

April 25, 2024

Meeting was called to order at 7:01 pm.

Board members present were Chairman Stinson, Kathleen Tamblin, Margaret McKay and Mary Lowe. Niles Turner was absent:

Privilege of the floor: None

Mail: None

Review of the March 28, 2024 meeting minutes were made. A motion was made to accept by Kathleen Tamblin, Margaret McKay seconded, all in favor, motion passed.

Project(s) Status:

RIC Energy - Rodman Solar Project Application Review: On hold until further notice.

Huntsman, Richard, Special Use Application Review, AirB&B, Short Term Rentals, was approved at the March meeting. Mr. Huntsman, in attendance, stated that he sent a registered letter to adjacent homeowners, Dennis Brown and Zeb Proven notifying them of his proposed business venture. All paperwork submitted is deemed to be complete; the application will be forwarded to the County Planning Board for review and comment, the county has 30 days to respond. A public hearing was held prior to this board meeting (6:45 – 7:00 p.m.), the only persons in attendance were Mr. Huntsman and the board members. Once the response from the county has been received, the review application will be finalized and forwarded to the Rodman Enforcement Officer for issuance of the special use permit.

New Business:

Moore, Catherine, Proposal to create 2 new parcels, for family members, out of parcel tax number 101.00-2-23.2 Mrs. Moore and her 2 sons in attendance. Presented building project description with sketches. Preliminary Discussion Statement signed. There are several concerns that must be addressed;

1. the Rodman Development Law requires that new parcels to have a minimum of 200 feet of road frontage.
2. possible need for private road built to NY State standers, for safe access to site for emergency vehicles, fire & rescue, ambulances, law enforcement.

Discussion was made regarding private road access meeting state requirements. National Grid will be contacted regarding power. Mrs. Moore advised that as soon as a design is made for the structures, they will attend a meeting. Application tabled.


Lamoreaux, Cynthia & Robert, Lot-Line-Adjustment, Parcels 100.00-1-17.3 and 100.00-1-24.**242**.

Daughter Erika Lamoreaux spoke for her parents. They would like to place a modular home on the adjoining property, (**242**), so she can care for her elderly parents. A lot-line-adjustment is needed in or order to meet the set-backs required on (**242**). There are both state and federal wetlands on the site, which would impose additional set-backs. A discussion was made regarding the beaver dams next to the property and across the road. She was advised to contact DEC first before doing a survey. Discussion was made regarding the driveway, shared or a separate driveway. Application tabled.

Margaret McKay made a motion to adjourn at 8:01 pm. Kathleen Tamblin seconded.

The next Planning Board meeting will be May 30, 2024 at 7 p.m.

Respectfully submitted,



Mary Lowe
Recording Secretary