

**TOWN OF BARRE  
PLANNING BOARD  
DECEMBER 13, 2021**

**CALL TO ORDER:** 6:33 PM

**BOARD MEMBERS PRESENT**

Tom Keeler                      Wes Miller  
Jean Depatie                  Kurt Dudley  
Stephen Harling                Kirk Mathes  
Jean Peglow                    Eric Watson (Alt.)  
Dr. George McKenna (Alt.) – arrived at 6:38 pm

**ABSENT BOARD MEMBERS**

Others present: Dave Herring (Keeler Construction) and Tom McCabe

**I.     APPROVAL OF MEETING MINUTES**

Mrs. Peglow made a motion to approve the October 18th regular meeting minutes as presented with no correction. Motion was seconded by Mrs. Peglow and carried. (7-0)

**II.    NEW BUSINESS**

An application from Keeler Construction on behalf of Barre Stone Products was received for consideration of a modification of their Special Use Permit. Due to the conflict of interest, Mr. Keeler left the room at 6:34 pm. Mr. Herring stated they would like to add an additional small electrical building of 10” x 10” or 10” x 12” and a second storage silo for asphalt. The silo will sit on the pre-existing pad. The pad was purposely made to handle two silos when the first silo was installed. A larger electrical building is needed to house the necessary electrical components needed for the silo. The project will be done in phases because of the time limit in between seasons. The silo will be added in the spring of 2022. It was asked if they are considered in the business district and they are not because they are more than 500 feet from the center of the road and are in the agriculture/residential district.

**Resolution 26-2021**

Introduced by:     Steve Harling  
Seconded by:       Jean Peglow

**WHEREAS** the Planning Board has reviewed the Part 2 of the SEQR form for the application of Barre Stone Products, 14120 West Lee Road (94-1-27) for a modification to their Special Use Permit

**RESOLVED**, to declare a negative SEQR

**UPON ROLL CALL VOTE:**

Mr. Miller – Aye  
Mr. DePatie – Aye  
Mr. Dudley – Aye  
Mr. Harling – Aye  
Mr. Mathes – Aye  
Mrs. Peglow – Aye

The resolution passed.

**Resolution 27-2021**

Introduced by: Jean Peglow  
Seconded by: Steve Harling

**WHEREAS** the Planning Board has reviewed the application of Barre Stone Products 14120 West Lee Road (94-1-27) and

**RESOLVED**, to accept that application as complete

**UPON ROLL CALL VOTE:**

Mr. Miller – Aye  
Mr. DePatie – Aye  
Mr. Dudley – Aye  
Mr. Harling – Aye  
Mr. Mathes – Aye  
Mrs. Peglow – Aye

The resolution passed.

**Resolution 28-2021**

Introduced by: Steve Harling  
Seconded by: Kurt Dudley

**WHEREAS** the Planning Board has reviewed the application of Barre Stone Products 14120 West Lee Road (94-1-27) and

**RESOLVED**, to send the application to the County Planning Board for review due to the location in the Agriculture/Residential District on a state road

**UPON ROLL CALL VOTE:**

Mr. Miller – Aye  
Mr. DePatie – Aye  
Mr. Dudley – Aye  
Mr. Harling – Aye  
Mr. Mathes – Aye  
Mrs. Peglow – Aye

The resolution passed.

**Resolution 29-2021**

Introduced by: Kirk Mathes  
Seconded by: Jean Depatie

**WHEREAS** the Planning Board has reviewed the application of Barre Stone Products 14120 West Lee Road (94-1-27) and

**RESOLVED**, to not have to a public hearing because it is a modification to their Special Use Permit

**UPON ROLL CALL VOTE:**

Mr. Miller – Aye  
Mr. DePatie – Aye  
Mr. Dudley – Aye  
Mr. Harling – Aye  
Mr. Mathes – Aye  
Mrs. Peglow – Aye

The resolution passed.

Mr. Herring then left along with Mr. Keeler rejoining the meeting at 6:45 pm.

An application from Expedited Property Service, 14007 West Lee Road was received for a Site Plan Review for a Self-Storage building. At this point, Mr. Watson was not acting in the capacity of alternate planning board member. Mr. Keeler had contacted Mr. Lance Mark, Town Attorney, on this previously. A Special Use Permit is not required as it is in the Business District. Mr. Lance also had stated that a common driveway would be allowed with the properties being the same owner under 603 Access Control zoning. Mr. Watson stated that if the property was sold, negotiations, he would either allow a right of way or do a driveway at that point. The property is part of a Tract 8 member so the fire department, so the County Emergency Department would have the emergency access code. There will be cameras and 24-hour lighting on the site. There are no close neighbors that the lighting would bother. The project would be done in phases and Mr. Watson would like to have the entire site plan approved tonight if possible. The second phase start would depend upon demand. He would obtain a building permit when phase 2 was implemented. The size of the units themselves are 1'x20', 10' x 10'

and 10' x 5' which can be changed. The exterior of the building would not change. There will not be electric in the units themselves. Each renter would have their own access code for the gates. The project would be taxable and maybe two jobs after construction. The driveway will be a stone surface and eventually paved. The units have a one percent slope for drainage. The water will leave by way of the land into the pond at the back of the property. There will be an outlet for snow removal. Mr. Bensley was also contacted previously and the application does not need to go before the County Planning Board.

**Resolution 30-2021**

Introduced by: Kirk Mathes  
Seconded by: Jean Peglow

**WHEREAS** the Planning Board has reviewed Part 2 of the SEQR form for the application of Expedited Services West Lee Road (94-1-21.12) and

**RESOLVED**, to declare a negative SEQR

**UPON ROLL CALL VOTE:**

Mr. Keeler – Aye  
Mr. Miller – Aye  
Mr. DePatie – Aye  
Mr. Dudley – Aye  
Mr. Harling – Aye  
Mr. Mathes – Aye  
Mrs. Peglow – Aye

The resolution passed.

A public hearing was discussed. The application states a public hearing is optional. Dr. McKenna stated that neighbors are asking and he felt that there should be one. There was discussion on this. Mr. Keeler then asked for a motion to hold a public hearing with no response.

**Resolution 31-2021**

Introduced by: Jean Peglow  
Seconded by: Steve Harling

**WHEREAS** the Planning Board has reviewed the Site Plan application for Expedited Services West Lee Road (94-1-21.12) and

**RESOLVED**, to accept and approve the application

**UPON ROLL CALL VOTE:**

Mr. Keeler – Aye  
Mr. Miller – Aye  
Mr. DePatie – Aye  
Mr. Dudley – Aye

Mr. Harling – Aye  
Mr. Mathes – Aye  
Mrs. Peglow – Aye

The resolution passed.

**Resolution 32-2021**

Introduced by: Wes Miller  
Seconded by: Kurt Dudley

**WHEREAS** the Planning Board has reviewed the proposed 2022 meeting dates

**RESOLVED**, to approve with the changes of February 14<sup>th</sup> to the 21<sup>st</sup> and October 10<sup>th</sup> to the 17<sup>th</sup>

**UPON ROLL CALL VOTE:**

Mr. Keeler – Aye  
Mr. Miller – Aye  
Mr. DePatie – Aye  
Mr. Dudley – Aye  
Mr. Harling – Aye  
Mr. Mathes – Aye  
Mrs. Peglow – Aye

The resolution passed.

**III. OLD BUSINESS**

A continued conversation was had on Tiny Homes. Mr. Keeler stated that a housing study was done by the County. Dr. Pogue requested that the planning board looked into this to see if the residents might benefit from this. He has met with a few members of the County Legislators and others. We should be considering all options:

- Energy use and maintenance
- Change minimum square footage
- Compost toilet or septic
- Foundation
- Width and square footage
- Have public comment/survey and where advertised – hub, Pennysaver, best was in person here on Election Day
- 350-38
- Short term rentals?
- Burden on tax base
- Pick an area to have it – like the old trailer parks
- So new, nowhere to look for specifics

- Number of occupants allowed?
- Keeping the elderly here – how do we do that – mean age is getting older
- Create or modify what residents already have
- Appendix Q of NY State has some guidelines
- We should have our own tiny home code section than trying to revamp what we have
- Ask Barry Flansburg, assessor, about taxes
- What would the resale value be?
- Could the Appendix Q be mailed and opinion asked?
- Remodel a spare bed and bath for a care taker?
- What about next to your home?
- Elderly would not want to climb up into a loft

Mr. Keeler asked the board to think about where and why to consider tiny homes for the next meeting.

#### IV. COMMUNICATION

##### ORLEANS COUNTY PLANNING BOARD

November 18<sup>th</sup> meeting:

- Town of Gaines request for a Special Use Permit and Site Plan Review for a home-based small bakery on Brown Road in R/A District was approved
- Town of Ridgeway’s request for a Special Use Permit for a motor vehicle repair shop on Salt Works Road was approved
- Village of Albion’s adoption of zoning for a new solar law was approved
- Town of Gaines request for a Special Use Permit and Site Plan Review for farm labor housing in Agricultural/Residential district on Kenyonville Road was approved
- Town of Gaines/Town of Carlton request for a Special Use Permit and Site Plan Review for a proposed solar farm in the adjoining municipalities was approved
- Town of Carlton’s Special Use Permit, Site Plan Review and Use Variance on Roosevelt Highway in Hamlet District was denied due to needing more information
- Town of Murray’s Special Use Permit and Site Plan Review for a side and rear additions to existing Site Plan on Ridge Road in Business District was approved
- Mr. Keeler stated as a reminder given by email to members that the training was approved to be taken by video.
- Rep. DeRoller was there and discussed broad band expansion. Mr. Keeler stated that a company has asked about putting an antenna on the water tower and he sent it to Sean.

Mr. Mathes stated that one town held funds in an escrow account for expenses related to a solar project. The company pulled their application. Because of the escrow account, the town didn’t lose any money.

## MEMBER RESIGNATION

Dr. McKenna gave his resignation to the planning board effective immediately due to his being elected to the Barre Town Board. His resignation was accepted by the board. Mr. Keeler thanked him for his input over the last couple of years.

## V. ADJORNMENT

Mr. Depatie made a motion to adjourn the meeting at 8:32 pm; seconded by Mrs. Peglow and carried (7-0).

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Lee A. Preston, Clerk