

Town of Royalton
Planning Board Minutes

The Town of Royalton Planning Board Meeting was held on Wednesday November 15, 2023, at the Royalton Town Hall, 5316 Royalton Center Road, Middleport, NY. The meeting was called to order at 7:10pm by Chairman, Kevin Covell.

PLANNING BOARD:

Chairman – Kevin Covell

Members Present – Heather Brent, Patricia Hinds, Thomas Arlington, Ryan Pierson

Members Absent – Justine Seefeldt

Clerk – Katherine Cavallaro

Other Officials –

Guests – Kyle Brent, Richard Palladino, Wendi Szabo

AGENDA:

1. Applicant: 9745 Rochester Road LLC For: Site Plan Application – Sign for Business
SBL: 85.00-3-30.2 (Owner: 9745 Rochester Road LLC)
Address: 9745 Rochester Rd., Middleport, NY 14105
Site Plan Review of signage for business.
2. Applicant: Richard Palladino
For: Site Plan Application – Proposed 40'x50' Pole Barn
SBL: 97.03-2-10.1 (Owners: Sharon Palladino, DBA Palladino Enterprise)
Address: 7656 Rochester Rd., Gasport, NY 14067
Business-zoned property, proposing to build a 40'x50' pole barn with 14' high walls. The structure will store construction equipment currently sitting outside at the property.

CORRESPONDENCE RECEIVED & DISTRIBUTED: None

OPEN FOR DISCUSSION:

ACTION: To Approve October 25, 2023, Planning Board Minutes.

Motion: Heather Brent

Seconded: Thomas Arlington

All in favor

OLD BUSINESS:

1. Referencing the October Planning Board minutes, Mr. Covell did not speak with Mr. Hartman regarding the missing documents from Mr. Palladino's site plan application.

NEW BUSINESS:

1. Ms. Brent asked Mr. Covell if he received a call from Mr. Hartman regarding a pole barn to be erected at J&D Carpeting. Mr. Hartman stated that he called Mr. Covell because it was a replacement for a current shed. Mr. Covell stated that he did not receive a call from Mr. Hartman.
2. Ms. Heather Brent recused herself from the following discussion. Mr. Kyle Brent said that Mr. Hartman stated that the building on the sign is already approved because it was in the original plan. He presented a picture for both the sign on the building and the road sign. Mr. Covell asked if it would be lighted, and Mr. Brent said that it would be, and it would be reverse lite and dimmable.

Motion to approve: Patricia Hinds
Heather Brent recused)

Seconded: Thomas Arlington All in favor (Ms.

3. Mr. Palladino stated that he wants to construct a 40'x50' pole barn to store equipment that is currently sitting outside on the property. Ms. Brent stated that the drawing is a hand drawing and needs property boundaries drawn to scale, which are not present in the application. Mr. Palladino stated that he was not aware that it needed to be scaled. He said that the property was recently surveyed, and he can provide the necessary scaled drawings. Ms. Brent asked if all the equipment on the property will be stored in the new building. Mr. Palladino stated that everything except for the pavers would be housed in the new building. Mr. Arlington said that the setbacks are fine. He asked if Mr. Palladino could be given conditional approval with the condition of submitting accurate drawings. Ms. Brent asked if a business was going to be run out of the building. Mr. Palladino stated that no business will be run out of the building. Ms. Hinds asked if the new building is approved will Mr. Palladino, then brush hog the property? He stated that he absolutely will.

Motion: Conditional approval contingent that Mr. Palladino provides to Mr. Harman all required documents missing from his application – all approved. The Planning Board will compile a list of all required documents needed for approval.

Mr. Hartman did not provide the sign off sheet to provide the conditional approval.

4. Ms. Hinds asked going forward what the process will be for uploading all Planning Board documents? Ms. Brent will email Ms. Little to provide directions for contact.
5. Mr. Covell stated that anyone who wishes to attend Mr. Hartman's seminar the cost will be covered by the Town.

6. The Planning Board Members continued to discuss the Battery Storage Law. They reviewed the Town of Cambria's law.
7. A town resident inquired about the specifics of the new Town Solar law. Discussion ensued.
8. Mr. Covell asked the Members to review the Comprehensive Plan.

GOOD TO THE ORDER:

The next Planning Board meeting will be Wednesday December 20, 2023, at 7:30 pm.

ACTION: To adjourn was made at 8:50pm.

Motion: Patricia Hinds

Seconded: Thomas Arlington

All in Favor

Respectfully submitted,

Katherine A. Cavallaro, Planning Board Clerk