Town of Lindley Planning Board Meeting

Lindley Town Hall, 637 County Route 115, Box 62, Lindley, NY 14858

January 20, 2025

Official minutes held at the Town Clerk’s Office

Planning Board Members Present:

Earl Titus Larry Swan Deb King Willis Haar Ed Foote

Absent:

Public Attendance:

Jennifer Cisco Kim Gotshall Art Gotshall Mina Wheeler Dirk Sears Gordon Ward Brenda Ward James Bixby Roger Reep David Fuller Steve Ritter

7:02 pm: Meeting called to order by Earl Titus

December 16, 2024 minutes read. Correction on attendance as Ed Foote shown as present when he was, in fact, not present for this meeting. Minutes corrected.

Motion by: Deb King to approve corrected December minutes.

2nd by: Larry Swan

All in favor: Motion carried.

Earl asks attendees if they have anything to discuss. Dirk Sears, Presho School Rd resident. Speaks of the vacant lot project proposal. Concerns about construction causing issues with area’s water wells. This was an old junk yard at one time and there’s concerns of contamination. Dirk presented a letter from a previous family member of the owners of said property that was used as a junk yard/car repair. There is currently not a problem in the area. Residents are concerned that with any significant construction, there is potential for issues arising. Another resident is concerned that property values would be affected negatively with this construction.

Jennifer Baker proposes a concept plan for 9169 Presho School Rd. They are shifting their vision from a store front to a market space for local vendors to sell their wares. May – October Fri.-Sun. There would be outdoor rental space for vendors. There would not be any major construction carried out. Just some simple leveling to make the ground even. Parking area as well. Farmers Market area for local vendors. Fridays would be a Food Truck event. No buildings will be constructed. There will be an application process for vendors to apply for a space. There will be no utilities onsite. They will provide portable facilities with washing stations. Jennifer proposes access from School Rd. Conditional Use Permit submitted. Short Environmental Assessment Plan submitted. EAF Mapper survey submitted. Guide for developing a Community Farmers Market submitted. Earl asks the Board to consider concept approval. Board discusses concept. Earl requests a motion to approve the concept plan.

Willis makes a motion to further research the Farmers Market concept with discussions to make access off from Route 5 instead of School Road.

2nd by: Larry Swan

All in favor: Motion carried

Application submitted to Jim Bixby, Zoning Officer.

Earl distributes survey questions for redoing the Comprehensive plan. The board discusses revisions to the survey for better focus on the Town’s current wants/needs. Board reviewing survey and research other surveys for better questions. Ed suggests looking at other local Towns survey questions.

Roger mentions that the Town Judge will be changing. Tax Assessor and BAR Chairperson changed. Tax Assessor wasn’t doing any work, Roger is attempting to get some pay refunded back to the Town.

Jim Bixby needs clarification on Zoning 6.1e – page 30 – Permanent landing – landing needs to be 48sq feet – current law stands.

For a well, needs to be setback from septic. No permits are required for wells, only septic. Wells tested by the Dept. of State. Discussions that wells should possibly be setback from lot lines as well.

Clarification needed for the lot size that is required for campers. Willis states there is a section in our laws regarding campers. Page 90-91 discusses this. Discussions on the RV/Mobile Home Park located behind the Pantry of Angels.

Mobile homes require a HUD sticker, which is 1973 and newer.

Earl requests a motion to adjourn the meeting.

Motion to adjourn by Willis Haar at 8/27p.m

2nd motion: Lary Swan

All in favor: motion carried.

Respectfully submitted

Jennifer Cisco, Planning Board Clerk