, Blake Maras, Kimberly Maras

**7:30 a.m./PUBLIC HEARING 50-60 FRANKLIN STREET (KALEIDOSCOPE FARMS) SPECIAL USE PERMIT**

The public hearing was open for comments. A slide presentation was exhibited by the Applicants at the beginning of the meeting followed by discussion and questions. It was noted that to begin with there would be 2-10 employees working there.

**CLOSE PUBLIC HEARING/FRANKLIN ST.**

Chairman Don McCord closed the public hearing for 50-60 Franklin Street.

**7:45 a.m./PUBLIC HEARING FOR 37 EAST PEARL STREET SPECIAL USE PERMIT FOR BOAT SERVICE/REPAIR SHOP**

Applicant, Blake Maras, gave an overview of what this area would be used for. He stated it would be a Boat Repair/Service Shop with detailing, washing, sanding etc., and shrink wrapping will be offered as well. He also noted they would be using biodegradable products.

**ACTION ON 50-60 FRANKLIN STREET**

**Chairman McCord proposed a motion which was made by Britt Mead, seconded by Tracy and was carried unanimously to approve the Special Use request contingent upon the following conditions being met:**

- 1. Applicant must obtain a valid license from NYS Office of Cannabis Management.**
- 2. All aspects of the Cannabis facility, except for the transportation of products or materials, must take place within the fully enclosed building and shall not be visible from the exterior of the building.**
- 2. No outside storage is permitted.**
- 4. Ventilation - The business will provide an air treatment system with sufficient odor-absorbing ventilation and exhaust systems such that any odor generated inside and outside of the facility shall not be detectable by a person with a reasonable sensitivity at the property line.**



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**5. Signage must be approved by the New York Office of Cannabis Management.**

**6. If the license issued by NYS Office of Cannabis Management specifies other additional or more specific provisions relating to the size, site plan, or other physical attributes of the facility, the provisions in such license will apply in addition to the existing conditions of approval.**

**7. The Planning Board shall not apply any requirements that conflict with the provisions of the New York State license. If a condition is found to conflict, the NYS license condition will apply.**

**8.) The cannabis facility will maintain adequate safety measures and a safety plan as required by NYS.**

**9.) The business shall submit a plan identifying a representative of the business, which shall be available 24 hours daily to serve as the primary person of contact in the event of an emergency. Such contact information will be provided to the Westfield Police Department and Code Officer and kept up to date.**

**10.) The business is encouraged to work with local organizations and the Village of Westfield to develop a process or formula as part of a plan for reinvestment into the community as proposed during the application process.**

CLOSE PUBLIC HEARING 37 E. PEARL ST.

Chairman McCord closed the public hearing for 37 E. Pearl Street.

ACTION ON 37 E. PEARL ST. BOAT SERVICE/REPAIR SHOP

**The board made a motion by Britt Mead, seconded by Mary Ellen Humphry; with Tracy Bennett abstaining, the motion was approved for the Special Use Permit applied for by Blake Maras.**

MINUTES OF DECEMBER 13, 2023

**The board made a motion by Tracy, seconded by Britt and was carried unanimously to approve the minutes of December 13, 2023.**

**There being no further business to come before the board the meeting was adjourned.**



AGENDA  
VILLAGE OF WESTFIELD  
PLANNING BOARD

DATE: Wednesday, March 13th, 2024

PLACE: Eason Hall -North Room

TIME: 7:30am

- I. 7:30 AM: Open public hearing/take comments regarding the six (6') foot fence Special Use Permit at 10 Academy Street (Heather Anderson).
- II. Close public hearing for 10 Academy Street.
- III. Action on 10 Academy Street
- IV. Pastor David Herr and Pastor Vinny Sanzo on questions regarding Kaleidoscope Farms LLC
- IV. Minutes review and approval -January 10th, 2024, Planning Board Meeting
- V. Adjournment



**VILLAGE PLANNING BOARD  
MEETING  
MARCH 13, 2024**  
Chairman Don McCord presiding

Members: Rick Mathews, Britt Mead, Mary Ellen Humphry, Jamie Johnson

Excused: Diana Holt, Tracy Bennett

Others: Vince Luce, Bonnie Rae Strickland, Becky Jackson, Rob Genthner, Judith Einach, Pastor Dave Herr, Pastor Vinny Sanzo, Heather Anderson, Cheryl Williamson, Laurie Larson, Matthew Brazofsky

**PUBLIC HEARING/6' FENCE 10 ACADEMY STREET**

The hearing was opened to take public comment regarding a request for a 6' fence in the rear of the property located at 10 Academy Street, with Chairman McCord noting for the record that it should have read 6' rather than 8' on the Permit request. He suggested for the owner to consider a fence similar to the Stevenson's House located on Rte. 394, for across the front and standard sized on the side.

Following discussion the hearing was closed.

**ACTION:**

Action taken resulting from the hearing is as follows:

**The board made a motion by Mary Ellen Humphry, seconded by Britt Mead and was carried unanimously to approve for the 6' fence to be erected on the property located at 10 Academy Street.**

**KALEIDOSCOPE DISCUSSION**

Pastor David Herr gave an overview of his personal viewpoints in regard to having the Kaleidoscope Farms building and business located in the Village of Westfield and pointing out for one thing, the wrong ideas this would convey to our young people and would allow them to think that this was acceptable. And if it is not possible to impose conditions, he wanted to go on record as stating it should be strongly suggested that they should have it for "medicinal" rather than "recreational" purposes. He requested Chairman McCord relay this and strongly suggest that they do that to which he agreed to do. Pastor Vinny Sanzo reiterated his thoughts as well in agreement with Pastor Herr's statements.

**MINUTES**

**The board made a motion by Britt Mead, seconded by Mary Ellen Humphry and was carried unanimously to approve the minutes of January 10<sup>th</sup>, 2024.**

**There being no further business to come before the board the meeting was adjourned on a motion made by Rick Mathews, seconded by Mary Ellen Humphry and was carried unanimously.**



AGENDA  
VILLAGE OF WESTFIELD  
PLANNING BOARD

DATE: Wednesday, April 10th, 2024  
TIME: 7:30am

PLACE: Eason Hall -North Room

- I. 7:30 AM: Open public hearing/take comments regarding the Special Use Permit for chickens at 90 S. Portage St. (K. Martin).
- II. Close public hearing for 90 S. Portage Street.
- III. Action on 90 S. Portage Street
- IV. Sign Permit Review – 29 Elm St. Wanderlust (J. Powers)
- V. Minutes review and approval -March 13<sup>th</sup>, 2024 Planning Board Meeting
- VI. Adjournment



**VILLAGE PLANNING BOARD  
MEETING  
APRIL 10, 2024**  
Chairman Don McCord presiding

Members: Diana Holt, Mary Ellen Humphry

Excused: Tracy Bennett, Britt Mead

Others: Vince Luce, Becky Jackson, Rob Genthner, Mayor Dennis Lutes, Kristy Martin,  
Ericca Caccamise

7:30 a.m.

PUBLIC HEARING SPECIAL USE PERMIT/CHICKENS @ 90 S. PORTAGE ST./MARTIN  
Following an explanation of the request by the applicant, the Hearing was closed.

**ACTION**

**The board made a motion by Mary Ellen Humphry, seconded by Diana Holt and carried unanimously to approve the request for the Special Use Permit for chickens at 90 S. Portage Street with the stipulation there be only 6 chickens, no roosters and all conditions be met according to Local Law.**

SIGN PERMIT REVIEW/29 ELM STREET – WANDERLUST/J. POWERS

**The board made a motion by Mary Ellen Humphry, seconded by Diana Holt and was carried unanimously to approve the request for a sign permit.**

**MINUTES**

**The board made a motion by Diana, seconded by Mary Ellen and was carried unanimously to approve the minutes of March 13, 2024.**

**The meeting was adjourned.**