

Town of Rodman
Planning Board Meeting

County of Jefferson
State of New York,

August 28, 2025

Meeting was called to order at 6:00 pm.

Board members present were Chairman Stinson, James Wheller, and Mary Lowe. Absent was Kathleen Tamblin and Margaret McKay.

Privilege of the Floor: None

Communications: None

Minutes from July 31, 2025 were read and James Wheller motioned to accept as read, Mary Lowe seconded, all in favor. motion carried.

Project(s) Status:

Solar Law changes - working

Ed Palmer, Special Use Permit application, tax parcel ID 100.00-1-33.1, Butcher Shop, Pork Hill Rd. Not present, application is not considered to be complete, additional submittals needed.

Daphne Parker, Sub-divide and merge, a 0.62-acre parcel, identified on the Co. tax map as parcel number 101.20-1-5, which borders both sides of Co. Rte. 69, East Rodman. Ms. Parker was not present. It was noted that this is a non-conforming-lot of record. The division would create two parcels (0.22-acre and 0.40-acre) with a road frontages of 133' and 95'. Discussions arose regarding the lack of 200' of road frontage needed to meet zoning requirements and whether or not should be referred to the BOA for an "Area Variance". Town attorney will be contacted to get a legal opinion on how to properly sub-divide and merge parcels for proper road frontage, when the parcel is split by the road.

Kathy Lamoreaux, Sub-divide a 51.41-acre parcel, Co. Rte. 156, Tax #101.00-2-12.42. Authorized representative, Surveyor Steve Gracey, was in attendance to answer questions regarding the sub-division. The Planning Board reviewed the application to create a 3.14-acre residential parcel by subdividing a 51.41-acre lot. James Wheller made a motion to accept Resolution #2025-PB-3 for the Environmental Non-Significance, and Resolution #2025-PB-4 approving the subdivision to create a 3.14-acre parcel located on Co. Rte. 156, Chairman Stinson seconded, all in favor, motion passed.

Old Business: None

New Business:

James Wheller made a motion to adjourn at 7:58 pm. Mary Lowe seconded, all in favor, motion passed.

The next Planning Board meeting will be September 25, 2025.


Respectfully submitted,
Mary Lowe - Recording Secretary