

**Mexico Planning Board
Minutes of the Regular Meeting
Held May 5, 2025, at the Town Hall
Commencing at 6:30 P.M.**

Present: Nancy Weber, Chairwoman
Bonnie Loforte, Councilor
Karen Davies-Buckley, Councilor
Gary Toth, Councilor
Allison Trudell, Councilor
Ron Marsden, Code Enforcement Officer

Absent: Graham Seiter, Town Attorney

And 2 in the audience.

Chairwoman Weber called the meeting to order with the Pledge of Allegiance at 6:30pm.

Review of minutes: A motion was made by Councilor Toth and seconded by Councilor Loforte to approve the April minutes. The motion was passed by a vote of 5 ayes: Weber, Loforte, Toth, Davies-Buckley, Trudell and 0 nays.

Old Business

Salvetti, ST RT 3 & Countryman Road

Chairwoman Weber said there have been changes made to the site plan regarding the ingress/egress of the proposed business. Chairwoman Weber said plans were changed for the location of the shop to accommodate the driveway, setbacks are met, adding windbreak and privacy for westerly winds, the trees on the back and south side are existing, no changes to the floor plan inside the building. Councilor Trudell asked if trucks will have enough space to turn around because Countryman Road is narrow. The applicant said they try to avoid large trucks as possible, and no log trucks will be delivering logs; the applicant buys beams and boards already cut. Counselor Toth asked about south side of truck with storage and future sawmill area. Applicant explained the slab areas to be used as storage for materials and equipment to keep things clean. The applicant is waiting for approval for purchase of property. Chairwoman Weber said ZBA will meet again at the end of the month. Councilor Toth moved to accept and approve the revised site plan, seconded by Councilor Davies-Buckley, all ayes. Approved.

The applicant will reach out to Superintendent Marsden for driveway approval.

New Business

Ackerman Bakery Application, US RT 11

Chairwoman Weber said the application is not complete but thought the board could begin looking at the application. Chairwoman Weber invited Laselle to speak about the project. Laselle said the applicants are looking to build a bakery and gave an overview of the site plan via large arial diagram; hours would be Thursday to Sunday 8am to 1pm; pre-ordering with pick-up will be the focus, but ready-to-purchase items will be available. Laselle will get a rendering of the building. Chairwoman Weber said the signature on the application is missing. 20'x20' is the size of the building, Laselle said. Chairwoman Weber asked if the DEC or Health Department has been consulted due to the concern about garage storing items. Laselle said the property has municipal water, but the application must go to the health department. Laselle said they would do DOH submission this week. Counselor Trudell left the meeting at 6:48. Counselor Toth asked if signage is going to be neon. Laselle stated the sign would be a 3x6 lighted sign. Chairwoman Weber asked the lights to not shine in the road or look like a directional/traffic light. Laselle said they put it away from the driveway purposefully. Chairwoman Weber said she noticed that Laselle is doing a lot of work around town and asked if it is possible to put something in writing that allows him to act as an agent. Laselle said the cars would be cleaned up. Chairwoman Weber would like to plan to walk the property to get a better feel for where things will go. Chairwoman Weber asked if they could put flags out to mark the building. Chairwoman Weber said site visits are important to conduct; she will let the rest of the board know when she is able to make a site visit appointment. Chairwoman Weber said they will go through everything at the June 2nd planning board meeting. Officer Marsden said the application does not need to go to the ZBA. Laselle said it must go to county planning, and the planning board will submit it to the county planning board, then they are looking at July approval at best. Laselle suggests delineating the driveway space between the two businesses with something like large planters that could be stored seasonally for winter snow removal purposes. Weber said she would like more information on oil/fuel storage with a food service business on site.

Other Business

Chairwoman Weber would like to know if the special use permit was necessary for Cartier and wonders if they could have just done a site plan review. Laselle said they do private delineations. Laselle said their direction from Albany has been that the DEC does not need to be consulted if there is not a purple or green wetland noted on the DEC maps. Chairwoman Weber would like to host an update at McAuslan Hall regarding the new DEC wetland mapping guidelines. Laselle said the DEC is gridlocked with submissions. Laselle left the meeting at 7:36pm.

Councilor Toth said land use meeting was postponed and would like to address the idea of a floating industrial zone for the town and decide if the industrial/commercial zones want to change them. Councilor Toth said the process of declaring a floating industrial zone should be made to follow a protocol similar to site plan reviews and application review from Planning and Zoning should have to occur prior to town board final approval. Councilor Toth said this is why certain areas need to be identified as prime locations for a floating industrial zone, old plant, other areas for industrial use or housing use, properties on the 104-corridor from Maple View

to Interstate 81; Toth said to review all options then discuss which areas should be housing, industrial, etc.

Chairwoman Weber asked the board when they should meet to discuss. Councilor Toth said the first draft of the comprehensive plan should be available in October, and in November or December, a final draft for the town to review. Chairwoman Weber suggested waiting until after the comprehensive plan draft to not over burden the town and residents. Councilor Toth and Chairwoman Weber would like to schedule an initial meeting to discuss land-use review for directly after the June 2nd planning board meeting.

A motion was made by Councilor Toth, seconded by Councilor Loforte to adjourn at 8:01pm. The motion was approved by a vote of 4 ayes: Davies-Buckley, Loforte, Toth, Weber, and 0 nays.

Respectfully submitted,

Nicole Wild
Town Clerk