

**TOWN OF LINCOLN**  
**6886 Tuttle Road Canastota, NY 13032**

**Planning Board**

Tuesday May 13, 2025

**Call to Order:** 7:00pm

**Pledge of Allegiance**

**Members Present:** John Schoeck, Andrew Jeski, Justine Kelsey, Jon Black, Heather Whalen Smith and Wayne Brothers.

**Others Present:** Peggy Leclair, Douglas Holdridge, Rebecca Brothers, Roger Church, Scott Nadeau, Catherine New, Jared Massett, Joel Arsenault, Rebecca Dust, Trevor and Melinda Morris, Matthew Smith, Jody Sadler, Deborah Boyles, Valarie Granger and Marva Smith.

The April 2025 meeting minutes accepted with corrections.

**Resolution 28-25:** Motion to approve April 8, 2025 meeting minutes, with corrections, made by Andrew Jeski, 2<sup>nd</sup> by Heather Whalen Smith, carried.

***Old Business:***

**Nadeau Special Use Permit 1-25 Dog Training/Boarding 7248 Creek Road**

GML was reviewed and SEQR was read by Chairman John Schoeck

**Resolution 29-25:** motion to approve SEQR, as read, for SUP 1-25 was made by Justine Kelsey, 2<sup>nd</sup> by Jon Black, motion carried.

**Resolution 30-25:** motion to open the Public Hearing for SUP 1-25 was made at 7:08 by Heather Whalen Smith, 2<sup>nd</sup> by Justine Kelsey, motion carried.

Creek Road residents Jody Sadler, Deborah Boyles and Valarie Granger inquired about the impact the dog training/boarding facility will impact taxes, flooding, traffic and the threat from escaped dogs. Planning Board Members and Scott Nadeau both assured the residents that this home-based business will not negatively affect the neighborhood. Mr. Nadeau assured everyone that he has had years of experience training dogs. Additionally, there will be no more than 6 boarders at one time and owners will only be stopping 1 -2 times while their dogs are in training (4-6 weeks). Additionally, vaccination records will be kept by Mr. Nadeau for all dogs in his care.

Planning Board Member Andrew Jeski questioned the business sign's location and positioning affecting traffic visibility. After discussing of various options, Mr. Nadeau and the Planning Board agreed on positioning the sign parallel to the road rather than perpendicular. The sign will be set back at least 33 feet.

Another idea to address neighborhood concerns was to hold an *"open house"* to demonstrate how Mr. Nadeau trains dogs in his care.

**Resolution 31-25:** motion to close the Public Hearing for SUP 1-25 was made at 7:32 pm by Andrew Jeski, 2<sup>nd</sup> by Jon Black, motion carried.

Chairman Schoeck set a 1-year renewal for the 1<sup>st</sup> year and subsequent renewals every 3 years.

**Resolution 32-25:** motion to approve the renewal schedule for Scott Nadeau's SUP 1-25 was made by Justine Kelsey, 2<sup>nd</sup> by Heather Whalen Smith, carried unanimously.

**Resolution 33-25:** motion to approve SUP 1-25 was made by Justine Kelsey, 2<sup>nd</sup> by Heather Whalen Smith, motion carried.

#### **Trevor and Melinda Morris Minor Subdivision SD 3-25 4611 Whitman Road**

The Trevor and Melinda Morris own adjacent properties and are seeking a line adjustment/annexation to make both parcels comply with the Town's lot requirements. The Morris's are considering building on the larger lot in the future. The proposed line change must go through the sub-division process as the Town doesn't have a law addressing lot line annexations.

SEQR for the Morris SD 3-25 was read by Chairman John Schoeck.

**Resolution 33-25:** motion to approve SEQR as read for the Morris SD 3-25 was made by Heather Whalen Smith, 2<sup>nd</sup> by Andrew Jeski, motion carried.

**Resolution 34-25:** motion to open the Public Hearing for the Morris SD 3-25 at 7:42 pm was made by Justine Kelsey, 2<sup>nd</sup> by Wayne Brothers, motion carried.

There were no public comments.

**Resolution 35-25:** motion to close the Public Hearing for SD 3-25 at 7:43 pm was made by Wayne Brothers, 2<sup>nd</sup> by Heather Whalen Smith, motion carried.

**Resolution 36-25:** motion to approve the Morris SD 3-25 was made by Justine Kelsey, 2<sup>nd</sup> by Heather Whalen Smith, motion carried.

#### **F. Roger Church minor subdivision SD2-25 4679 Burleson Road**

Mr. Church would like to divide his property on Burleson Road. The GML was reviewed and Chairman Schoeck read the SEQR.

**Resolution 37-25:** motion to accept SEQR as read for SD 2-25 was made by Jon Black, 2<sup>nd</sup> by Justine Kelsey, motion carried.

**Resolution 38-25:** motion to open the Public Hearing at 7:52 pm for the Church SD 2-25 was made by Justine Kelsey, 2<sup>nd</sup> by Heather Whalen Smith, motion carried.

There were no public comments.

**Resolution 39-25:** motion to close the Public Hearing for the Church SD 2-25 was made at 7:53 pm by Wayne Brothers, 2<sup>nd</sup> by Justine Kelsey, motion carried.

**Resolution 40-25:** motion to approve the Church SD 2-25 was made by the following roll call vote:

Board Member	Aye	Nay	Abstain
John Schoeck	XX		
Andrew Jeski			XX
Justine Kelsey	XX		
Jon Black	XX		
Heather Whalen Smith	XX		
Wayne Brothers	XX		

Motion approved.

#### ***New Business***

##### **Masset Minor Sub-Division SD4-25 6772 Harp Road**

Jared Massett and Rebecca Dust are looking to do 2 lot line annexations. One is between Jared and Rebecca and Deborah New. This action will provide the necessary set-back for Jared and Rebeccas' house. The second annexation is between Jared and Rebecca and Michael Grant (neighbor to the North). This action provides the backyard buffer/privacy the Grants have desired. The 2 annexations will be handled separately.

Joel Arsenault spoke on behalf of Jared and Rebecca. Chairman Schoeck will seek guidance from the Town's Attorney to be sure the Planning Board is handling SD 4-25 properly.

The Planning Board agreed to schedule the SEQR review and Public Hearing for the Massett SD 4-25, pending counsel review, for June 10, 2025.

**Resolution 41-25:** motion to schedule SEQR and Public Hearing for the Jared SD 4-25 for 7pm, June 10, 2025, was made by Heather Whalen Smith, 2<sup>nd</sup> by Jon Black, motion carried.

**Matt Smith, 3523 Cottons Road**

Matt is exploring options for providing his elderly father with a separate living facility on his (Matt's) property. Factors to be addressed include an easement on the property. The Planning Board recommended Matt consult an attorney. A minor sub-division or a special use permit are options for consideration.

**Resolution 42-25:** motion to adjourn at 8:31 pm was made by Jon Black, 2<sup>nd</sup> by Justine Kelsey, motioned carried.