

Town of Mexico

## Planning Board Meeting Minutes

April 2, 2025

In attendance: Nancy Weber, Chair

Graham Seiter, Town Attorney

Gary Toth, Planning Board Member

Allison Trudell, Planning Board Member

Karen Davies-Buckley, Planning Board Member

Three in the audience

Absent: Bonnie Loforte, Planning Board Member

Chair Weber called the meeting to order at 7 p.m. with the Pledge of Allegiance

Weber said the ZBA has passed two applications on the board for consideration at tonight's meeting; Graham Seiter confirmed both applications have been deemed complete, and public hearings on each are set for later in April.

The first application is for a proposed Special Use Permit for the Cartier Motorsports' Storage Facility on State Route 104. Dan Cartier said he intends to build two more storage units on the existing site. Karen Davies-Buckley asked if the wetlands map of the area has changed. Weber said there is an included/planned 100-foot buffer from the wetlands on the property. Seiter said the DEC will be notified of the project and will let town officials know if there are any issues. Cartier said there is a 60-foot distance between the two planned structures. There was some discussion about the natural slope that exists between the current structures and the proposed new ones. Weber asked Cartier if he plans to add more buildings in the future, and he said possible.

Motion by Toth, seconded by Davies-Buckley to accept the application as complete, and forward to the Zoning Board of Appeals (ZBA). All in favor; approved.

A motion was made by Trudell and seconded by Toth to allow the ZBA to hold the public hearing on the application. All in favor; approved.

David Salvetti presented a Special Use Permit application for consideration for Salvetti Woodworking Facility, at the corner of State Route 3 and Countryman Road. Salvetti said he

plans to use the property – which he intends to purchase upon approval of this application – as space to construct a shop and yard for storage of materials used to build traditional timber frame building kits. The buildings would then be disassembled and sold as kits.

Weber commended Salvetti on the quality of his application. The ZBA deemed the application complete. Weber said the Planning Board and ZBA would benefit from a written method for moving applications between the boards. Weber said she will speak with the Town Clerk to see if such a document, that will “follow” the application as it goes through the planning and zoning processes, is possible to develop.

Seiter said a letter has been sent to the New York State Department of Transportation (DOT) regarding culverts and driveways at the site. Weber noted the DOT can sometimes have issues with what happens at the edge of a state road, and where driveways are identified. Weber suggested Salvetti, as the property owner, contact the DOT to inquire about the process and if there are any other measures required by the state.

Seiter said a public hearing on the application is set for April 21.

Weber said she is concerned that there are no plans for hooking up to public water at the site; Salvetti said he doesn’t foresee a need for that at this point, as the property will not host customers.

Salvetti said wood waste materials will be given away, and he is working on finding a way to dispose of it. Seiter said the Planning Board has the option of sending the site plan to the ZBA with the recommendation that the ZBA determine what is to be done with the wood waste products. Salvetti said he will develop a solution in time for the next ZBA meeting.

Weber asked about public utilities such as electricity. Salvetti intends to use battery-operated tools, and he has two small generators and a Woodmizer engine. He will use natural light for work, and will not be utilizing the property during the winter months.

Weber questioned if the Planning Board needs to waive the sawmill law, which has specifics about waste removal. Seiter said the board can pass the application on to the ZBA with a condition about that piece.

Motion by Toth, seconded by Davies-Buckley to deem the application accepted, with conditions pending DOT approval and a waste disposal plan. All in favor; approved.

Meeting adjourned at 7:45 p.m.

Respectfully submitted,

Allison Trudell