

# TOWN OF OAKFIELD PLANNING BOARD

## **Minutes of the November 3, 2016 Meeting**

Attendees: Karen Morris, Cliff Plouse, Howard Johns, Wally Kornow, Greg Houseknecht, Bonnie Woodward, and Mark Mikolajczyk, Zoning Officer.

Meeting was called to order at 7:00 PM

### **Purpose:**

To discuss changes to the current solar zoning laws to be recommended to the Town Board and also review of current zoning laws for any changes.

### **Discussion:**

- Possible escrow account for decommissioning of panels and restoration of land. Mark will research this possibility.
- Notification of transfer of ownership or control of a solar farm.
- Ground mounted residential solar panels.
- Screening of ground mounted solar systems.

Meeting was adjourned at 8:30 PM.

**Next Meeting: Thursday, January 17, 2017 – 7:00 PM at the Community Center.**

**From:** Bonnie Woodward  
**Sent:** Mon 12/12/2016 2:25 AM  
**To:** Howard  
**Cc:** Wallace Kornow; Karen Morris; Greg Houseknecht; Mark Mikolajczyk; Melissa Haacke, Town of Oakfield  
**Subject:** Re: Special Permit Application Meeting  
**Attachments:** PLANNING BOARD 11032016.docx

Attached are the minutes from the 11/3/16 Planning Board meeting.

On Wed, Dec 7, 2016 at 8:02 PM, Howard <[hjohns@rochester.rr.com](mailto:hjohns@rochester.rr.com)> wrote:

Attached please find a letter from Mark giving a little background on what has taken place at 3058 Maple Ave. Basically now they are filing for a Special Use Permit to enable them to keep chickens only.

They have filled the required Petition (attached) and a letter with further explanation on why they want to keep the Chickens (attached). There are also a couple of pictures attached showing the location of the house and chicken coop.

The house is in a “residential” zone area and only a couple of houses away from the “residential / agriculture” zone where our zoning laws allow “farm animals”.

I have further information that was discussed when Mark brought me the Petition so if you need more info or have any questions before the meeting, give me a call at [585-409-4142](tel:585-409-4142) any time after 4:30 during the week and any time on the weekend.

It looks like the best date for the meeting that everyone can attend will be on Monday at 6:30 at the Town Hall

Please let me know if any problems or questions.

## Special Permit Petition Review Decision

Howard

Tue 12/13/2016 7:38 AM

To: Mark Mikolajczyk <Markmikolajczyk@hotmail.com>;

From: Town Planning Board Meeting Held 12/12/2016 @ 6:30 PM

In attendance: Howard Johns, Bonnie Woodward, Karen Morris, Greg Houseknecht, Mark Mikolajczyk - Absent: Wallace Kornow

Discussion was held in regards to the Petition for a Special Permit request by Mrs. Amanda Draper @ 3858 Maple Ave. in the Town of Oakfield "to keep chickens on my property".

Since this property in question is in an area that is Zoned "Residential" a Special Permit is required to have farm animals kept on the property (Section 422 B.8). In review of the current zoning law in regards to the petition, Section 510.3 applies to this petition.

Since there was a complaint concerning the farm animals it is in the opinion of this Board to not recommend the approval of this Petition as it may lead to additional applications for the same thing.