

TOWN OF BETHANY

REGULAR PLANNING BOARD MEETING

02 FEBRUARY 2006

Chair Bill Williams opened the February 2, 2006 Regular Planning Board meeting at 7:30 p.m.

Planning Board Members in Attendance were:

Bill Williams, Chair
Ramon Cipriano
Dan Street

Francis Brunner
Jim Phillips

Town Officials in Attendance were:

Louis Gayton, Supervisor
Walter Wenhold, Councilman
Sue Neer, Councilwoman

Joyce Fleming, Councilwoman
Bill Gick, Councilman
Tom Douglas, CEO/ZEO

Wind Turbine Study Committee Members in Attendance were:

Francis Ashley, Chair
Jack Woika
Geoffrey Briggs
Steve Breckenridge

Paul Lewis
Jim Hinkson
Loy Ellen Gross, Alternate

Attendees to the Meeting were:

Ron Alvord
Bill Elsasser

Doug Beatie

Minutes

A motion was made by Francis Brunner and seconded by Jim Phillips to approve the minutes of the January 5, 2006 Regular Planning Board Meeting as presented. The motion passed with All In Favor.

NEW BUSINESS

LS0601 – Lor-Rob Associates III – 9832 Bethany Center Road
No division in the last 3 years.

Meets all requirements for lot area, frontage, depth, and yard set backs.
 No mergers are required.
 SEQR was completed with no negative effects.

A motion was made by Jim Phillips and seconded by Dan Street to grant preliminary approval the LS0601 submitted by Lor-Rob Associates III for the property located at 9832 Bethany Center Road. The motion passed with the following Roll Call Vote:

Bill Williams – Yes	Ray Cipriano – Yes
Francis Brunner – Yes	Jim Phillips – Yes
Dan Street – Yes	

Mylar copy of the final survey was presented at the time of application and therefore final approval was granted.

Official Zoning Map

ZEO Douglas presented an updated zoning map made by the county for review by the Planning Board members.

The zoning map in use now at the town offices was last updated in 1985.

New map shows lot lines with the different zones and the flood zones marked.

Asked that they consider any changes that they may like to see made.

Discussed having the residential zones follow lot lines instead of a uniform 300' which tends to split lots into 2 different zones.

Change will be made to the industrial zone to reflect a change made by Local Law #2-1998.

CEO Douglas is considering asking for an inset of the Linden Commercial Zone to be added to the map.

Map will be available for Planning Board and Town Board members to review at their convenience.

Wind Turbine Study Committee – Louie Gayton, Supervisor

The Town Board has appointed a committee to study the wind turbines.

Committee members are:

Francis Ashley, Chair

Geoffrey Briggs

Jack Woika

Paul Lewis

Jim Hinkson

Steve Breckenridge

Jim Morris

Ramon Cipriano, Planning Board Representative

Alternates

Dean Lapp

Loy Ellen Gross

It has 8 members, one being a representative from the Planning Board, and 2 alternates in case someone should have to resign.

Alternates should attend and observe meetings but should not be active on the committee unless called upon to serve. This would allow them to be up to speed should someone resign.

Meetings are to be held as needed.

The meetings are not open meetings as per state law and do not have to be advertised. Committee is to substantiate factual information.

This information is to be reported to the Planning Board who will in turn report to the Town Board.

Any personal conflicts between committee members should be brought to the Town Board for mediation.

Any travel or other expenses incurred by committee members cannot be reimbursed by the Town. May send the planning board representative to gather information. This member can be reimbursed.

Flicker Effect Presentation – Loy Gross

Presentation was made by Loy Gross concerning the effects of flicker and blade glint from wind turbines.

Offered some possible solutions to relieve or reduce the effects.

Information presented will be forwarded to the Turbine Study Committee and the Town Board.

Has another presentation concerning the financial returns connected with wind turbines and will make that presentation in March.

OLD BUSINESS

Comprehensive Plan Update

Comprehensive plan will be updated to include the Town's ability to examine the development of alternative energy sources proposed in the Town of Bethany.

The Planning Board will make a recommendation to the Town Board.

Black Creek Watershed

Jason Haremza of the Genesee/Fingerlakes Regional Planning Council has indicated that due to a staffing shortage he has had to put his time into other projects.

He will be present at the March Planning Board meeting.

John Glidden will check with him concerning the effect this delay has had on the time allotment of the grant.

A motion was made by Francis Brunner and seconded by Ray Cipriano to adjourn the meeting at 8:50 p.m. The motion passed with All In Favor.

Respectfully Submitted,

Debbie L. Douglas
Planning Board Secretary