

TOWN OF GAINES
PLANNING BOARD MEETING MINUTES
July 7, 2025

Meeting called to order by Chairperson Kirby at 7:00 P.M.

Pledge to the Flag was led by Mr. Braley

Present: Justin Kirby, Chairperson; Jeff Braley; Craig Lane; Janet Cheverie, Town Clerk

Absent: None; 2 vacant positions

Guests: Doug Farley, Cobblestone Museum Director; Toni & Tom Stark; Christine Sartwell

Motion was made by Mr. Braley and seconded by Mr. Lane to approve the minutes from May 19, 2025.
Aye 3; Nay 0

Motion was made by Mr. Lane and seconded by Mr. Braley to open the Public Hearing at 7:00 pm for the Stark Alpaca Farm Market to be located at 15264 Ridge Rd W., Albion, NY 14411.
Aye 3; Nay 0

Discussion: The public hearing was advertised as required in the Batavia Daily News. There have been no written comments received by the Clerk. There were no comments from those in attendance.

Motion was made by Mr. Braley and seconded by Mr. Lane to close the Public Hearing at 7:05 pm
Aye 3; Nay 0

After hearing no comments in opposition to the special use permit application for the Farm Market, motion was made by Mr. Lane and seconded by Mr. Braley to approve the issuance of the special use permit for the Alpaca Farm Market to be located at 15264 Ridge Rd W., Albion, NY 14411.

Discussion: The farm market is in keeping with the agricultural nature of this location.

Aye 3; Nay 0

NEW BUSINESS

One of the members of the Planning Board will be out of town on the next scheduled meeting, August 4, 2025. Since there are 2 vacancies, there would not be a quorum. It was suggested that it be moved to August 25, 2025 @ 7:00. Additionally, September 1, 2025, is a holiday so it was suggested that the September meeting be cancelled since it is so close to the date of the August meeting. A motion was made by Mr. Lane and seconded by Mr. Braley to reschedule the August meeting to August 25, 2025 @ 7:00 pm and to cancel the September 1, 2025, meeting. Clerk to advertise the change of date.

Discussion: None

Aye 3; Nay 0

A special use permit and minor site plan review was submitted by The Cobblestone Society and Museum for a new 99-person meeting place adjacent to the historic house at 14386 Ridge Rd W, Albion, NY 14411, tax map #51.-1-8.312. Additionally, the existing garage area would be converted to a new accessible entrance. Mr. Farley indicated that this project has been 5 years in the making. The first phase is to restore the house with an accessibility room. The adjacent project is proposed to be a 99-person meeting room. The plan is to use the natural level for the mezzanine level and have an accessible level also. The meeting room would be available for use by various organizations. The proposal is for 43 plus parking spaces. The lighting for the parking lot would meet the local code.

A motion was made by Mr. Lane and seconded by Mr. Braley to set the date and time for the public hearing on the above request for Monday, August 25, 2025 @ 7:00 PM at the Gaines Town Hall, 14087 Ridge Rd W., Albion, NY 14411 and for the Clerk to advertise the public hearing in the Batavia Daily News.

Discussion: Mr. Lane inquired what their timeline is for beginning construction. Mr. Farley indicated that they are hoping to begin in September or October.

Aye: 3; Nay: 0

A motion to was made by Mr. Braley and seconded by Mr. Lane to adjourn the meeting @ 7:20 PM.

Discussion: None

Aye: 3; Nay: 0

Respectfully submitted,

Janet K. Cheverie, Town Clerk