

**Town of Manheim
Planning Board**

**RESOLUTION # ___ of 2026
Dated: June 23, 2026**

**RESOLUTION APPROVING
FOUR BRANCH FARM LLC’S SITE PLAN AND
APPROVING REPORT, ADVISORY OPINION AND RECOMMENDATIONS TO ZBA**

MOTION made by _____, seconded by _____

WHEREAS, Four Branch Farm LLC (“Four Branch”) has submitted an application for a special use permit, which included a request for an area variance with respect to front, side, and rear yard “setback” requirements, to operate a commercial sand and gravel mine on lands owned by Four Branch Farm LLC located at 7689 State Route 5 in the Town of Manheim, County of Herkimer, State of New York (“Project”); and,

WHEREAS, On September 10, 2025 the Applicant withdrew its request for a variance related to front, side and rear yard "set-backs"; and

WHEREAS, the site of the proposed commercial sand and gravel mine is in an AG-120 Zoning District within the Town of Manheim; and,

WHEREAS, in connection with Four Branch Farm LLC’s application for a special use permit the Planning Board is required by the Town of Manheim Zoning Ordinance (the “Zoning Ordinance”) to perform a site plan review and provide a Site Plan Report, an Advisory Opinion and Recommendations to the Zoning Board of Appeals; and,

WHEREAS, the Planning Board, as part of its Site Plan Review of the Project, held nine public meetings; and,

WHEREAS, the Planning Board, as part of its Site Plan Review of the Project, held a public hearing on May 20, 2025, which continued on July 20, 2025 and concluded on September 23, 2025 at which it received public comment regarding the proposed use and site plan; and,

WHEREAS, the Planning Board, acting as Lead Agency under the State Environmental Quality Review Act (“SEQRA”), classified the Project as a Type I action and issued a Negative Declaration on April 28, 2026; and,

WHEREAS, the Planning Board has undertaken a thorough review of the proposed site plan, has taken into consideration public comments, has requested and received additional information, and requested modifications be made to the originally proposed site plan;

WHEREAS, Four Branch Farm LLC has provided, and the Planning Board has reviewed, the additional information requested and Four Branch has made modifications to the originally proposed site plans (“Revised Site Plans”); and,

WHEREAS, the Planning Board has reviewed the Revised Site Plans and has found that the Revised Site Plans meet the requirements of the Zoning Ordinance; and,

WHEREAS, the Planning Board has prepared a Site Plan Review Report containing its Advisory Opinion and Recommendations for the Zoning Board of Appeals,

Now Therefore Be It RESOLVED that the Planning Board has determined that the Revised Site Plans meet the requirements of the Zoning Ordinance; and,

Be It Further RESOLVED that Planning Board grants its approval of the Revised Site Plans; and,

Be It Further RESOLVED that the Planning Board hereby approves and adopts the Site Plan Review Report, Advisory Opinion and Recommendations dated June 23, 2026, prepared for the Zoning Board of Appeals in connection with Four Branch Farm LLC’s Special Use Permit Application; and,

Be It Further RESOLVED that the Chairman of the Planning Board is directed to cause a copy of this Resolution and the Site Plan Review Report, Advisory Opinion and Recommendations dated June 23, 2026, prepared for the Zoning Board of Appeals in connection with Four Branch Farm LLC’s Special Use Permit Application to be sent to the Zoning Board of Appeals; and,

Be It Further RESOLVED that the Clerk of the Planning Board is directed to send a copy of this Resolution and a copy of the Planning Board's Site Plan Review Report, Advisory Opinion and Recommendations dated June 23, 2026 prepared for the Zoning Board of Appeals in connection with Four Branch Farm LLC’s Special Use Permit Application to the Applicant.

Roll Call Vote:

Robyn Cadwell, Chairman	Aye _____	Nay _____
David Corbett	Aye _____	Nay _____
Sharon Baisley	Aye _____	Nay _____
William Timmerman	Aye _____	Nay _____
Dominick Porco	Aye _____	Nay _____

IN WITNESS WHEREOF, I have affixed my name as Clerk/Secretary on this 23rd day of June 2026.

Carrie Rockwell, Clerk/Secretary