

**TOWN OF DARIEN  
GENESEE COUNTY, NEW YORK 14040  
Planning Board  
Meeting Minutes  
July 19, 2021**

MEMBERS PRESENT: Tom Dougherty, Larry Stabell, Jay Blatchley, Brandon Calmes, Shawn Shanahan, Donald Koepf, Greg Podsiadlo

MEMBERS ABSENT: None

OTHERS PRESENT: Jerry Yoder ZEO, Joe Kowalik, Alice Calmes, Zachary Landahl, Mark Moore, Mark Gardner Gary Edwards and other members of the public

The meeting was called to order at 7:30 p.m. Everyone in attendance recited the pledge to the flag. Jay Blatchley made a motion to approve the June 21, 2021 meeting minutes; Larry Stabell second; all ayes, the meeting minutes were approved.

Zachary Landahl: Zachary Landahl submitted an application at 11117 Harlow Road, Tax Map # 14.-1-53.124 for a special use permit for a recreational pond. The public hearing opened at 7:35 p.m. No comments. The SEQR was read. Larry Stabell made a motion to approve the negative SEQR, Jay Blatchley second; all ayes, the negative SEQR was approved. Tom Dougherty read the letter from Genesee County Soil and Water. Larry Stabell made a motion to close the public hearing, Shawn Shanahan second; all ayes, the public hearing closed at 7:47 p.m. Larry Stabell made a motion to approve the application; Greg Podsiadlo second; all ayes, the application was approved.

Larry Stabell wants to speak with Steve Ferry regarding the elimination of land separations being sent to the Planning Board for approval to eliminate the bureaucracy of town government.

Tom Dougherty introduced Greg Podsiadlo as a new Planning Board member.

Mark Gardner: Mark Gardner submitted an application at 9770 Snipery Road, Tax Map # 3.-1-66.1 for a site plan review to build a 498 square foot addition and additional parking spaces at the veterinary clinic. The public hearing opened at 7:40 p.m. A resident asked what the addition was for. The resident is concerned about the amount of growth of the business. Mark Gardner says it will help with the flow of in and outcoming traffic for more efficient use. It would keep owners and animals separate from each other. The SEQR was read. Jay Blatchley made a motion to approve the negative SEQR, Larry Stabell second; all ayes, the negative SEQR was approved. Jay Blatchley made a motion to close the public hearing, Brandon Calmes second; all ayes, the public hearing closed at 7:52 p.m. Shawn Shanahan made a motion to approve the application; Larry Stabell second; all ayes, the application was approved.

Mark Moore: Mark Moore submitted an application at 10247 Harper Road, Tax Map # 8.-1-46.21 for a special use permit for a private campground. He wants to use the campground for personal use for family and friends. The public hearing opened at 7:54 p.m. A neighbor was concerned about water, septic, and garbage disposal on the property. Another neighbor was concerned about how late the music would be played and target practice on the property. Another resident was concerned about the months the campground would be opened and that it would affect deer and turkey hunting on his property if the campground was opened too late in the season. Larry Stabell and the board agreed that they have a right to camp and hunt, and adjacent land uses are not inconsistent with

each other as they are all acceptable. The SEQR was read. Larry Stabell made a motion to approve the negative SEQR, Jay Blatchley second; all ayes, the negative SEQR was approved. Shawn Shanahan made a motion to close the public hearing, Don Koepf second; all ayes, the public hearing closed at 8:13 p.m. Jay Blatchley made a motion to approve the application, Shawn Shanahan second; all ayes, the application was approved.

Gary Edwards: Gary Edwards submitted an application at 1928 Broadway Road, Tax Map # 12.-1-55 for a site plan review and temporary use permit at his restaurant. The public hearing opened at 8:17 p.m. One member of the public asked what the Temporary Use Permit was for. It is for the existing tent that is on the property now by Operating Permit as relief for Covid 19 restrictions. He would like to keep it for the remainder of the lease period to allow for spacing of patrons. There were no other comments. The SEQR was read. Larry Stabell made a motion to approve the negative SEQR, Jay Blatchley second; all ayes, the negative SEQR was approved. Jerry Yoder is concerned about exceeding the occupancy load of the parcel area. Greg Podsiadlo asked who is responsible for Occupancy of the property. The Zoning Officer stated that the parcel was assigned an occupancy of 145 persons based on square footage. The property owner is responsible to comply with requirements and Code Enforcement would occur with complaints. The extra space allows people to spread out given the ongoing concerns with the pandemic. The temporary use is until October 1. There is a port o john outside for extra restroom facilities. Jay Blatchley made a motion to close the public hearing, Donald Koepf second; all ayes, the public hearing closed at 8:27 p.m. Larry Stabell made a motion to approve the application, Shawn Shanahan second; all ayes, the application was approved.

Jay Blatchley made a motion to adjourn the meeting; Greg Podsiadlo second; all ayes, the meeting adjourned at 8:32 p.m.

Respectfully submitted,  
Gwen Yoder, PB/ZBA Clerk