**Minutes**

**Village Planning Board**

**June 24, 2024**

A meeting of the Village of Horseheads Planning Board was held on the above date at 4:00 p.m. in Horseheads Village Hall, 202 S. Main Street, Horseheads, NY.

Present were:

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| **Planning Board and Staff** | |
| Chairperson Mike Stenpeck  Doug Baker  Tom Rupp  Bob Young  Marc Terpolilli  Don Murphy, Alt.  Craig Cundy, Alt. | Village Manager Nathan Nagle  Manager’s Assistant Hannah Riley  ZBA Chairman Dave Helsing |
| **Others:** | |
| John Bessette from Napierala Consulting |  |

**WELCOME:**

Chairperson Stenpeck welcomed everyone.

Roll Call:

Mr. Baker: Present

Mr. Rupp: Present

Mr. Young: Present

Mr. Terpolilli: Present

Mr. Murphy: Present

Mr. Cundy: Present

Chairperson Stenpeck: Present

**MINUTES OF 4/22 MEETING:**

Motion by Mr. Baker, seconded by Mr. Terpolilli, to approve the minutes of the Planning Board Meeting of April 22, 2024.

Roll Call Vote:

Mr. Baker: Aye

Mr. Rupp: Aye

Mr. Young: Aye

Mr. Terpolilli: Aye

Chairperson Stenpeck: Aye

**AREA VARIANCE – SPECTRUM SECURITY FENCE**

John Bessette from Napierala Consulting, representing Spectrum, discusses the application. Spectrum is updating their security measures, so the variance is for an 8ft fence which falls into the setback. Discussion ensues on the site plan drawing.

Mr. Young notes that the application is actually for three variances: (1) for the height of the fence (max is 6ft), (2) because it’s a C1 zone so the setback is 10ft and they are asking for 5ft, and (3) the fence in the front yard is 8ft (max is 3ft).

The Board decides to treat the height variance as one item since the height is 8ft all around the perimeter, exceeding the height required by code - whether front or side yard.

Discussion ensues on the setback on Orchard and Pleasant.

Chairperson Stenpeck asks about the type of fence being placed.

John Bessette notes that it’s a black vinyl fence, so there will be no barbed wire.

Discussion ensues on the placement of the fence.

The Board fills out the five points on the area variance for the setback:

1 – undesirable change = no

2 – reasonable alternative to variance = no

3 – variance substantial = yes

4 – any adverse impact = no

5 – self created = yes

Motion by Mr. Young, seconded by Mr. Baker, to recommend approval.

Roll Call Vote:

Mr. Baker: Aye

Mr. Rupp: Aye

Mr. Young: Aye

Mr. Terpolilli: Aye

Chairperson Stenpeck: Aye

The Board fills out the five points on the height variance of the fence:

1 – undesirable change = no

2 – reasonable alternative to variance = no

3 – variance substantial = yes

4 – any adverse impact = no

5 – self created = yes

Motion by Mr. Terpolilli, seconded by Mr. Young, to recommend approval.

Roll Call Vote:

Mr. Baker: Aye

Mr. Rupp: Aye

Mr. Young: Aye

Mr. Terpolilli: Aye

Chairperson Stenpeck: Aye

**REFERRAL FROM TOWN – SOLAR SYSTEMS AND EQUIPMENT:**

Discussion on solar law ensues.

Chairperson Stenpeck goes over the details of the referral. He notes that it doesn’t impact the Village.

After due deliberation, the Board makes no recommendation, and to refer back to the Town of Horseheads for determination.

Motion by Chairperson Stenpeck, seconded by Mr. Young.

Roll Call Vote:

Mr. Baker: Aye

Mr. Rupp: Aye

Mr. Young: Aye

Mr. Terpolilli: Aye

Chairperson Stenpeck: Aye

**OLD BUSINESS:**

Discussion ensues on the old Deny’s, whether it will be another Moonies restaurant or a cannabis store.

**NEW BUSINESS:**

The next possible meeting is scheduled for July 22, although to date, there is nothing on the agenda.

**ADJOURNMENT:**

As there was nothing further to discuss, the meeting was adjourned at 4:21 pm.

Motion by Mr. Young, seconded by Mr. Rupp.

/hmr