

**TOWN OF BARRE  
PLANNING BOARD  
JUNE 9, 2025**

**CALL TO ORDER:** The board met at the Town Hall with the meeting being called to order at 6:30 pm by co-chair Mr. Keeler.

**BOARD MEMBERS PRESENT**

Thomas Keeler	Jean Depatie
Kurt Dudley	Stephen Harling (by phone)
Benjamin Mathes	Jean Peglow
Gary Palmer (Alt)	

**BOARD MEMBERS EXCUSED**

Wesley Miller

Others present: Danny Shuler, Sonya Martino, Andrew Wright, Steve Coville, and Kirk Mathes

The Pledge to the Flag was recited.

Mrs. Peglow moved to appoint Mr. Palmer as a voting member of the planning board member for this meeting. The motion was seconded by Mr. Dudley and carried (6-0).

**I. APPROVAL OF MEETING MINUTES**

Mr. Harling moved to approve the minutes of the May regular meeting as presented. The motion was seconded by Mr. Mathes and carried (7-0).

**III. NEW BUSINESS**

Mr. Keeler stated that an application was received for proposed land subdivision of 14069 Gillette Road (Tax lot # 116.-1-25.111) from Danny Shuler. Mr. Shuler stated that there are 98 total acres and the section being subdivided off is 12.98 acres. My daughter and her family will be building a home on it. There is a 200' orchard in front of the piece being sectioned off with a right of way to the road. Mrs. Preston did state that Ms. Cook did review the application and recommend that we follow the law and protocol given to the board to follow.

**Resolution 10-2025**

Introduced by:	Kurt Dudley
Seconded by:	Jean Peglow

**TOWN OF BARRE PLANNING BOARD RESOLUTION THAT THE PROPOSED SUBDIVISION OF 14069 GILLETTE ROAD (T.A. #116.-1-25.111) IS NOT SUBJECT TO STORM WATER AND CAN BE WAVED**

**WHEREAS**, on or about May 14, 2025, Danny Shuler (the “Applicant”) submitted an application for subdivision review, to be located at 14069 Gillette Road (the “Proposed Action”); and

**WHEREAS**, the Proposed Action involves subdividing a lot into two lots; and

**NOW THEREFORE**, the Planning Board of the Town of Barre hereby states the subdivision is not subject to storm water classification and can be waved.

**UPON ROLL CALL VOTE:**

Mr. Keeler – Aye  
Mr. DePatie – Aye  
Mr. Dudley – Aye  
Mr. Harling – Aye  
Mr. Mathes – Aye  
Mrs. Peglow – Aye  
Mr. Palmer – Aye

**NOW THEREFORE**, the resolution is approved.

**Resolution 11-2025**

Introduced by: Jean Peglow  
Seconded by: Kurt Dudley

**TOWN OF BARRE PLANNING BOARD RESOLUTION THAT THE PROPOSED SUBDIVISION OF 14069 GILLETTE ROAD (T.A. #116.-1-25.111) IS SUBJECT TO SEQRA AND CLASSIFYING CONSIDERATION OF THE PROPOSED ACTION AS AN UNLISTED ACTION**

**WHEREAS**, on or about May 14, 2025, Danny Shuler (the “Applicant”) submitted an application for subdivision review, to be located at 14069 Gillette Road (the “Proposed Action”); and

**WHEREAS**, the Proposed Action involves subdividing a lot into two lots; and

**WHEREAS**, on May 13, 2025, the Applicant prepared a Short Environmental Assessment Form for the proposed Action; and

**WHEREAS**, the Proposed Action does not meet the requirements of either a Type I or Type II action under SEQRA; and

**NOW THEREFORE**, the Planning Board of the Town of Barre hereby declares itself lead agency for the purposes of SEQRA review.

**AND THEREFORE**, the Planning Board further resolves that the proposed action is classified as an Unlisted Action under SEQRA.

**UPON ROLL CALL VOTE:**

Mr. Keeler – Aye  
Mr. DePatie – Aye  
Mr. Dudley – Aye  
Mr. Harling – Aye  
Mr. Mathes – Aye  
Mrs. Peglow – Aye  
Mr. Palmer – Aye

**NOW THEREFORE**, the resolution is approved.

**Resolution 12-2025**

Introduced by: Jean Peglow  
Seconded by: Benjamin Mathes

**TOWN OF BARRE PLANNING BOARD RESOLUTION TO SET A PUBLIC HEARING FOR THE PROPOSED SUBDIVISION OF 14069 GILLETTE ROAD (T.A. #116.-1-25.111)**

**WHEREAS**, on or about May 14, 2025, Danny Shuler (the “Applicant”) submitted an application for subdivision review, located at 14069 Gillette Road (the “Proposed Action”); and

**WHEREAS**, the Proposed Action involves subdividing a lot into two lots; and

**WHEREAS**, On June 9, 2025 the Planning Board of the Town of Barre classified the proposed action as an Unlisted Action.

**NOW, THEREFORE**, the Planning Board of the Town of Barre hereby resolves to hold a public hearing on July 14, 2025 at 6:30 pm for the Proposed Action.

**UPON ROLL CALL VOTE:**

Mr. Keeler – Aye  
Mr. DePatie – Aye  
Mr. Dudley – Aye  
Mr. Harling – Aye  
Mr. Mathes – Aye  
Mrs. Peglow – Aye  
Mr. Palmer – Aye

**NOW THEREFORE**, the resolution is approved.

There was discussion that it seems like this is a simple subdivision and we should be able to do this without having to do this in multiple months. A member of the board was searching the law and found section 287-28. After everyone read it and discussed it, they agreed.

**Resolution 13-2025**

Introduced by: Benjamin Mathes  
Seconded by: Stephen Harling

**WHEREAS**, after reading and discussing section 287-28 of the subdivision zoning ordinance

**NOW THEREFORE**, the Planning Board resolves to waive the public hearing from Resolution 12-2025

**UPON ROLL CALL VOTE:**

Mr. Keeler – Aye  
Mr. DePatie – Aye  
Mr. Dudley – Aye  
Mr. Harling – Aye  
Mr. Mathes – Aye  
Mrs. Peglow – Aye  
Mr. Palmer – Aye

**NOW THEREFORE**, the resolution is approved.

The SEQR was reviewed and the questions were asked.

**Resolution 14-2025**

Introduced by: Jean Peglow  
Seconded by: Kurt Dudley

**TOWN OF BARRE PLANNING BOARD RESOLUTION ADOPTING A  
NEGATIVE DECLARATION OF ENVIRONMENTAL SIGNIFICANCE FOR THE  
PROPOSED SUBDIVISION OF 14069 GILLETTE ROAD (T.A. #116.-1-25.111) UNDER  
SEQRA**

**WHEREAS**, on or about May 14, 2025, Danny Shuler (the “Applicant”) submitted an application for subdivision review, located at 14069 Gillette Road (the “Proposed Action”); and

**WHEREAS**, the Proposed Action involves subdividing into two lots; and

**WHEREAS**, the Applicant prepared a Short Environmental Assessment Form for the proposed Action which is attached hereto; and

**WHEREAS**, the Planning Board assumed lead agency status pursuant to 6 NYCRR 617.6(b)(1); and

**WHEREAS**, the Planning Board has considered the content of the application, the SEAF, and any relevant public input; and

**WHEREAS**, the Planning Board has thoroughly analyzed the relevant concerns discussed in the attached negative declaration of environmental significance, and has determined that no significant adverse environmental impacts will result from the proposed Subdivision, and

**NOW, THEREFORE**, the Planning Board hereby finds that this subdivision will not have any significant adverse impacts on the environment.

**AND THEREFORE**, the Planning Board further resolves to adopt a negative declaration of environmental significance with respect to the Subdivision at 14069 Gillette Road.

**AND THEREFORE**, the Planning Board hereby adopts the attached negative declaration of environmental significance and incorporates it herein.

**UPON ROLL CALL VOTE:**

Mr. Keeler – Aye  
Mr. DePatie – Aye  
Mr. Dudley – Aye  
Mr. Harling – Aye  
Mr. Mathes – Aye  
Mrs. Peglow – Aye  
Mr. Palmer – Aye

**NOW THEREFORE**, the resolution is approved

**Resolution 15-2025**

Introduced by: Jean Peglow  
Seconded by: Kurt Dudley

**WHEREAS**, on or about May 14, 2025, Danny Shuler (the “Applicant”) submitted an application for subdivision review, located at 14069 Gillette Road (the “Proposed Action”); and

**WHEREAS**, the Planning Board has thoroughly analyzed the relevant concerns

**NOW, THEREFORE**, the Planning Board hereby approves the application of a minor subdivision for Final Subdivision Approval made by Danny Shuler.

**UPON ROLL CALL VOTE:**

Mr. Keeler – Aye  
Mr. DePatie – Aye  
Mr. Dudley – Aye  
Mr. Harling – Aye  
Mr. Mathes – Aye  
Mrs. Peglow – Aye  
Mr. Palmer – Aye

**NOW THEREFORE**, the resolution is approved.

An application from Freedom Storage of NY Inc. made by Eric Watson was received for a Site Plan review. This would be for an addition of a 50 x 125 x 16’ tall storage building with concrete floors. The building would be west of what is there already.

**Resolution 16-2025**

Introduced by: Jean Peglow  
Seconded by: Benjamin Mathes

**TOWN OF BARRE PLANNING BOARD RESOLUTION THAT THE PROPOSED SITE PLAN REVIEW (T.A. #94.-1-21.12) IS SUBJECT TO SEQRA AND CLASSIFYING CONSIDERATION OF THE PROPOSED ACTION AS AN UNLISTED ACTION**

**WHEREAS**, on or about May 19, 2025, Freedom Storage of NY Inc., Eric Watson President (the “Applicant”) submitted an application for Site Plan Review, located at 14001 West Lee Road (the “Proposed Action”); and

**WHEREAS**, the Proposed Action involves constructing a storage building 50 x 125 x 16 with concrete floors; and

**WHEREAS**, on May 19, 2025, the Applicant prepared a Short Environmental Assessment Form for the proposed Action; and

**WHEREAS**, the Proposed Action does not meet the requirements of either a Type I or Type II action under SEQRA; and

**NOW THEREFORE**, the Planning Board of the Town of Barre hereby declares itself lead agency for the purposes of SEQRA review.

**AND THEREFORE**, the Planning Board further resolves that the proposed action is classified as an Unlisted Action under SEQRA.

**UPON ROLL CALL VOTE:**

Mr. Keeler – Aye  
Mr. DePatie – Aye  
Mr. Dudley – Aye  
Mr. Harling – Aye  
Mr. Mathes – Aye  
Mrs. Peglow – Aye  
Mr. Palmer – Aye

**NOW THEREFORE**, the resolution is approved.

**Resolution 17-2025**

Introduced by: Jean Peglow  
Seconded by: Kurt Dudley

**TOWN OF BARRE PLANNING BOARD RESOLUTION ADOPTING A  
NEGATIVE DECLARATION OF ENVIRONMENTAL SIGNIFICANCE FOR THE  
PROPOSED SITE PLAN REVIEW (T.A. #94.-1-21.12) UNDER SEQRA**

**WHEREAS**, on or about May 19, 2025, Freedom Storage of NY Inc., Eric Watson President (the “Applicant”) submitted an application for constructing a storage building 50 x 125 x 16 with concrete floors, located at 14001 West Lee (the “Proposed Action”); and

**WHEREAS**, the Applicant prepared a Short Environmental Assessment Form for the proposed Action which is attached hereto; and

**WHEREAS**, the Planning Board assumed lead agency status pursuant to 6 NYCRR 617.6(b)(1); and

**WHEREAS**, the Planning Board has considered the content of the application, the SEAF, and any relevant public input; and

**WHEREAS**, the Planning Board has thoroughly analyzed the relevant concerns discussed in the attached negative declaration of environmental significance, and has determined that no significant adverse environmental impacts will result from the proposed Site Plan, and

**NOW, THEREFORE**, the Planning Board hereby finds that this site plan will not have any significant adverse impacts on the environment.

**AND THEREFORE**, the Planning Board further resolves to adopt a negative declaration of environmental significance with respect to the Site Plan at 14001 West Lee Road.

**AND THEREFORE**, the Planning Board hereby adopts the attached negative declaration of environmental significance and incorporates it herein.

**UPON ROLL CALL VOTE:**

Mr. Keeler – Aye  
Mr. DePatie – Aye  
Mr. Dudley – Aye  
Mr. Harling – Aye  
Mr. Mathes – Aye  
Mrs. Peglow – Aye  
Mr. Palmer – Aye

**NOW THEREFORE**, the resolution is approved

**Resolution 18-2025**

Introduced by: Kurt Dudley  
Seconded by: Benjamin Mathes

**WHEREAS**, on or about May 19, 2025, Freedom Storage of NY Inc., Eric Watson President (the “Applicant”) submitted an application for Site Plan Review, located at 14001 West Lee Road (the “Proposed Action”); and

**WHEREAS**, the Planning Board has thoroughly analyzed the relevant concerns

**NOW, THEREFORE**, the Planning Board hereby approves the application of a Site Plan Review for Freedom Storage of NY Inc., Eric Watson President.

**UPON ROLL CALL VOTE:**

Mr. Keeler – Aye  
Mr. DePatie – Aye  
Mr. Dudley – Aye  
Mr. Harling – Aye  
Mr. Mathes – Aye  
Mrs. Peglow – Aye  
Mr. Palmer – Aye

**NOW THEREFORE**, the resolution is approved.

Mr. Keeler went over the changes that were made with the Comprehensive Plan and asked if everyone had received them. Everyone had received the email.



**Resolution 19-2025**

Introduced by: Kurt Dudley  
Seconded by: Benjamin Mathes

**WHEREAS**, the Planning Board has reviewed the Comprehensive Plan

**NOW THEREFORE**, the board will forward the Comprehensive Plan to the Town Board

**UPON ROLL CALL VOTE:**

Mr. Keeler – Aye  
Mr. DePatie – Aye  
Mr. Dudley – Aye  
Mr. Harling – Aye  
Mr. Mathes – Aye  
Mrs. Peglow – Aye  
Mr. Palmer – Aye

**NOW THEREFORE**, the resolution is approved.

**IV. OLD BUSINESS**

At this time, there is not any old business.

**V. COMMUNICATION**

ORLEANS COUNTY PLANNING BOARD

The meeting was canceled.

Mr. Keeler received a letter regarding wind energy at some point. He thought he had sent it out, however, no one had received it. He will make sure that it gets out.

**VI. ADJORNMENT**

Mr. Mathes made a motion to adjourn the meeting at 7:15 pm; seconded by Mrs. Peglow and carried (7-0).

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Lee A. Preston, Clerk

DRAFT