Chairman Don McCord presiding

MEMBERS: Rick Mathews, Mary Ellen Humphrey, Tracy Bennett

OTHERS: Vince Luce, Rob Genthner, Becky Jackson, Judy Einach, Chelsea Barmore, Sam Villafrank

MINUTES

The board made a motion by Mary Ellen Humphrey, seconded by Tracy Bennett and was carried unanimously to approve the minutes of November 12, 2024.

SEQR REVIEW FOR THE PROPOSED MINOR SUBDIVISION AT 117-119 SPRING STREET

Chelsea Barmore gave the board an overview of her plan to build a residential pole barn structure, no basement, 1 level on a 2-6 acre plot. Chairman McCord noted that it is a Type 2 Action under New York State SEQR regulations, therefore no further review is required to which the board approved on a motion made by Chairman McCord, seconded by Mary Ellen Humphrey and was carried unanimously.

REVIEW OF THE PROPOSED MINOR SUBDIVISION

It was noted by Chairman McCord that Ms. Barmore had received an Area Variance from the ZBA of the minimum street frontage requirement of 100’.

A motion was made by Mary Ellen Humphrey, seconded by Britt Mead and was carried unanimously to approve the minor subdivision for 117-119 Spring Street as submitted.

DISCUSSION VILLAFRANK MINOR SUBDIVISION PLAN

Applicant Sam Villafrank presented a plan to the board, noting he is deeding a strip of property 400’ x 10’ to his niece for an orchard. The second item is for minor subdivision across from Katharine Bronstein’s. Sam said the road frontage is a minimum of 400’ and the back is 1.20 feet, including a strip up to the rear of the other east side property for trees and orchard.

An application will be given to Sam to complete for continuing the process. Chairman McCord said that given it was presented just this afternoon, the Board would need some time to review before taking action.

The next Planning board meeting will be February 11th at 4:00 p.m.

OTHER BUSINESS

Chairman McCord noted that the Village of Sherman had enacted a Law for vacant buildings that if a building becomes vacant for a certain period, there are costs incurred by the

owner. He noted specifically the building next to the Moose, which has been vacant for quite some time. The Sherman Law could be a model to establish having a Law enacted.

The board briefly discussed short term rentals and recommended it be brought up to the Village Board at their next meeting. It was felt that something that needs to be done and quickly to put some control on them. One suggestion was that a Moratorium could be enacted.

The motion was made to adjourn the meeting by Mary Ellen Humphrey, seconded by Britt Mead and was carried unanimously.