Town of Lindley Planning Board Meeting

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

March 17, 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 Roger Reep Jim Bixby Dirk Sears Art Gotshell Kim Gotshell Brenda Ward Gordon Ward Jennifer Baker Linda Swan Mina Wheeler William Mills David Fuller Caprice Geyer John Noviello Wayne Schoener Luke Wlasnicwski Amber Brarens

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

February 17, 2025 minutes read.

Motion by: Ed Foote to approve February minutes.

2nd by: Deb King

All in favor: Motion carried.

Public hearing for Dog Kennel proposal on Stowell Hill Road opened at 7:09 pm.

Earl reads application aloud while proposed location is on the screen for review. The applicant is present. Earl asks the board if they have any further questions regarding application. Willis requests clarification on existing building location and plan for additions. Caprice explains her plans to improve with sound barriers and additional dogs being taken in for boarding in the future. Neighbor John Noviello states his concerns regarding noise levels and the fact that sound barriers aren’t going to contain all noise. As animals are outside and are already disruptive, at times. Another neighbor speaks to the fact that dogs have gotten loose in the neighborhood. He has small children and is concerned. Earl asks if there are further questions or comments. Earl entertains motion to adjourn public hearing.

Motion by: Deb King to adjourn public hearing at 7:20 pm

2nd by: Ed Foote

All in favor: Motion carried.

Willis suggests tabling this proposal for further review of town ordinances and our zoning law. Earl states review will be done and decision at the next meeting made.

Motion by: Deb King to table proposal

2nd by: Ed Foote

All in favor: Motion carried.

Next order of business is a Concept Plan presented for a pallet company on Carriage Drive located in the Lindley trailer park. Recycled pallet construction. Looking to be a limited time set up until a better facility/funds provide otherwise. The applicant explains history leading up to the company’s location. Neighbors at the property were contacted to be sure they agree with project and aren’t bothered by any noise. Applicants Brother has been using location since February 2025. Would like to work out that Brother is able to continue to build his business. Also helping to clean up and maintain the park appearance, along with park owner, as a good faith offering. Earl asks the board if they feel we have enough information to advertise for the public hearing. Some general questions asked. There is a building being erected, on hold until boards decision to approve/disapprove to know what next steps will be. Working with Jim Bixby on that. Letter of approval by landowner discussed. The board approves pallet construction can continue until further decision is made. Earl asks for a motion to declare this a complete application to be able to advertise for a public hearing.

Motion by: Deb King to declare a complete application

2nd by: Larry Swan

Next order of business is Jennifer Baker’s application for the Farmer’s Market. The board reviews part II of the SEQR form. Discussions, answers as follows:

1) Small 6) No 11) No

2) Small 7) No

3) Small 8) No

4) No 9) No

5) No 10) No

Earl states we need to make a motion to name the Planning Board lead agency.

Motion by: Ed Foote to name the Planning Board lead agency

2nd by: Deb King

All in favor: Motion carried

Part III of SEQR is not required to be completed due to scope of project.

Box 2 chosen for negative declaration of environmental impacts

The public has various comments, reiterating their concerns. Earl states that the public hearing had been held. This is now a board discussion. Zoning doesn’t support a Farmer’s Market. Requesting the Zoning Board of Appeals to approve a variance for the project as it is not considered an approved use of the property currently in a mixed-use zone. The board reviewed email submitted by Chad from DEC. No further investigation was required, but if contamination is found, they have 2hrs to contact the dept. of said discovery. Information provided for contact. Fencing and setbacks in the new proposal are outlined. Requesting zoning for site setbacks as well with the Zoning Board of Appeals.

Motion to deny application with recommendations to the Zoning Board of Appeals

Motion by: Willis Haar

2nd by: Ed Foote

Roll call vote:

Willis Haar: Aye Larry Swan: Aye Deb King: Aye Ed Foote: Aye

Earl Titus: Aye

Paperwork signed by Jennifer Baker. Earl states paperwork will be sent to Rich Biggio, chair of ZBA board.

Earl asks if there is anything further. Resident asks about conditional use permits for businesses and when they are breached, what the process is. Willis explains the process. Amber Brarens asks questions regarding board members residency requirements and wanted it noted.

Earl entertains motion to adjourn.

Motion by: Willis Haar at 8:20 pm.

2nd by: Deb King

All in favor: Motion carried.

Respectfully submitted

Jennifer Cisco, Planning Board Clerk