

**Town of Byron Planning Board**  
**Draft Minutes**  
Wednesday, August 7<sup>th</sup>, 2024 at 7:00 PM  
Byron Town Hall, 7028 Byron Holley Road, Byron, NY 14422

Those Present: Planning Board Members: Planning Board Chairman Christopher Hilbert, Jason Jack, Laura Bestehorn, Bill Stevens, Alternate Brandon Mason, Planning Board Secretary Patrick Carr, Town Supervisor Candace Hensel, Zoning Board CEO/ZEO, Melissa Ierlan. Members of the Public: Barbie Starowitz, Karen Jaczynski, Michelle Yasses, Pete Yasses, and JR Farbetti.

**Call the meeting to order at 7:00 PM**

Note from Chairman Hilbert:

Please note that from this date forward all planning board meetings will be conducted as a business meeting. There will be an allotted time for public comments. At the next meeting and going forward you will need not only sign in but sign that you are requesting to speak. Each speaker is given 3 minutes.

**Review and Approval of July 3<sup>rd</sup>, 2024 meeting minutes**

Discussion regarding Starowitz Land Separation from July 3<sup>rd</sup> meeting and if the survey can be waived. Per Zoning CEO/ZEO, Melissa Ierlan, the survey cannot be waived because the land hasn't previously been surveyed in the past. Barb Starowitz asked what's needed to move forward. Ms. Ierlan stated that the survey is all that's needed to move forward.

MOTION: Motion to approve the July 3<sup>rd</sup>, 2024, meeting minutes made by Jason Jack. Seconded by Bill Stevens. All in favor. None opposed.

MOTION PASSED

**Budget Proposal for 2025**

Chairman Hilbert dispersed copies of the budget proposal for 2025. These numbers are a best guesses with not much to go on from prior years. Mr. Hilbert then went through the 2023 budget line by line. He then moved on to the 2025 budget, line by line, with an explanation for each. The total 2025 budget proposal for the Planning Board is \$18,190.

Chairman Hilbert provided a copy of the budget proposal to the secretary and Nathan Knickerbocker to pass on to the Town Board.

MOTION: Motion to send the 2025 budget as presented to the Town Board made by Jason Jack. Seconded by Bill Stevens. All in favor. None opposed.

MOTION PASSED

**Yasses SUP/LS Modify**

Zoning CEO/ZEO, Melissa Ierlan, had to reach out to Felipe Oltramari with the county regarding moving the 70 ft. Mr. Yasses has decided not to build the 3<sup>rd</sup> building and now meets requirements for the setbacks. The land separation was already approved and the storage units are on a conforming lot. Mr.

Yasses was advised to modify the existing special use permit with measurements. There was a modification stating that he gained road frontage. Everything else should remain the same. Nothing needs to go back to the county at this point. The lot was brought into conformance at road frontage by adding 70 feet. The existing, approved, special use permit will be modified.

**MOTION:** Motion to approve the modification to the Yasses special use permit adding more road frontage to the contractor yard, made by Jason Jack. Seconded by Laura Bestehorn. All in favor. None opposed.

**MOTION PASSED**

### **Public Comments**

1. Barb Starowitz is questioning why there is a difference between her application and Mr. Yasses' application in terms of what is required. The planning board explained that Mr. Yasses did indeed need a survey, which he had done. Ms. Starowitz stated that the application does not have any instructions to how the process works. Zoning CEO/ZEO walked through the process with Ms. Starowitz.
2. JR Favetti is looking into purchasing playmates and would like to know if there are zoning restrictions around the building. He would like to make some changes to the business. Looking to find a starting point and what are his limitations.
3. Pete Yasses stated that he followed all the rules on the property, purchased the property without grant funds. He then wanted to thank the board for all they do. Mr. Yasses states that the planning board superiors should not be bad mouthing the board. He thanked the board again for what they do and said to keep the good work.
4. Karen Jaczynski asked a question about where to go to find what is detailed in special use permits. Solar companies at prior meetings stated that money would be put in escrow, but there was no date put on it. The planning board should have a contact person and date from these companies to hold them accountable. The financials/legal are handled by the town board and MRB group.
5. Town Supervisor, Candace Hensel, updated the planning board & public the 262 project including the decommissioning of the project.

No Other Public Comments

### **Other Business**

Bill Stevens will take on preparation of town maps from George Squires. Once we have the maps with all the codes from the lawyer's office, we can present the new codes to the town board. These maps will also be sent to the county and available in the E360.

No other business

**Next Meeting – Wednesday, September 4, 2024 at 7:00 PM**

**Adjournment**

MOTION: A motion was made to adjourn the meeting by Jason Jack. Seconded by Bill Stevens. All in favor. None Opposed

MOTION PASSED

Meeting ADJOURED at 7:48 PM

Respectfully submitted,

A handwritten signature in cursive script that reads "Patrick W. Carr". The signature is written in black ink and is positioned above the printed name.

Patrick Carr  
Planning Board Secretary