

TOWN OF GAINES PLANNING/ZONING BOARD MEETING | 2017

September 11, 2017

7:00PM

Present: Chairperson: Michael Grabowski, Members: Ray Burke, Curt Strickland

Excused: Marilyn Miller

Absent: David Thom

Guest: Marie Preston, Ken Haylett, Attorney Doug Heath

Chairman Grabowski called the meeting to order at 7:00 PM with the Pledge of Allegiance to the Flag.

Approval of Meeting Minutes (08/07/2017)

On a Motion of Member Burke, seconded by Member Strickland the following was

Carried	Ayes	3	Grabowski, Burke, Strickland
	Nays	0	

The Minutes of 08/07/2017 were approved.

Informal Discussions

Doug Heath w/Marie Preston RE: former Rockin' R Ranch, 14877 Ridge Road

Doug Heath explained that Marie Preston was interested in purchasing the Rockin' R Ranch located at 14877 Ridge Road and that it was suggested by CEO Dan Strong to go before the board to present their intent and inquire as what approvals or permits they would be needing, he further explained that he had looked over the previous permits issued to the previous owner, Dave Allchin, and he stated that Ms. Preston would likely need a Minor Sub-division split, a Special Use Permit, and a Use Variance since she would be using the property in a similar manner and that the Use Variance terminates upon the sale of the parcel. Mr. Heath asked Marie Preston to present her plans to the board so that they can determine the Board's desire as to any applications going forward.

Marie Preston presented her plans for the property which included the selling of nursery stock plants with a greenhouse on the west side of the building, flower arrangements (cash & carry) gifts, fruits/vegetables, U-Pick pumpkin patch, Christmas tree sales, possibly selling ice cream and food in the future, live music, wine tasting (vender). It would be open April 1 (depending on Easter) - Dec 23rd, closed January - February the proposed hours would be M-Sa 8:30am - 5:30pm, Su 9:00am-4:00pm

Chairman Grabowski sees no issues- advised that all the possibilities be listed, inquired as to acreage (5 acres)- informed them that there would be a site plan review - parking and signage would be addressed.

Chairman Grabowski and Member Burke Recommended listing longer hours and more open dates so as not to require amendments in the future.

Ken Haylett, Haylett Farms Enterprises farm labor camp

Ken Haylett appeared before the board and explained that he has owned the property since 2002 and has used it as a labor camp all along, as it was by previous owners for the past 25 years, but it was never classified as such, and he had believed it was grandfathered in. After being inspected by the Department of Health they found some infractions, all of which have been corrected, he has been in contact with CEO Dan Strong who has done a walk-through and after installing a carbon monoxide detector in the basement is in compliance with code

Chairman Grabowski stated that he was aware that he was given a conditional Certificate of Occupancy based on his application but it will still require a Site Plan Review and he expects an application that can be addressed at the October meeting.

Mr. Haylett explained that no survey is available, Member Burke inquired as to whether one would be at the County and asked if a parcel map would be sufficient in lieu of a survey map and suggested contacting Real Property for pictometry.

Chairman Grabowski stated that the reason for the survey would be to be sure it meets setback requirements, but didn't foresee any issue with that. If by chance there were an issue it is an existing condition and an Area Variance would have to be filed.

Cobblestone Museum Signage

They originally wanted to have multiple signs along their property face which would have exceeded our sign limitations and would have required a variance, they have since spoken with CEO Dan Strong and their board has decided to stay within the existing square footage limitations.

Beauty Parlor/ Salon Home Occupation

Chairman Grabowski stated that he received an email from Mary Hallenbeck but the nature of this request is unclear. CEO Dan Strong had mentioned that she was interested in a Home Occupation Special Use Permit. Chairman Grabowski was unsure as to what that entailed and didn't have the address.

Motion to Adjourn

On a motion from Member Strickland, seconded by Member Burke the meeting was adjourned at 7:29 PM.

Respectfully Submitted,

Debra S. Mitchell
ZBA Secretary