

**TOWN OF SENECA**  
**WORKSHOP MEETING MINUTES**  
 July 30<sup>th</sup>, 2024

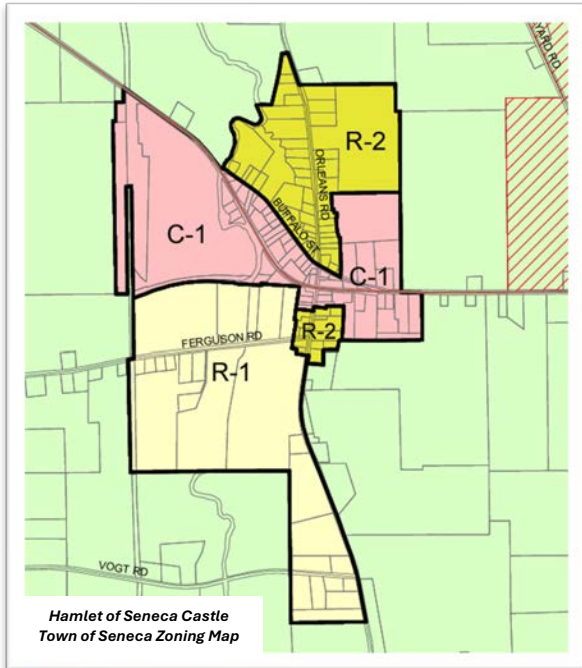
<b>PRESENT</b>	
Drew Wickham	Town Supervisor
Jason Mosher	Councilman
Howard Keeney	Councilman
Jim Malyj	Councilman
Jesse Orbaker	Councilman
Haley Eagley	Town Clerk/ Tax Collector
Jerry Hoover	Code Enforcement Officer
Roslyn Grammar	Comprehensive Plan committee Member/ Spokesperson
Steve Hullings, Sr.	Silos of Seneca Wedding and Event Center

At 7:00 pm Supervisor Wickham led the Pledge of Allegiance and disposed of the roll call as all in attendance were already acquainted. Supervisor Wickham looked for a motion to approve the agenda for tonight’s workshop. Councilman Orbaker made the motion which was seconded by Councilman Malyj. Supervisor Wickham explained the process of how tonight would go and let Mr. Hullings know that if he had anything to add at the end, he would allow comments at that point. He explained that no business would be happening tonight and there would be plenty of opportunity for input along the way before this plan gets voted on.

**OLD BUSINESS**

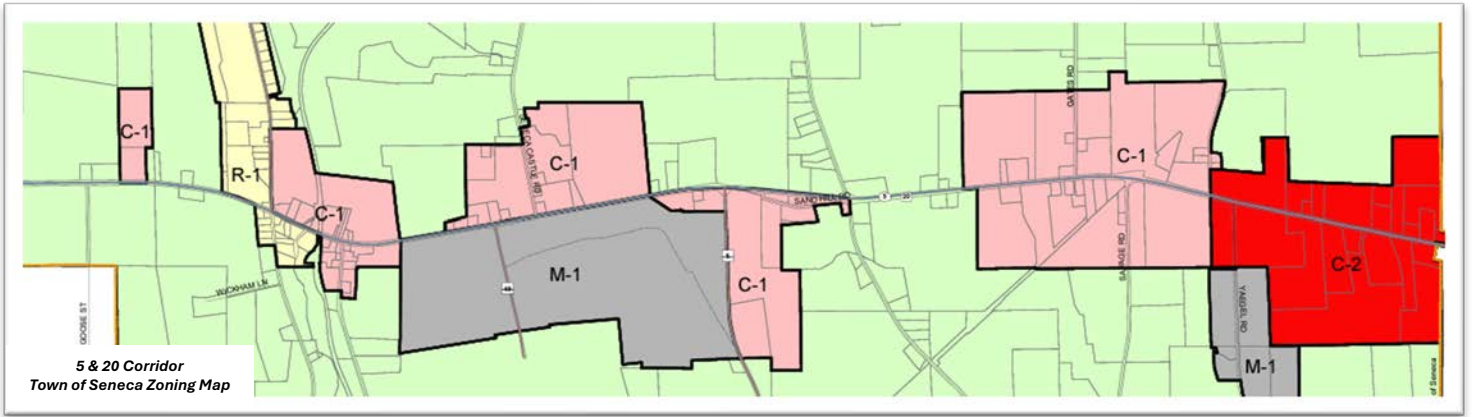
Supervisor Wickham gave the floor to CEO Hoover to go over what he had put together. CEO Hoover explained that we are looking at two things tonight, one being the comprehensive plan and the other being zoning updates. This would make two separate, but very similar, processes at the same time as they are both stand-alone Local Laws.

CEO Hoover said that it would be fair to say that the Comp. Plan Committee came back and didn’t make any major changes or recommendations. It was already well-intact and is still relatively sound at this point in time. He explained that there were a few changes that were recommended.

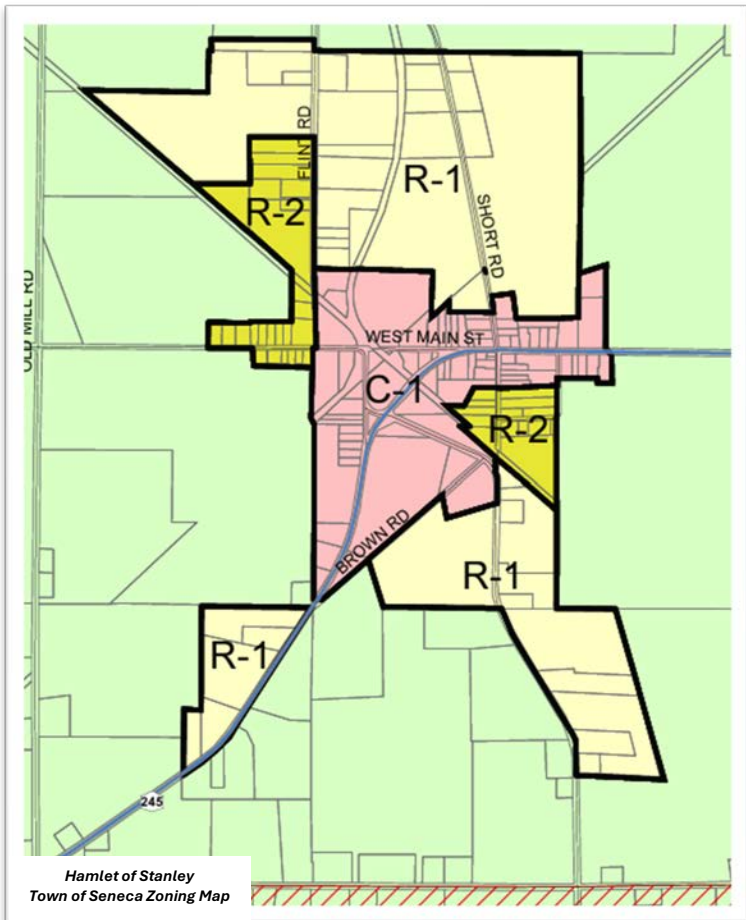


← Looking at the Zoning Map, CEO Hoover scrolled to the hamlet of **Seneca Castle**. The area that is colored pink is zoned as “Mixed-Use”. This allows a mixture of residential/commercial use. Agricultural use is always allowed in any district that we have in the Town of Seneca. He explained that there is not a lot of pressure for development in Seneca Castle; however, there is a lot of land on County Road 4 that is zoned C-1 which would allow Residential or Commercial development. Some examples that would be allowed are a housing development, various businesses, or a business park. It’s nearly 100 acres. He explained that he wouldn’t know if it is sellable or if someone would sell it, but we have a fair amount of land that is slated for development in the Seneca Castle area.

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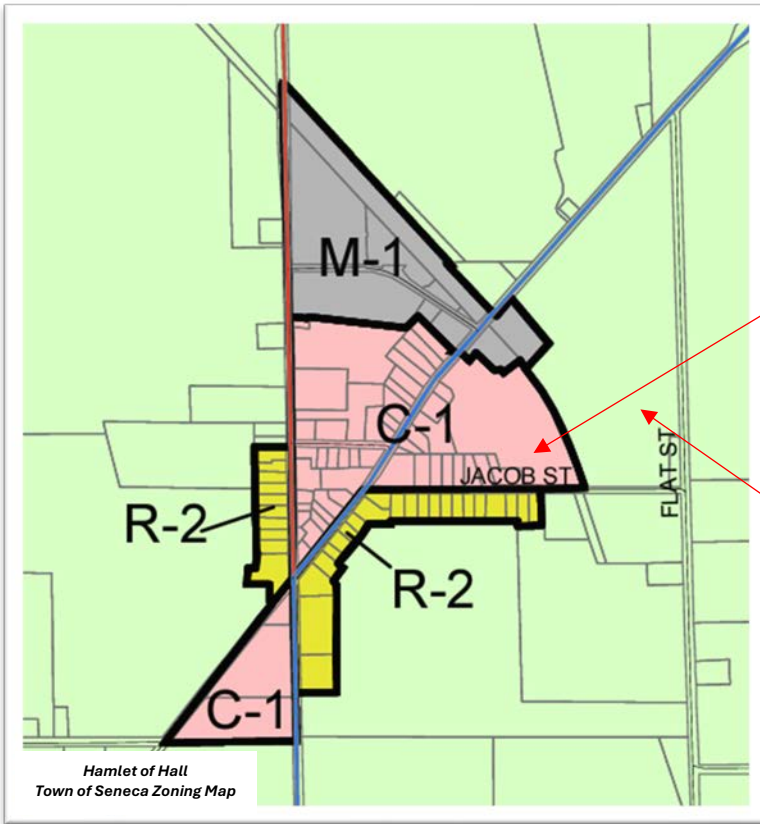
↑ CEO Hoover moved on to look at the 5 & 20 Corridor. Again, anything in **pink** that is zoned C-1 would be “Mixed Use” (residential or commercial use; also, to include agricultural use). Anything in **red** that is zoned C-2 is our “General Commercial” district, relaying that this area is already well-built at this point in time. There is a good-sized parcel behind Geneva Harley that is not developed; however, that red area on the map is where all of the existing businesses are near Geneva Harley. CEO Hoover then explained that going down Yaegel Road, that area has always been slated for commercial or industrial use. The **gray** area that is zoned M-1 is “Industrial Use”. This would be heavier manufacturing, concrete plants, or similar. Helena Chemical is right there on Yaegel Road.



← Moving over to the hamlet of Stanley. We have the town-owned property that we have talked about in the past, property between State Route 245 and Brown Rd. and along State Route 245 that is zoned C-1, Mixed Use. There is a fair amount of undeveloped land in and around Stanley that would support business; however, there hasn't been a big demand for that.

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← CEO Hoover scrolled over to the hamlet of Hall and explained that we are starting to see some things over here with the Seedway growth package. Other than that, there really isn't a lot of land in Hall that is slated for development that isn't already developed with something. Everything on County Road 5 is developed, everything on State Route 14A is developed.

There is one small section that is West of the railroad tracks that is bound with only one small access point from Jacob Street

Looking at the triangle parcel that is bound by Route 14A, Flat St., Jacob St., and the former Railroad Bed that is currently zoned Ag. (Green). CEO Hoover explained that parcel would be something for the board to consider possibly zoning it C-1 that would potentially allow a mixture of residential and business, instead of just agriculture. CEO Hoover added that it butts-up to the C-1 district already and has a lot of access from Flat Street and a lot of access from Route 14A, which would be away from any houses and there is already 14A traffic there.

Supervisor Wickham asked the Board if there were any

thoughts to put that parcel in C-1 instead of just Ag. Councilman Orbaker asked how much pressure we were getting to do that. CEO Hoover explained that we aren't getting a lot of development pressure right now. With all 3 hamlets, Hall is by far the healthiest hamlet as far as Commercial Development. Supervisor Wickham said that this would be the best time to look at this possibility as there is nobody pushing to develop or trying to buy that parcel currently.

Supervisor Wickham asked Councilman Mosher what his thoughts were as this parcel is in the area of his home. Councilman Mosher commented that this parcel is good farmland and that if there were any changes, he would look at some of the Ag-Parcels on State Route 14A. He also explained 2 of the 3 roads that border that triangle parcel are not meant for commercial driving. Flat Street and Jacob Street are not made for the weight that you would typically see with a business. Whereas County Road 5 is suited for that with the way it's built. The board discussed the possibility of putting some C-1 zoning over toward Wilson Rd and Route 14A behind the Hall fire department and continued discussing making C-1 behind Blowers Agra Service. They ultimately decided that adding a C-1 district behind the Hall Fire Department (in between Wilson Rd. and Route 14A) was better.

One of the items that came out of the Comprehensive Plan Committee was Agricultural Support Businesses. Right now, there are a lot of businesses (Seedway and Blowers being a couple of them) that you could call an "Agricultural" or "Commercial" operation. The question is, should we put in the definition of an Agricultural Business that supporting farm business are allowed in the Agricultural District. CEO Hoover said that there was a sample or template included explaining a Farm Support Business. This basically would be a commercial retailer or service that primarily serves farms. This could be equipment sales and service, farm feed, and other items. Councilman Mosher asked if adding this verbiage would adversely effect anyone that is currently operating this way. CEO Hoover explained that it would not adversely affect anyone and that this would actually clean up the meaning and uses for what is currently there. He continued by explaining that the businesses we currently have in the Agricultural District are already an Agricultural Businesses by definition. Some examples are Blowers, Tomion's on Gillette Rd., Hansen Farms, Hemdale's, among others. These could easily be "retail"; however, they are considered Farm Support due to the nature of their business.

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CEO Hoover then moved onto Special Event Venues. We've talked about it in the recent past with The Silos of Seneca on Redman Rd., which is owned by the Hullings Family. CEO Hoover's commitment to them has always been that he would put this item in front of the board to see what they wanted to do with the language of Zoning in their area.

The Comprehensive Plan Committee decided the following:

- **C-1 Mixed and C-2 General Business districts:** Event Venues should be added as an allowed use.
- **R-1 and R-2 Residential districts:** Event Venues will not be an allowed use.
- **Agriculture District:** the question became whether we would allow event venues as a stand-alone business or if they wanted to leave it as a home-based business. The Silos of Seneca event venue is classified as a specially permitted home-based business under General Retail Sales and Services in the Agricultural District.

At this time, our Agricultural District allows the following:

- Butchered Meat Shops
- Campgrounds
- Excavation Operations
- Wind Energy Conversion Systems
- Breweries, Distilleries, and Wineries.

Right now, the Hullings Family has the only event venue; however, there is another family on Gates Rd. that is inquiring about it (they don't have a house on Gates Rd., so they currently do not meet our Zoning Regulations). CEO Hoover referred to the board for their thoughts on this.

Councilman Orbaker said that one of the benefits of keeping this a home-based business would be that someone is always going to be there which could result in less complaints from neighbors with someone always onsite.

Councilman Malyj said that he likes the idea of keeping it a home-based business keep someone from California from being able to put an event venue in the middle of an Agricultural District. His other point was that Agriculture doesn't mix with special events (adding that there are a lot of cows in our town and that would clash with a special event). Supervisor Wickham went on to explain that he believes the process that CEO Hoover and the Hullings Family have gone through on this venue is just the way that it is designed.

CEO Hoover said it went through the process of the Planning and Zoning boards. Those boards did their jobs. They looked at the project, they approved it, they put regulations on it and put guardrails up because there initially weren't any guardrails to go by. While the business owners may not always agree with some things, they have lived by them. Supervisor Wickham stated that this is the way the system should function, adding that he's pretty happy with the way this process has gone.

Supervisor Wickham explained that on the other hand, he doesn't see the Town of Seneca being the home of a place like Lincoln Hill Farms. He explained if we go too far, we could be headed in the direction of being the home of something like that. He would like to keep the guardrails where they should be, but he's open to other thoughts.

Councilman Orbaker added that he is open to having event venues in the Town because he can appreciate what they are doing to the old, run-down barns. CEO Hoover showed a picture of the Silos of Seneca property from before the Hullings Family owned it or did any work on it. While it's not perfect because it isn't completely finished, event venues (whether they be a home-based business or stand-alone business) are there to have weddings and host nice events, which means they need to look pretty nice before they get there. It's an opportunity to take some pretty run-down places, get them looking really nice again and put them to good use.

Supervisor Wickham then added that he agrees with everything that CEO Hoover stated about these old properties, but he also likes the fact that there is someone living right there, too. Councilman Mosher added that he agreed with Supervisor Wickham because there are also neighbors who live right there as well.

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Supervisor Wickham moved on and said that Town Resident, Larry Townley, had provided notes (below) to Clerk Eagley:

*“I know there is a workshop tonight on the Comprehensive Plan. I’m not going to be able to make it, but I would like to reiterate the household business aspect of the Comp Plan. I believe the area should have a percentage of the household to have a business in, whether it be 10%, or maybe even up to 20% of the square footage of the house. Other towns that I have researched have 10% of the square footage of the house. We need to get a fixed number for that, so we don’t have future problems. Please reiterate this to the boards packet. Thanks, Larry Townley”*

Supervisor Wickham added that when we look at home-based businesses regardless of the type of business, there is a potential for them to keep growing and eventually grow into a large commercial business that doesn’t exactly belong in a residential area (examples given: Martin Overhead Doors and Fitzgerald Bothers). Supervisor Wickham explained that, luckily, those two businesses recognized that and after a bit of encouragement they moved to a Commercial District. However, there were no rules in our Zoning that would have forced them to move (Example Rule: you can only have a certain sized business based on the size of your home).

CEO Hoover added typically in our zoning, if you have something that is listed as a Specially Permitted Use, there are further rules in the Zoning that state specific guidelines for most of those special uses. With a home-based business, some rules are:

- No more than one home-based business on a parcel
- They should only be allowed on parcels with an owner-occupied single family residence; among other things.

What Mr. Townley is suggesting is that there should be caps in business size for home-based businesses. For example, you’re building a wedding venue, the home-based business (including accessory buildings) should not exceed 2,500 square feet in total aggregate size. The folks with the Silos of Seneca were given variances by the Zoning Board to be able to use more than 2,500 square feet of existing building. The Silos of Seneca is currently using (and has been given variance for) over 3,200 square feet, which includes the main building and other areas that will be in use.

CEO Hoover added that that we currently have limits on this, and the Zoning Board of Appeals function is to grant variances on these things if they want to grant them. CEO Hoover posed the question to the board, “if you’re going to allow this, are you comfortable with these limits.”

CEO Hoover stated that unless you specifically put language in the zoning that says, “not to exceed *x-y-z size*, shall not be subject to a variance”, an applicant can ask for anything that they want. The ZBA’s job is to look at all the information put together and decide what the benefits to the applicant are if they grant the variances. They will also decide what the detriments are to the nearby properties and community character if the variance is granted. CEO Hoover continued by explaining that the applicant is obviously presenting things that would be a benefit to make their business better. If there are not any identifiable detriments, there’s usually no reason to deny a variance. Adding that “I don’t want it” is not an identifiable detriment.

CEO Hoover explained that if we try to put caps on this, “not subject to variance”, it would really be superseding the ZBA’s job. Supervisor Wickham asked if the ZBA would ever reach out to a business that is maxing out to let them know. CEO Hoover said that they would make that statement to the business owner when it gets to that point (Martin’s Overhead Doors is one of them). Supervisor Wickham said that this is where the boards are supposed to be, and this is what they are supposed to do. He would hate to box them in.

Councilman Mosher added that he believes that this board grows with society. It is a living board, and it is not stuck in 1950. He feels that this board and their job is valuable. Councilman Orbaker said that he was on the ZBA for a few years, and they are very thorough. There wasn’t much that they turned down as long as it made sense. Supervisor Wickham believes that this board makes good decisions, and he would hate to handicap them.

CEO Hoover asked the board to review the section of a home-based business to make sure they are all comfortable with the limits that are there.



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Councilman Keeney asked if there was anything in there regarding illumination (lighting). CEO Hoover said that there is an entire section in commercial development for illumination and it is all requiring dark sky lighting (any lighting on walls or poles should be pointing down, not all over).

Supervisor Wickham said that another thing they needed to look at was specifically adding/defining “Event Venue” under home-based business or somewhere else in the zoning. They all agreed that they would like CEO Hoover to add a specific definition under Home-Based Business.

CEO Hoover reviewed the three things to look at this far:

1. The Comprehensive Plan Committee presented that in a **C-1 District** (Commercial/Residential), an event venue would be allowed as a Specially Permitted Use. This would get the extra review of the ZBA along with the Planning Board.
  - a. This verbiage will be staying the same.
2. In a **C-2 District** (General Commercial) it would be subject to site plan approval, so only the Planning Board would see it like any other business in that district.
  - a. This verbiage will also stay the same.
3. Then, in the **Ag. District**, allow it as Stand-Alone Business, Specially Permitted Use, or a Specially Permitted Home-Based Business.
  - a. This is where the Old Farm-Venue Sites will mostly be located and will be receiving the traffic. Roslyn Grammar added that the maximum number of employees listed under home-based business needs to be reviewed based on her experience in event planning. It is currently listed with allowing 3 Non-Resident employees to work for a home-based business.

Steve Hullings with Silos of Seneca asked if he could add a comment on what Roslyn said. Supervisor Wickham explained that he could quickly add something. Mr. Hullings explained that the maximum number of 3 non-resident employees would be an issue for them. They have just recently been approved by the ZBA to perform Community Dinners or Vineyard Dinners to benefit charitable causes. He explained that a dinner like that would be really difficult to perform with only 3 employees. He said that this is just one small portion of why he is here tonight.

He then added that overall, they would like to be a stand-alone business because their time running events is limited to roughly 6 months. Within those 6 months, if they’re lucky they might have 30 events per year. He said that if the math is done, Silos of Seneca would be physically “open” for less than 10% of the entire year. He said that within those 6 months, if they have 30 events, this would be less than 25% during that 6 month period that they are actually holding events. He added that requiring someone to live there full-time is pushing it. Mr. Hullings said that there will never be a time that an owner or manager will not be onsite. There will always be someone onsite to manage an event like this, so to say that someone has to live onsite of a business that is only truly open less than 10% of the year is pushing it. He gave examples of businesses that are located in Ontario County that are approved as stand-alone businesses.

Supervisor Wickham stopped Mr. Hullings and said that those businesses have nothing to do with the Town of Seneca and the rules in the Town of Seneca when Silos of Seneca came and applied were that it would have to be a home-based business. Mr. Hullings said he felt that he could speak openly and that’s where they stand.

Mr. Hullings added that being required to be a home-based business is limiting them from potential growth. Agreeing that an owner or company that isn’t in this state shouldn’t be able to come in and open an event venue. Mr. Hullings explained that he is able to take the emotional side out of it, adding that his son and daughter in-law have more emotion into it because they are required to live there and they initially thought they wouldn’t have to live there forever. Supervisor Wickham stopped Mr. Hullings again and said the law is what is written in the zoning, and they were approved as a home-based business. Mr. Hullings attempted to add an additional comment and Supervisor Wickham reiterated that this is our law whether they assumed different or not.

Returning back to the maximum number of outside employees, Councilman Mosher asked CEO Hoover if he knew what other towns were doing for this. CEO Hoover said he didn’t know what others were doing. Councilman Mosher asked why there even has to be a number on it. CEO Hoover stated that it is just what was put in there in 2004. Using Silos of Seneca as an example,

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CEO Hoover said that they're approved for a maximum occupancy of 164 people. If they have 159 and 5 workers, as long as they don't exceed their total occupancy it would be okay. Supervisor Wickham added that this clause was designed for home-based businesses who have small offices or buildings- having a maximum of 3 non-resident employees be allowed to be there every day was mainly to limit someone from having 10-plus cars in an out of their driveway every day, all day. Bottom line, while there is a maximum number written there, someone can always apply for a variance with the ZBA to allow more than that. The board decided to leave this as is and not change or remove it.

Moving on to the next point, our Zoning Law states that in the Agricultural District under Specially Permitted Use- breweries, distilleries, and wineries are permitted as stand-alone businesses. CEO Hoover explained that if the owner holds all the proper licensing in NYS, an out of state entity could come in and open a brewery, distillery, or winery in the Agricultural District. He added that it's not uncommon for the owner of one of those types of facilities to be out of state.

CEO Hoover asked, "does that board want to do something about this and make it similar to a home-based business, putting more restrictions in place?" Also adding that when he went through the process with the Hullings Family, he explained to them that if they were licensed as a brewery, distillery, or winery there are no limitations that say they cannot have a wedding there. Regardless of whether it is applied for as an "Event Venue", if it meets the requirements of the Alcohol Board of Control, they can hold any event they want. CEO Hoover reminded the board that these types of business are allowed as stand-alone in the Agricultural District and could very well operate all 7 days per week.

*Example Given: If Silos of Seneca was a satellite location or tasting room for WeBe Brewing out of Geneva, if they meet the licensing and standards of a brewery, they could be a stand-alone business who also holds weddings.*

Councilman Mosher said they would also have to have a liquor or brewer license to do that. CEO Hoover reiterated that the Silos of Seneca already has a liquor license. As long as they meet the NYS definition and licensing of a winery, brewery, or distillery there's nothing prohibiting a winery, brewery, or distillery from holding a wedding or event. CEO Hoover added, for example, that (he believes) Lincoln Hill Farms started as a brewery- his point being that if someone were to come in and start a winery; brewery; or distillery, our zoning has no prohibitions for it to turn into a Lincoln Hill Farms. Another location that started as a vineyard and winery is Point of The Bluff and they're now holding major concerts that sometimes have thousands of people at them. There's no way to stop that if they open up as an NYS Licensed brewery, distillery, or winery.

Councilman Mosher posed the question that maybe they should consider removing that use from the Agricultural District and only allow it in the C-1 or C-2 districts. CEO Hoover said that it would definitely be something to think about because the Event Venue and a Brewery are very similar in comparison. Supervisor Wickham stated that the only difference that he could see about keeping this use in the Agricultural District would be if they were growing and harvesting their own ingredients and then selling their own product. These days a lot of those businesses are bringing in their product from another state.

CEO Hoover asked that since we have limitations on a home-based business, should we put limitations on this type of business. Supervisor Wickham said that the general census of the Board was that we should have some type of limitations on these 3 types of businesses.

Councilman Orbaker said that he isn't in favor of completely denying these businesses in the Agricultural District. People want the view, and they enjoy the experience and the quiet. Some of the most successful breweries and wineries are in Agricultural Districts. Supervisor Wickham said that we would be looking to set some restraints on them, not completely remove them. This would cause them to have to go to the ZBA and explain what they want to do and how they want to do it. It would have to be a Special Use Permit, and a Special Use Permit often comes with regulations for the applicant to adhere to.

Councilman Mosher wondered if they already have to do that with our current zoning. CEO Hoover said that there's no regulations on size for these 3 uses.

*Example Given: if someone had come in who bought 15 acres in an Agricultural District, they could potentially come in and say they wanted a 45,000 square foot brewery, an event venue, and have camping in the back and there's no methodology in our zoning to stop a lot of that. To some extent they could say it would be a detriment to neighboring properties, but CEO Hoover would feel more comfortable to have a maximum size put in the zoning somewhere so that nothing could get out of control where it shouldn't. The Board agreed that they would like regulations on this type of business.*

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Councilman Malyj said that everything is a situation. The more latitude we give to the ZBA, the better. No two situations are ever cut and dry and the ZBA tries to treat each application separately. The regulations would be in place to give them a guideline of where the line needs to be drawn so it doesn't get out of hand.

Moving on, CEO Hoover said his last discussion point tonight would be Commercial Solar Systems. Councilman Mosher said that the board had already talked about it at a prior meeting that CEO Hoover was not at. The board decided that they wanted to leave that as-is.

Supervisor Wickham spoke briefly about how we may be able to push for some sewer development along 5 & 20 without it being a huge cost to the Town. His question is: do we push for western expansion from Canandaigua, or expansion from the East? No matter what, whether the landfill is shut down or not, that property is going to produce leachate for years to come. He also explained that there is a possibility of partnering with surrounding entities as well. He explained if we discuss going West with sewer expansion, this could really help grow 5 & 20 in that direction. Supervisor Wickham asked the board if they would agree to take this discussion further in the future. They said they would be interested in discussing this further.

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**CEO Hoover went on to explain the process and how it would happen after tonight:**

1. He and Roslyn will work together to get a completed draft of the Zoning Changes and the Comprehensive Plan for the August Meeting.
  2. At the August meeting, CEO Hoover will look for the board to adopt 2 resolutions: 1-each to take lead agency status for the Zoning Updates and Comprehensive Plan.
  3. We will get notifications out to the surrounding towns.
  4. Present drafts and SEQR Form to the Planning Board.
  5. File it with the County Planning Board for their review in September.
  6. The Town Board will schedule a Public Hearing for the September meeting for the SEQR and we will take any public comments at that time.
  7. The board will consider the comments between the September and October meetings.
  8. If there are any changes that come from the September meeting, we will get them prepped for the October meeting. If there are no changes after the September meeting, the Board can review and complete the SEQR for the October meeting. Anytime after that, we would be ready for adoption. He added that we are looking at being final in October or November.
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Supervisor Wickham wanted to take one step back to clearly define the wishes on the draft. He asked the board at this point in time, "do you wish to change event venues to be stand-alone and release some of the confines or leave them as home-based businesses as they are." The board unanimously agreed that they would like to leave them as they are. Supervisor Wickham stated that we will now draft it as it is and take comment on it through the public hearings.

Supervisor Wickham asked Mr. Hullings if he had anything to add before we close this workshop.

Mr. Hullings reiterated that he can take the emotional parts out of it, but his son and daughter in-law can't because they didn't plan on living there for the rest of their lives.

He offered the board something to consider: If the Hullings' are locked into a home-based business- they have owned real estate since roughly 2000, so they've been doing this for 24 years. When Mr. Robson first approached them and asked if they could sell this property for him, Mr. Robson knew it would be a hard sell. The Hullings said it would be a perfect fit for what they wanted to do. Knowing the real estate and rental business that the Hullings' have been involved in for 24 years, they looked at this property and saw 3 rental properties right there. They figured that they could pull at least \$3,000 to \$4,000 per month in rentals and that would help them grow the Event Venue.



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Mr. Hullings explained that they feel like they are being hindered right now by keeping it as a home-based business. They could never rent out his son and daughter in-law's unit. He explained that this is stopping them from potentially bringing in \$20,000 per year. Besides the emotional aspect of them having to live there, it is a financial burden on them because now they can never rent that. Mr. Hullings asked if we limit anyone else in the Town of Seneca from renting out their primary residence.

Supervisor Wickham reiterated that the law states an Event Venue is a home-based business and they were granted permission to have their business there because it was a home-based business and that is what they bought into. They agreed to do this under the confines of a home-based business. Supervisor Wickham added that regardless of what happens in other towns and regardless of what happens with other families, this was agreed to under a home-based business.

Councilman Mosher posed a question on CEO Hoover: do they have the ability to build a new house and subdivide those two existing houses off so that the new house and the Event Venue are on the same parcel, is that still a home-based business? CEO Hoover answered yes, that would still be considered a home-based business so long as the owners are living on the parcel with the event venue. The two houses that get subdivided would fall under a short-term rental.

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Mr. Hullings added that his other question would be: "legally for something to qualify as a primary residence, you have to live there for 6 months and 1 day." Supervisor Wickham said he would need to ask our attorney on that. Mr. Hullings said he understood what Supervisor Wickham was saying but his point is that there are loopholes. He said that he does not want to work around loopholes and continued saying that they're honest and they don't lie. They're going to abide by all the rules that the town puts on them; but his son and daughter in-law lived there for 6 months and 1 day, they could decide to move offsite during the wedding season and rent that house out. It's still, technically, their primary residence. Then repeated that they really don't want to work around loopholes.

Councilman Orbaker asked Mr. Hullings how many variances they had been granted so far. Mr. Hullings and CEO Hoover both said they needed to look back in their records. Councilman Orbaker's point was that the Town has granted them a lot of variances for this Event Venue to be possible and there's one thing that we are holding their feet to the fire on. It seems to him that the Town has bent over backwards for them already. He further explained that out of the 4 owners of the business, somebody didn't do the proper research and that's not the Town's fault. Councilman Orbaker added that he appreciates what the Hullings' have done to the property. He's a farmer and has lived here his whole life, he enjoys the History of this town. He'll support them in any way that he can, but we need to have some boundaries.

Mr. Hullings said that he would be happy to talk about it later but limiting them to being a home-based business when they're only open less than 10% of the year is harsh. Councilman Mosher added that it doesn't matter if they're open 1 day or 365 days. It's an agricultural piece of property and that is the rule.

Supervisor Wickham added another thing is that we aren't changing the rule. This is the rule that they bought in under. If we changed the rule now, it would be a change after they bought in. The rules that they bought in under were the rules as written in the document that CEO Hoover works by and has provided the board. Regardless of what someone may have said to another. Mr. Hullings attempted to repeat that they were under the impression that the zoning would change.

Supervisor Wickham stopped him and said the law has been the same throughout their business venture and that this conversation is done. Mr. Hullings tried to explain that he's aware that's the law and that they're caught in it now.

Supervisor Wickham stated, "You aren't caught in it now. You bought into it, and I know we disagree, but that's it".

With nothing left to be said, Supervisor Wickham looked for a motion to adjourn this workshop. The motion was made by Councilman Keeney and Seconded by Councilman Orbaker. The meeting was adjourned at 8:24 pm.

Respectfully,

Haley Eagley  
Town Clerk