Town of Orleans

Planning Board

Notice of Public Hearing - Meeting Minutes - July, 21 2026

Municipal Building - 20558 Sunrise Avenue, LaFargeville, NY 13656

Board Members Present: Donna Dutton (Chair), Joe Rotella, Mitch Robinson, Lee Shimel (Enforcement Officer)

Meeting called to order at 6:58 PM

Pledge of Allegiance

Old Business:
Motion to approve minutes for June 16, 2026 Planning Board Meeting Minutes - Mitch Robinson
Second - Joe Rotella
All in favor? Yes

New Business:

Public Hearing #1 was opened at 6:59 PM.

#1. An application from Sandra Caputo, 37382 Orleans Cemetery Rd., Tax Map No. 22.00-1-29.1 for a subdivision. The applicant would like to divide one parcel into two parcels. AR

Mr. Rob Busler represented Sandra Caputo and provided a map of the property. Ms. Caputo is cutting out approximately 20 acres around her house and the remaining 78 acres she wants to transfer to family. The 20 acres were designated as Lot A on the map of the property.

Chair Donna Dutton disclosed that she works with Ms. Caputo, sharing transparency.

There were no questions from the Public and no written correspondence.

Motion to close the Public Hearing at 7:01 PM - Joe Rotella
Second - Mitch Robinson
All in favor? Yes

Motion to have the Town of Orleans Planning Board act as the Lead Agency and consider the SEQR form - Mitch Robinson

Second - Joe Rotella
All in favor? Yes

Chair Dutton read the SEQR questions. It was determined that the application as submitted does not create any adverse environmental impacts based on the information and documentation presented and she called for a motion to approve the application as submitted.

Motion to approve the subdivision of property as requested - Joe Rotella
Second - Mitch Robinson
All in favor? Yes

Public Hearing #2 was opened at 7:06 PM.

#2. An application from Joseph Orvis, 35944 NYS Rt. 180 for a subdivision at 37003 Co. Rt. 13., Tax Map No. 21.00-2-20.6. the applicant would like to divide one parcel into two parcels. AR

Mr. Rob Busler represented Joseph Orvis who owns approximately 10 acres behind the racetrack. Mr. Orvis wants to start a business, a tire shop, LLC. He plans to remove the existing building and will own the LLC and personal property with shared access to both lots. The subdivision Lot 1A was designated as business property on the site map.

Motion to close the Public Hearing at 7:09 PM - Mitch Robinson
Second - Joe Rotella
All in favor? Yes

Motion to have the Town of Orleans Planning Board act as the Lead Agency and consider the SEQR form - Joe Rotella
Second - Mitch Robinson
All in favor? Yes

Chair Dutton read the SEQR questions. It was determined that the application as submitted does not create any adverse environmental impacts based on the information and documentation presented and she called for a motion to approve the application as submitted.

Motion to approve the subdivision of property as requested - Mitch Robinson
Second - Joe Rotella
All in favor? Yes

Public Hearing #3 was opened at 7:16 PM.

#3. An application from Jean-Paul Giasson for a Special Use Permit at 42980 NYS Rt. 12, Tax Map No. 13.10-1-45. The applicant would like to establish a retail sales business for pre-built Amish sheds at the Thousand Island Bait store. BUS

Jean-Paul Giasson represented himself; and stated this is a retail sales business of Amish Sheds. He also shared that he has an agreement with the Thousand Island Bait store. The sheds are already placed at the site with the phone number and address mounted to the side of a shed.

Code Enforcement Officer Lee Shimel stated he sent a request to the County and the County decided it does not require their review.

Motion to close the Public Hearing at 7:18 PM - Joe Rotella
Second - Mitch Robinson
All in favor? Yes

Motion to have the Town of Orleans Planning Board act as the Lead Agency and consider the SEQR form - Mitch Robinson
Second - Joe Rotella
All in favor? Yes

Mitch Robinson read the SEQR questions. It was determined that the application as submitted does not create any adverse environmental impacts based on the information and documentation presented and she called for a motion to approve the application as submitted.

Motion to approve the Special Use Permit as requested - Joe Rotella
Second - Mitch Robinson
All in favor? Yes

Public Hearing #4 was opened at 7:32 PM.

#4. An application from Jake Tibbles, 19859 Co. Rt. 3 for Site Plan Review for a storage facility at 40074 NYS Rt. 180, Tax Map No. 21.00-1-7.21. The applicant would like to construct a 60x100 structure for boats and RVs storage, access to the facility would be at 40074 Rt. 180. AR

Jake Tibbles represented himself. He said the description of the application above accurately reflects the project. He shared he is a resident in the community and respects aesthetics so the boat and RV storage would have appropriate setbacks from the road. The guild of the structure would be traditional framing.

There were no questions regarding the structure or location.

Mr. Tibbles requested the sign to be considered in this approval. He stated it would be similar to his wife's boarding/kennel business. The dimensions of the sign are 4x6 cutout with 22 sf and double sided. He plans to plant flowers in the sign surround. Stewart Signs is the vendor. The sign can be lighted by solar; it is unlikely he will run power to it; and he would light it possibly during peak rental season.
Motion to close the Public Hearing at 7:40 PM - Joe Rotella

Second - Mitch Robinson
All in favor? Yes

Motion to have the Town of Orleans Planning Board act as the Lead Agency and consider the SEQR form - Joe Rotella
Second - Mitch Robinson
All in favor? Yes

Chair Dutton read the SEQR questions. It was determined that the application as submitted does not create any adverse environmental impacts based on the information and documentation presented and she called for a motion to approve the application as submitted.

Motion to approve the Site Plan and Signage Plan as requested - Mitch Robinson
Second - Joe Rotella
All in favor? Yes

Motion to adjourn at 7:44 PM - Joe Rotella
Second - Mitch Robinson
All in favor? Yes