TENTATIVE AGENDA
Town of Vienna
Planning Board (PB) Regular Meeting
May 21, 2026 7:00 PM

Call to Order

Minutes Approval:
April 16, 2026 Regular Meeting

Correspondence:
- Received and forwarded information related to SUP2026-01 Payne Mining including the ENB.
- Coordinated the placement of the correct Comprehensive Plan on the website.
- Coordinated the removal of the Campground Information Document from the website.
- Submitted 239m review materials for SUB2026-01 and SUB2026-03 to Oneida County Planning, OC DPW, DOT, and DEC as appropriate. Verified that SUB2026-02 was uncoordinated (no ag district within 500 feet).
- Submitted legal notice for the 4 public hearings scheduled for this meeting.
- Received new applications (2 reallotments). Received paperwork for SUP2015-01 (Local Gas). Just prior to the last meeting I received a new Special Use Permit application for Embers for changes to their Special Use Permit.

Public Hearings:

7:10 pm SUP2026-01 Payne Construction (Shawn Payne); New sand and gravel mine at 3447 Oswego Rd; 201.000-1-15 / 201.000-1-17; 25/3.6 acres; Zone RR1.

7:20 pm Relot2026-02/SUB2026-01 Edward Schmidt; 1213 NYS Rte 49; 215.000-2-21.2/22; 6.07/.75 acres; Zone HR. Reallot a portion of 21.2 to 22 and subdivide remaining acres of 21.2 into 2 lots.

7:30 pm SUB2026-02 Christmas & Assoc (Marc); Elwood Rd and Marsh Rd; 180.000-1-8; 76 acres; Zone RR3. 10 lots. Major Subdivision.

7:40 pm SUB2026-03 Gebo George (Jeff Moore); 7661 Hall Rd; 215.000-1-26.1; 12+ acres; Zone RR2;2 lots.

Unfinished Business:

SUP2026-01 Payne Construction (Shawn Payne); New sand and gravel mine at 3447 Oswego Rd; 201.000-1-15 / 201.000-1-17; 25/3.6 acres; Zone RR1. DEC is taking lead agency for SEQR. DEC is asking TOV for approval related to grading (ZEO/Town Atty). ZEO review of the application states "Activity requires a special use permit per section 430 Schedule B of the Zoning Law." Sent to ZBA for an interpretation. ZBA interpreted the access road construction to be excluded from the "Excavation, Major."

Relot2026-02/SUB2026-01 Ed Schmidt; 1213 NYS Rte 49; 215.000-2-21.2/22; 6.07/.75 ac.; Zone HR. Reallot a portion of 21.2 to 22 and subdivide remaining 21.2 into 2 lots.

SUB2026-02 Christmas & Assoc (Marc); Elwood Rd and Marsh Rd; 180.000-1-8; 76 acres; Zone RR3; Major Subdivision 10 lots

SUB2026-03 Gebo George (Jeff Moore); 7661 Hall Rd; 215.000-1-26.1; 12+ acres; Zone RR2; 2-lots.

SUP2026-02 The Farms of ADL, Inc. (Brian Kirsch); New daily operation of a pre-fab farm stand at 2114 NYS Route 49 (North Bay Fire Dept. Field); 217.000-1-77.2; 13.3 acres; Zone HR. ZEO review of the application states "Use may require a variance – small [Retail Sales and Service – Small]." Sent to ZBA for a Use Variance. ZBA will deny application Var2026-02 due to the North Bay Fire Department not approving the application. (Letter will be coming from ZBA based on 5/18/2026 ZBA Meeting).

New Business:

SUP2026-03 Embers Camping (Jason Sterling); Update SUP2020-03 for sit down seating; 3173 NYS-49; 218.000-1-52.2; Zone C. Application SUP2020-03 was for retail sales of stoves and fire places with no changes to existing structures.

Update SUP2015-01 Local Gas (Tom Kilts); Add 4000 gallon propane tank and remove one parking spot; 217.000-1-17; 2344 NYS-49.

Relot2026-03 Loparco (Jeff Moore); 7441 & 7445 Lake St; Both properties owned by Loparco; 234.008-1-38/40; 2 acres both parcels; Zone H.

Relot2026-04 McDonough/Loparco (Jeff Moore); 167 Orchard Dr/7445 Lake St; Need application signed by Loparco; 234.008-1-25 McDonough/234.008-1-38 Loparco; 2 acres both parcels; Zone H.

Sketch Plan Reviews: None

Other:

- Zoning Law updates

Next Regular Meeting: June 18, 2026 (new agenda items due June 11, 2026).

Public Comments