

## TOWN OF GRANBY PLANNING BOARD

### Meeting Minutes

March 5, 2024

A regular meeting of the Granby Planning Board was held at the Granby Town Hall, 820 County Route 8 Fulton; and was called to order at 7:00 pm by Chairman Jane Crego.

Meeting Attendance as follows:

David Crockford

Erin Palmitese - absent

Jane Crego, Chairman

Carl Nysten,

Rhonda Nipper

Tom Anthony

Lori Blackburn

Lisa Somers, Clerk - absent

Also Present: Michael & Gayle LaBeef, Attorney Jamie Lynn Sutphen, and Supervisor John Snow.

### **BUSINESS**

#### Thunder Island

Property owners, Michael and Gayle LaBeef, purchased the amusement park a year ago and are in front of the planning board to explain their plans for the business going forward. The following bullet points were discussed:

- Repair/replace with newer equipment
- Establish a baseline of what is currently existing, and then determine the process for changes the owners want to make.
- Petting zoo
- Campground
- Extend the clubhouse in order to make the arcade larger.
- Would like to update the sign and pay for the land usage at the corner of Wilcox Rd and State Rt 48.
- Pursue updates to make the park cleaner and safer.

#### Regulating Cannabis

Supervisor John Snow updated the members about the Town's ability to regulate cannabis after concerns were expressed at the previous month's meeting. At the Association of Towns yearly training class a couple of weeks ago, Supervisor Snow sat in on an Attorney Session regarding guidelines for controlling local development of cannabis in light of recent legislation by NYS. The Town opted to allow production and dispensaries by having not opted out during the small window for local input provided by NYS. The Town must process proposals in alignment with Site Plan Review as referred by the CEO. The only items the planning board may regulate is time, place and manner – specifically no less than 75 hours per week with restriction of operation between 2:00 am and 8:00 am. Current Zoning needs to be implemented until the Town Board determines to develop an amendment for cannabis.

#### Granby Subdivision Regulations

A copy of the Town's Subdivision Regulations containing an overlay of the proposed changes developed by the Planning Board several years ago was supplied for review. The Town Board was unable to address the proposal when originally received, but are now adding the item to their agenda and require an updated review, comment and/or recommendation from the planning board to proceed with the amendment process. The following points of discussion were made:

- Enforcement of the regulations does not occur at the County level, however if a subdivision is filed and the owner applies for a building permit, then the Codes Office denies the permit because of the illegal subdivision (if the parcels dimensional requirements for legal building lot are not compliant).
- Provision for private roads.
- Opportunity for Town to encourage residents to speak with the Assessor.
- Combining properties.
- Change lot size – part of Comprehensive Plan updating.

### **MINUTES**

A **motion** to approve meeting minutes for February 6, 2024 was **moved** by David Crockford and seconded by Carl Nysten, all were in favor, and the **motion carried**.

### **ADJOURN**

With no other business before the Board a **motion** to adjourn at 8:25 pm was **moved** by Carl Nysten and seconded by Chairman Crego, all were in favor, and the **motion carried**

Meeting minutes drafted from notes supplied by Chairman Crego.

Respectfully submitted by: Lisa Somers, Planning Board Clerk