

**Town of Brasher Planning Board**  
**Meeting**  
**6:00 pm February 15, 2022**

1. Meeting called to order at 6:06 pm Julia Rose with Ron Miller, Jamie Fredonick, Bob Forbes and business owner Dan Pike present. Introductions and welcomes were made to new planning member, Jamie Fredonick.
2. Ms. Rose noted Mr. Pike has purchased the former KofC Hall and asked if members minded moving the code revision for RD zone up in the agenda as it pertains to this property to accommodate Mr. Pike's time. All agreed.
  - Ms. Rose, Mr. Forbes and Mr. Pike have had conversations regarding the required permitting for the new Pike's Place Venue as a number of considerations must be taken into account:
    - Regardless of district, Brasher zoning requires a new approval once there has been 12 months of discontinued use. Mr. Forbes and Ms. Rose are under the assumption this is the case as the hall has been for sale in 2021
    - Property is zoned Rural District which does not have a delineated permitted use for private event venues
    - County Planning Director, Jason Pfothenauer, confirmed the best option between seeking a "Use Variance" from zoning or a "Special Use Permit" from planning is the latter since the historical use will essentially remain in effect. This will require the planning board to amend the code for the district to include "Places of Recreation & Entertainment" as a *Use Requiring a Special Permit*. The amendment need to be approved by the Town Board with a public comment period as provided by law. After such, the applicant can submit an SUP application for planning board approval which will delay final approval to mid April.
    - Ms. Rose asked Mr. Pfothenauer if a temporary approval could be granted if the intent is to provide a road to approval for this type of business. He noted if the intent is to allow this type of use and the only thing preventing it is the calendar then he spirit of the law vs the letter of the law could be applied.
    - Mr. Pike noted the intention is to continue the property as a mixed use facility for large community and private events. He noted the KofC did host a couple events in 2021 but were greatly impacted by COVID-19 for additional events. He noted he is comfortable with the requirement to apply for a SUP and intends to do so but would appreciate a temporary conditioned approval as they have two events planned for March – after play party and minor hockey banquet.
    - Mr. Forbes reminded Mr. Pike he will need to do an inspection. Mr. Pike agreed to call to set such up.
  - *Mr. Miller moved conditioned approval for Pike's Place Venue (the former KofC Hall) be allowed to operate as an event venue subject to inspection by the code enforcement officer, approval of code amendment by the Town of Brasher, and approval of Special Use Permit by the Planning Board. Ms. Fredonick seconded. Carried*
  - *Mr. Miller moved "Places of Recreation & Entertainment" be added to the listed Uses Requiring A Special Permit for the Rural District, Hamlet District, and Rural Place District with the following definition listed in Section 10: Places of Recreation & Entertainment – Establishments which deliver services to people of an entertainment nature, generally in group settings, such as theaters, bowling alleys, skating rinks, event spaces, miniature golf, arcades, and pool halls. Ms. Fredonick seconded. Carried*
3. *Mr. Miller moved the minutes of December 6, 2021 be approved. Ms. Rose seconded. Approved*
4. Mr. Forbes provided a code enforcement activity report for January and a 2021 year end report. Mr. Miller noted how most residents would be surprised to know that \$1.7 million in projects occurred in Brasher last year.
5. There were no project applications to review.
6. Ms. Rose reminded members of upcoming land use training options and as planning board members NYS requires 4 hours of training a year. Proof of training must be submitted to the Town Clerk for recording.
7. The Town has decided to opt-out of allowing both cannabis dispensaries and consumption. The Town has not met to draft code or laws should the Town opt back in.
8. Ms. Rose noted the Town is moving forward with the Complete Streets program. The first committee meeting is set for Thursday, February 17 at 6 pm. The committee is currently comprised of Ms. Rose (chair), Chris Rose (councilman), Jodi White (councilwoman), Mickey Locke, and Lena Kocsis. Ms. Fredonick noted she would like to be involved as her schedule

permits. The first priority of the committee is to establish a "Complete Streets Policy" for Town adoption. This then opens up funding sources for projects. The first project is to address student pedestrian safety to and from school.

9. Mr. Forbes noted a law was passed in 2007 regarding outdoor furnaces but isn't reflected in the zoning book. This was tabled to April so Mr. Forbes can locate a copy of the final notarized law for discussion.
10. Ms. Rose noted Matilda Larson of County Planning indicated inconsistencies with regard to minimum lot sizes with agricultural operations in our zoning book. She has offered to help with clarification. Mr. Forbes will follow up with Ms. Larson.
11. Ms. Rose noted that our meeting dates would be moved back to the third Wednesday bi-monthly due to conflict on Tuesdays with town court. Therefore the 2022 meeting dates are: April 20, June 15, August ?? , October 19, and December 21. The third Wednesday in August conflicts with a scheduled town board meeting and will need to be rescheduled. A new date will be determined in June. Mr. Miller noted he will be out of town and unable to attend the April meeting.
12. ***Mr. Miller moved the meeting adjourn at 7:35 pm. Ms. Fredonick seconded. Carried***