

TOWN OF BETHANY

REGULAR PLANNING BOARD MEETING

06 JUNE 2007

Chairman Williams opened the June 6, 2007, Regular Planning Board meeting at 7:30 p.m.

Planning Board Members in attendance:

Bill Williams
Dan Street
Jim Phillips
Ken Wilson
Ramon Cipriano

Town Officials in attendance:

Joyce Fleming, Councilwoman
Bill Gick, Councilman
Louie Gayton, Town Supervisor
Tom Douglas, ZEO

Others in attendance:

Applicant(s)

Planning Board Members absent:

Jeff Fluker
Dave Carli

Motion made by Jim Phillips and seconded by Dan Street to approve the minutes of the May 3, 2007, Regular Planning Board meeting. The motion passed with all in favor.

NEW BUSINESS

Special Use Permit SUP07-01 is for the purpose of dog breeding – both personal and for the business of sales. Maximum 8 dogs, occasionally more due to the birth of a litter, approximately one (1) litter per year. Ms. K. Dahl, who was not present, submitted further documentation. Ms. R. Dahl (property owner) was present. Change to the site plan narrative reads: number of dogs limited to either (8) and shall not include any litters. There is to be sufficient insulation in the walls and ceiling of shed to avoid excessive noise beyond the property line. Interim of waste disposal to be kept in sealed steel container until moved to the Hoffman's field. Total packet received from Ms. K. Dahl will become a part of the special use permit application. Copy to ZEO for special use permit due to the noted modifications.

SEQR (short form) review completed. Town Clerk will submit letter of approval with noted special conditions. Motion to recommend approval of site plan review for the Special Use permit by Ray Cipriano, and seconded by Ken Wilson. The motion passed with all in favor.

Special Use Permit Application SUP-07-02 - Dave Mullin – pond for recreational use. Preliminary review done based on the results of the Genesee County Planning Board. Pond is to drain into original drainage from existing pond. No wetland issues exist. SEQR review will be done 7/5/07.

Land Separation Application 25-07-02 – and amendment made to same - Donald McCoy – for purpose of separating approx. 1+ acre for sale to neighbor J. Duffy and to separate a 325' x 250' lot. Parcel merge request documentation form given to Mrs. McCoy; final approval not to be given until we receive proof of merger with adjoining landowner's property and official survey. The request gets filed with Genesee County. SEQR (short form) review completed. Motion made by Jim Phillips and seconded by Bill Williams. Motion passed with all in favor.

UPC review of draft letter to Helen Maxon Thomas - letter of request from Chairperson Williams is for photo simulations of commercial wind turbines. Discussion follows. As per Ray Cipriano's request, letter will be sent with an additional request of 9-10 specific points, topographical map and GPS sites for flicker effect. Cipriano said he would get this information to Williams by 6/18/07 so that the letter could be sent to UPC. Work session scheduled for June 21, 2007, prior to the regular Planning Board meeting scheduled for July 5, 2007. Motion made by Ken Wilson and seconded by Jim Phillips. Motion passed with all in favor.

OLD BUSINESS

Louie Gayton gave an update on the wind turbine surveys - will be ready for mailing in the near future to residents who are landowners and/or registered voters in the Town of Bethany.

Routes 20 & 63 travel corridor – no update.

CORRESPONDENCE

Zoning laws received from the Town of Oakfield.

Workshop materials distributed from May 11, 2007.

Training for Planning and Zoning Summer School 2007 session offered in various locations and dates.

Flow Chart for Special Use permit from ZEO distributed and reviewed.

May 23, 2007, letter re: SUP from Ms. K. Dahl along with May 11, 2007, letter from Genesee County Planning Board notice of final action distributed and reviewed.

ZEO noted that the Planning Board will receive two (2) site plan reviews prior to the next meeting in July.

ADJOURNMENT

A motion was made by Ray Cipriano and seconded by Dan Street to adjourn the meeting at 9:30 p.m. The motion passed with all in favor.

Respectfully submitted

Cynthia Schafer
Planning Board Secretary

/cs
wp\PB minutes June 2007