

**TOWN OF DARIEN
GENESEE COUNTY, NEW YORK 14040
Planning Board
Meeting Minutes
October 20, 2025**

MEMBERS PRESENT: Tom Dougherty, Larry Stabell, Jay Blatchley, Brandon Calmes, Shawn Shanahan, Don Koepf, Greg Podsiadlo
MEMBERS ABSENT: None
OTHERS PRESENT: ZEO Jerry Yoder, Members of the public

The meeting was called to order at 7:30 p.m. Everyone in attendance recited the pledge to the flag. Jay Blatchley made a motion to approve the September 15, 2025 meeting minutes; Greg Podsiadlo second; all ayes, the meeting minutes were approved.

North Darien Baptist Church: North Darien Baptist Church submitted an application at 9754 Simonds Road, Tax Map #4.-1-56.1 for a Special Use Permit to construct an 8,554 square foot addition for Sunday school classrooms and offices. The public hearing that was tabled at last month's Planning Board meeting re-opened at 7:35 p.m. Tom Dougherty asked if there were any questions or concerns from the public. A neighbor was concerned about the type of lighting on the property. A gentleman from the Church stated that the lighting would be on timers so it wouldn't be on too late in the evening. Another neighbor spoke about traffic concerns and how fast people speed. ZEO Jerry Yoder suggested contacting the police and having them patrol periodically could solve some of the issues. Other questions concerned the amount of water being used and property values going down. ZEO Yoder said that the occupancy load doesn't really change and that new construction and code requirements may actually decrease water usage due to modern efficiencies. Property values are not part of this Boards' function and are better addressed with realtors and the Assessor's office. The SEQR was read. Larry Stabell made a motion to approve the negative SEQR; Shawn Shanahan second; all ayes, the negative SEQR was approved. Jay Blatchley made a motion to close the public hearing; Shawn Shanahan second; all ayes, the public hearing closed at 7:50 p.m. Jay Blatchley made a motion to approve the application; Larry Stabell second; all ayes, the application was approved.

Wolfley: Andrew Wolfley submitted an application on Smithley Road, Tax Map #12.-1-24 for a Special Use Permit for a seasonal cabin. The public hearing that was tabled at last month's Planning Board meeting re-opened at 7:48 p.m. Tom Dougherty asked if there were any questions or concerns. There were none this month. ZEO Jerry Yoder spoke with the DEC and they found no wetland problems. The SEQR was read. Greg Podsiadlo made a motion to approve the negative SEQR; Don Koepf second; all ayes, the negative SEQR was approved. Larry Stabell made a motion to close the public hearing; Jay Blatchley second; all ayes the public hearing closed at 7:58 p.m. Larry Stabell made a motion to approve the application; Jay Blatchley second; all ayes, the application was approved.

ZEO Jerry Yoder announced to the Planning Board that he was not seeking reappointment at the end of the year, but was staying on as assistant ZEO for the early part of 2026.

There was a general discussion about moving forward with the Comp Plan. There will be a November meeting.

Jay Blatchley made a motion to adjourn the meeting; Shawn Shanahan second; all ayes, the meeting adjourned at 8:05 p.m.

Respectfully submitted,
Gwen Yoder/PBZBA Clerk