Town of TRENTON New York

January 5, 2026

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Barneveld, NY 13304-0206
Phone (315) 896-2664
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JOHN PANZONE
Chairman

PAUL DAVIDSON
Board Member

JOSEPH SAMSON
Board Member

KATHY KELLOGG
Board Member

BILL NOETH
Board Member

SPENCER FARR
Board Member

JOHN BUNKER
Board Member

THERESA INSERRA
Secretary

Members: Joe Samson, Member
Paul Davidson
Kathy Kellogg, Member
Spencer Farr, Member
John Bunker, Member

Missing: John Panzone, Chairman
Bill Noeth, member

Guests: Fred Samel
James Knuth
Leo Boulerice – Zoning Enforcement Officer

Meeting called to order at 6:31. Kathy Kellogg was acting chairman as John Panzone had another commitment.

New Business:

1. Fred Samel/James Knuth
Parcel ID: 211.004-1-42.2 (Old Key Bank)
Parcel Location: 8000 State Route 12, Barneveld, NY 13304
Zoning: PD

The January 5 planning board meeting discussed the purchase and potential uses of the Key Bank building by Fred Samuel and James Knuth. They put in a purchase offer on the old Key Bank and it was accepted. They are looking now for financing. They plan to lease the space for either a small retail, a café, or a New York State cannabis dispensary. Leo Boulerice, the zoning official, advised that the town did not opt out of cannabis sales. He confirmed that cannabis dispensaries are permitted uses under the town's guidelines. He also outlined the site plan review process, including the need for a plot plan, signage, and compliance with building codes and the need to obtain an authorization letter from the current property owner (or authorized agent) permitting submission of permit applications before closing. The project will incur a $40 fee for the Site Plan Application and potentially a fee for the town engineer's review, which is estimated at between $400-$1,500 if the application goes out for SEQR review.

The Town of Trenton is an equal opportunity provider and employer.

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2. Trenton Meadows
Parcel ID: 211.002-1-27
Parcel Location: State Route 12, Barneveld, NY 13304
Zoning: PD

A letter was received from Mr. Al Zangrilli of Zangrilli Engineering, P.C. who represent Mr. John Vibbert. Mr. Vibbert is the current owner of Trenton Meadows and he would like to continue developing the Trenton Meadows project. Leo advised him that he would need to start again and Inserra sent him a blank Site Plan Application to complete. They may attend the January Work Session.

Old Business:

Businesses not approved by Zoning and Planning

Leo received a call from the attorney for the people that own the Budget Inn, which is the hotel in back of Stewart's in Barneveld. Leo explained why we were contacting the new owners, Vogel Properties Barneveld LLC. He explained that we need to know what type of lodging they are providing because Long Term rentals have different code requirements than Short Term rentals. Leo advised him to complete the Site Plan application that was sent to him and we would review it.

Work Session

The work session is scheduled for January 19th, which is Martin Luther King Jr. Day and also Leo will not be here to review any new plans. Do we want to switch the meeting to January 26th? Yes, the board agreed to move the work session to January 26.

New Members

Tonight Paul Davidson resigned from the board due to health issues. The secretary will post to the town website and Facebook for new members and an alternate.

Minutes:

John Bunker made a motion to approve the minutes from the December 1, 2025 meeting. Joe seconded. All approved.

Next meeting:

The work session will be held on Monday January 26, 2026 at 6:30
The February meeting will be held on Monday February 2, 2026 at 4:00

Adjournment

Meeting adjourned at 7:28.