

**TOWN OF BARRE  
PLANNING BOARD  
MAY 9, 2016**

**CALL TO ORDER:** 6:30 PM

**BOARD MEMBERS PRESENT**

Tom Keeler	Wes Miller
Jean Depatie	Kurt Dudley
Paul Gillette	Jean Peglow
Wilford Wraight	Kirk Mathes
Darryl Sanford	

**BOARD MEMBERS EXCUSED**

**OTHERS PRESENT**

Guy Smith	Shellye Dale-Hall
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**I. APPROVAL OF MEETING MINUTES**

Mr. Wraight made a motion to approve the meeting minutes of the April 14<sup>th</sup> with no corrections; seconded by Mr. Gillette and carried (8-0).

**II. SITE PLAN REVIEW AND SPECIAL USE PERMIT**

15082 Sheelar Rd. (118-1-23.11)

The Public hearing was opened at 7:00 pm regarding the above named application to have a Farm Labor Camp. Mr. Smith stated that:

- The farm requires a lot of manual labor
- In the process of hiring seven H-2A agricultural seasonal workers
- Workers will be here from approximately June 1<sup>st</sup> to October 31<sup>st</sup> each year assisting the farm with the growing and harvesting of the year's crop

Discussion/questions were asked:

- The home is in the Agricultural District
- Will there be road parking? The farm needs to provide transportation so will be no road parking and only 1 or 2 vehicles in the driveway at any time at the most
- Any H-2A rules will be followed as far as housing stipulations – will be fire and building code approved
- All workers will probably be from Mexico and will be all male
- Workers will not be working in the packing house
- Water is good

- Currently there is one approved septic tank and in the process of installing an additional tank
- Upstairs of the home will not be used, everything is downstairs
- Home will be closed in the winter
- Furnace is working – previous owner didn't use the furnace saying it didn't work
- Neighbor Mr. Brooks didn't have a problem with the home/farm camp
- Farm does own the parcel of land that the home/farm camp is on
- Certificate of Occupancy will be needed
- Would not be opposed to a yearly inspection

The public hearing was closed at 7:30 pm.

The SEQR was reviewed and questions asked/answered.

**Resolution 1-516**

Introduced by: Jean Peglow  
 Seconded by: Kurt Dudley

Resolved to declare a negative declaration.

Upon the vote, the resolution was thereupon duly adopted.

**Resolution 2-516**

Introduced by: Jean Peglow  
 Seconded by: Wiliford Wraight

**WHEREAS**, The Town of Barre Planning Board has reviewed the application of Guy Smith on behalf of Triple G Farms for a Site Plan Review and Special Use Permit for property located at 15082 Sheelar Road, Elba (118-1-23.11); and be it hereby

**RESOLVED**, the Site Plan and Special Use Permit are approved with the following conditions:

1. Maximum of 7 occupants, all male
2. Currently have 700 gallon septic tank with addition of 500 gallon new tank installed
3. Upstairs will not be used
4. Maximum of 1-2 vehicles
5. Will close house after the season

**UPON ROLL CALL VOTE:**

- Mr. Keeler - Aye
- Mr. Miller– Aye
- Mr. DePatie – Aye
- Mr. Dudley - Aye
- Mr. Gillette – Aye
- Mrs. Peglow – Aye
- Mr. Wraight – Aye

The resolution was thereupon duly adopted.

### **III. OLD BUSINESS**

Mrs. Preston mentioned that Mrs. Beach had stated that we should not be publishing the water district map due to Homeland Security. Mr. Keeler will ask Mr. Bensley and Mr. Mathes will ask the Town Board.

### **IV. NEW BUSINESS**

Apex hosted a Wind information meeting at the Town Hall with a few of the board members in attendance.

- Land owners with over 20 acres received a letter inviting them to the meeting
- They will be hosting another meeting Wednesday
- In the end, the Planning Board would give written recommendations to the Town Board and they would make the final decision by the zoning codes

There are two trainings coming up. The first one is the Spring Regional Local Government Workshop May 19<sup>th</sup> in Pittsford. The second one is June 2<sup>nd</sup> at Hoag Library.

### **V. COMMUNICATION**

#### **ORLEANS COUNTY PLANNING BOARD**

- The Town of Yates request for new local law; six month moratorium on wind energy conversion systems was approved.
- The Town of Yates request for amendment to zoning ordinance text regulating wind energy conversion systems was approved.
- The Town of Clarendon request for a special use permit to operate a home occupation for firearm sales in the residential/agricultural district was approved with a condition on any outdoor advertising signs.
- The Village of Albion request for an area variances and site plan review for installation of ATM and freestanding sign in the general commercial district was approved with conditions of the nature and extent of additional buffering, exterior lighting, and the free-standing sign location.
- The Village of Albion's request for amendment to zoning ordinance for a six month moratorium on mobile home construction outside of mobile home parks.
- The Town of Murray request for amendment to zoning ordinance for a six month moratorium on mobile home construction outside of mobile home parks was approved.
- The Village of Holley's request for amendment to zoning ordinance for a six month moratorium on mobile home construction outside of mobile home parks was approved.

Mr. Vendetti suggested that every town undertake the task of examining their regulations regarding the siting of manufactured homes and amend accordingly and all regulations should

look similar to make things simpler and to perhaps one day realize the idea of County-wide code enforcement.

**VI. ADJORNMENT**

Mrs. Peglow made a motion to adjourn the meeting at 8:25 pm, seconded by Mr. Depatie and carried (7-0).

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Lee A. Preston, Clerk