

Town of Brasher Planning Board
Meeting Minutes
6:00 pm August 24, 2022

1. Meeting called to order at 5:59 pm by Julia Rose with Bob Carter, Ron Miller, Danny Pike, and Bob Forbes present.
2. *Mr. Carter moved the minutes of June 15, 2022 be approved Mr. Miller seconded. Approved*
3. Mr. Forbes provided a code enforcement activity report noting he has 49 permits out and has had 2 requests for area variances both were approved.
4. There were no project reviews.
5. Ms. Rose reported on the *Recreation on Private Lands* webinar she attended. Members were reminded of the in-person training opportunity in Lake Placid on October 6th.
6. Ms. Rose shared that the town is working to schedule a public forum on the Complete Streets project at school. This is needed for funding applications.
7. Ms. Rose noted Northside Solar project was not approved by the NYS siting board.
8. Code Book Review:
 - *Mr. Miller moved minimum lot size for 4-legged livestock be 5 acres and minimum setbacks be established as 75' (front) 20' (side) & 25' (back) and poultry be 1 acre and minimum setbacks be established as 75' (front) 20' (side) & 25' (back) for all districts. Mr. Carter seconded. Motion carried.*
 - *Mr. Miller moved Child Daycare In-Home be listed as a permitted use in all districts and Child Daycare Facilities be listed as a use requiring a special permit in all districts. Mr. Carter seconded. Motion Carried.*
 - **If approved by the Town, the changes within the code book would be:**
 - **Article III Section 14C:** Add "Four-legged Livestock & Poultry" to permitted uses
 - **Article III Section 14E:** Add " Four-legged Livestock" to District Lot & Yard Requirement Chart to include: Minimum lot size of 5 acres/Minimum Yard Dimensions of 75' (front) 20' (side) & 25' (back) and "Poultry" as minimum lot size of 1 acre and minimum yard dimensions be established as 75' (front) 20' (side) & 25' (back)
 - **Article III Section 15D:** Amend "Livestock as an accessory Use" to minimum lot size of 5 acres/Minimum Yard Dimensions of 75' (front) 20' (side) & 25' (back) and add "Poultry as an Accessory Use" to minimum lot size of 1 acre and minimum yard dimensions be established as 75' (front) 20' (side) & 25' (back)
 - **Article III Section 16C:** Add " Four Legged Livestock & Poultry" to District Lot & Yard Requirement Chart to include: Minimum lot size of 5 acres/Minimum Yard Dimensions of 75' (front) 20' (side) & 25' (back)
 - **Article I Section 10:** Strike Nursery School. Add the following:
 1. **Child Daycare In-Home:** A residence where childcare is provided for less than twenty-four (24) hours per day to as many as twelve (12) children as regulated by the New York State Office of Children and Family Services
 2. **Child Daycare Facility:** Childcare services not provided in a residence for less than twenty-four (24) hours per day as regulated by the New York State Office of Children and Family Services.
 - **Article III Section 14C/Section 15B/Section 16B:** Add "Child Daycare In-Home" as a permitted use
 - **Article III Section 14D/Section 15C/Section 16C:** Add "Child Daycare Facility" as a use requiring a special permit
 - **Article III Section 14E:** Strike "~~Nursery school/daycare center~~" and replace with "Child Daycare Facility"
 - **Article V Section 29B:** Strike "~~Nursery school/daycare center~~" and replace with "Child Daycare Facility Not in a Residence"
 - **Article V Section 29B 5:** The following SUP regulations apply to Child Daycare Facilities Not in A Residence:

1. Access: The facility shall include a designated drop off and pick up location on the property to avoid disruption to and protect children from, traffic circulation of the surrounding neighborhood.
2. Outside Play Area: An onsite outside play area shall be designated in a location that will not conflict with traffic circulation. The play area must be enclosed with appropriate fencing.
3. Parking: One space per employee of largest shift and one space per 400 sq. ft. of classroom area.

9. Mr. Miller asked if Mr. Forbes had any progress on the apparent attempt to set up a cannabis dispensary on Rt 37C. Mr. Forbes noted work is being done on the building but no permit has been sought. He is playing phone tag with the owner.

10. Mr. Pike noted he is thinking of adding a self-serve gas pump on his Pike's Place property for the all season trail users along with a band shell behind the building. He noted funding is available through the County but was seeking input before he applied. The board suggested Mr. Forbes reach out to County Planning for guidance of how to best proceed: SUP or Planned Development District.

11. The next meeting of the planning board will be October 19.

12. Mr. Carter moved the meeting adjourn at 7:10 pm. Mr. Miller seconded. Carried