

TOWN OF BETHANY

REGULAR PLANNING BOARD MEETING

06 APRIL 2006

Chair Bill Williams opened the April 6, 2006 Regular Planning Board Meeting at 7:36 p.m.

Planning Board Members in Attendance were:

Bill Williams, Chair	Dave Carli
Ramon Cipriano	Francis Brunner
Jim Phillips	Dan Street

Town Officials in Attendance were:

Louis Gayton, Supervisor	Joyce Fleming, Councilwoman
Walter Wenhold, Councilman	

Attendees to the Meeting were:

Mike Adams

Minutes

- Minutes of the March 2, 2006 Regular Planning Board Meeting were reviewed.
- Chair Williams requested that Jason Haremza would review the revised copy of the Comprehensive Plan which was provided by the Town Clerk be added to the minutes.
- He also requested that Mr. Haremza was also asked to check to see if the grant period could be extended due to the fact that Mr. Haremza was not available during the beginning of the grant period be added.

A motion was made by Ramon Cipriano and seconded by Bill Williams to approve the Minutes of the March 2, 2006 Regular Planning Board Meeting with the noted changes. The motion passed with All In Favor.

OLD BUSINESS

Wind Turbine Study Committee Update—Ramon Cipriano

Extension of the moratorium will only be granted if it can be proved that progress has been made.

Committee is coming up with a list of questions to be addressed.

On May 3, 2006 the committee will be holding a conference call meeting with Chris Swartley of UPC Wind along with one of the companies technicians. Town clerk is working on getting any information available in the grant applications submitted by UPC Wind to NYSERDA. This may contain the financial statements that the committee is looking for.

G/FLRPC – Jason Haremza

Mr. Haremza communicated to Bill Williams that he would be unable to attend this meeting and will plan on attending the May 4, 2006 meeting.

Planning Board will begin reviewing zoning laws at future meetings to decide if any changes concerning watershed areas should be made and make recommendations to the Town Board.

Chair Williams suggested that the Zoning Officer Douglas should be present at these meetings.

Comprehensive Plan Admendment

Recommend approval to the Town Board of language updating comprehensive plan to include the review of alternative energy sources as well as all other changes as discussed for recommendation in April 2005.

A motion was made by Francis Brunner and seconded by Bill Williams to recommend approval of language updating the comprehensive plan to include the review of alternative energy sources proposed in the Town of Bethany. The motion passed with the following Roll Call Vote:

Bill Williams – Yes

Dave Carli – Yes

Ramon Cipriano – Yes

Francis Brunner – Yes

Jim Phillips – Yes

Dan Street – Yes

SUP0601 – Schum

Mr. & Mrs. Schum provided information recommended by the Planning Board to the Town Board.

This information was added to their file by the Town Clerk and has become part of their application.

The Schums' received approval of their Special Use Permit by the Town Board.

Local Government Workshop

- Reminder that Local Government Workshop is on May 19, 2006.

NEW BUSINESS

AV0601 - Mike Adams

Jim Phillips abstained from the discussion and vote because he owns a neighboring property.

A motion was made by Fran Brunner and seconded by Dave Carli to act on the Area Variance at this meeting. The motion passed with the following Roll Call Vote:

Bill Williams – Yes
 Ramon Cipriano - Yes
 Dan Street – Yes

Dave Carli – Yes
 Francis Brunner – Yes

- Area variance was reviewed.

Area variance is required due to the fact that the proposed building which would house livestock would be 50' from the lot line (100' required from an adjacent property that contains a house/residence). The adjacent lot is also owned by Mr. Adams.

A motion was made by Francis Brunner and seconded by Ramon Cipriano to recommend approval of the area variance due to the fact that the structure is 50' from his own property line. The motion passed with the following Roll Call Vote:

Bill Williams – Yes
 Ramon Cipriano – Yes
 Dan Street – Yes

Dave Carli – Yes
 Francis Brunner – Yes

Letter will be sent to the Zoning Board of Appeals recommending approval.

Site plan was reviewed.

Existing driveway would be used to access the new building.

All necessary notification to property owners have been made.

Board recommended that other buildings on the site plan be labeled.

Route 63 & 20 Corridor Update

Nothing new.

Wind Turbine Information

Chair Williams passed on to other board members NYSERDA Wind Energy Tool Box disc.

Bill Gick has compiled a notebook of information. Planning Board members will pass around and it will be shared with the Wind Turbine Study Committee.

High Sheldon Wind Farm Scoping Documents have been sent to Chair Williams. Board will pass around and make copies as necessary. It will also be passed on to the Wind Turbine Study Committee.

Adjournment

A motion was made by Francis Brunner and seconded by Bill Williams to adjourn the meeting at 9:00 p.m. The motion passed with All In Favor.

Respectfully Submitted,

Debbie L. Douglas
 Planning Board Secretary