

Town of Royalton
Planning Board Minutes

The Town of Royalton Planning Board Meeting was held on Wednesday, July 27, 2022, at the Royalton Town Hall, 5316 Royalton Center Road, Middleport, NY. The meeting was called to order at 7:05 pm by Chairman Kevin Covell.

PLANNING BOARD:

Chairman – Kevin Covell

Members Present – Patricia Hinds, Ryan Pierson, Justine Seefeldt, Heather Lewis

Members Absent – Thomas Arlington

Clerk – Katherine Cavallaro

Other Officials –

Guests – Wayne Rhinehart, Randy Palladino

AGENDA:

1. W. H. Reinhart Inc. 4135 Carmen Road, Middleport, SBL# 85.00-3-28.111, to review site plan approval application for parcel subdivision.

CORRESPONDENCE RECEIVED & DISTRIBUTED:

A notice was received that Heritage Winds Solar Project in Orleans County has submitted a 94-C major modification request.

OPEN FOR DISCUSSION:

ACTION: To Approve June 22, 2022, Planning Board Minutes

Motion: Patricia Hinds

Seconded: Justine Seefeldt

All approved.

OLD BUSINESS:

1. Mr. Covell stated that Mr. Hartman's solar and battery storage seminar will be held in September, with the exact date and time to follow.

2. Mr. Covell gave follow-up from the prior meeting regarding the question if Mr. McKee needs to have Planning Board approval in addition to receiving zoning board special use permit approval. Mr. Covell said that he spoke with Mr. Hartman and that Mr. Hartman stated that Mr. McKee does not need Planning Board Site Plan Review.
3. A discussion ensued as to the appropriate amount of time that the Planning Board Agenda should be posted on the website prior to each meeting.

ACTION: To post the agenda seven (7) days prior to the meeting.

Motion: Justine Seefeldt

Seconded: Heather Lewis

All approved

4. Ms. Lewis addressed Mr. Palladino's prior meeting concern regarding NYS time required to post the agenda. She stated that NYS Section 103E states that the agenda must be posted 24 hours in advance of the meeting. However, she said that in tonight's meeting a decision was made to have the agenda posted seven (7) days prior to each meeting. Ms. Lewis will take ownership of the agenda.
5. Site Plan Application Packet – Ms. Lewis will attend the next Town Board Work Session on August 6, 2022, to discuss the status of the packet's review by the Town Board.

NEW BUSINESS:

1. W. H. Reinhart, Inc.- Mr. Reinhart spoke about his desire to subdivide the parcel located at 4135 Carmen Rd Middleport, NY 14105. The subdivision would occur between the main business warehouse and the fertilizer building, leaving 175 feet of frontage for the new parcel to the south. Mr. Reinhart stated that there is 20 feet between the main business warehouse and the fertilizer building. Town Code for the Light Industrial District requires 50 foot side setbacks. As a result, Mr. Reinhart would require an area variance. The Planning Board decided since the distance is so small they want a recommendation from Michael Hartman, the Code Enforcement Officer. Ms. Lewis will call Mr. Hartman to provide him with the details. Mr. Covell told Mr. Reinhart that a decision will be made at the next meeting.

GOOD TO THE ORDER:

The next Planning Board meeting will be Wednesday, August 24, 2022, at 7:30pm.

ACTION: To adjourn was made at 7:45 pm.

Motion: Patricia Hinds

Seconded: Justine Seefeldt

All in Favor

Respectfully submitted,

Katherine A. Cavallaro, Planning Board Clerk