

TOWN OF BETHANY

REGULAR PLANNING BOARD MEETING

05 November 2009

Chairman Williams opened the November 5, 2009, Regular Planning Board meeting at 7:30 p.m.

Planning Board Members in attendance:

Bill Williams
Jim Phillips
Dave Carli
Dan Street

Town Officials in attendance:

William Gick
Tom Douglas

Planning Board Members absent:

Ray Cipriano
Ken Wilson

Motion made by Bill Williams and seconded by Dave Carli to approve the minutes of the September 3, 2009, Regular Planning Board meeting. The motion passed with all in favor.

Chairman Williams asked Mr. Gick to check into the Towns status of finding a Planning Board Secretary and filling the vacant Planning Board position. Mr. Gick confirmed that he will check into the situation.

NEW BUSINESS

Richard Barie – Eastview Farms – Land Separation 09-03– Applicant Richard Barie was not present. No land separation has been done in the last 3 years. Per Tom Douglas, ZEO, area, frontage, and minimum lot area requirements are met. A discussion with ZEO Douglas concerning the line immediately west of the concrete crib revealed that this line is considered as a side boundary.

An aerial photo from Pictometry shows that there is a pond greater than 1/8 acre in size on the remaining lands that is approximately 35 feet from the northerly line of the 9 acres parcel to be created. The requirement is 100 feet. Therefore it was requested that ZEO Douglas notify the applicant that the Land Separation cannot be approved because of the reason noted above.

Kennedy Wilson – Special Use Permit 09-01– Applicant Kennedy Wilson was not present. The Planning Board tabled the review of the Special Use Permit, to excavate a pond ½ acre in size for recreational use, till after the Genesee County Planning Board meets to review this permit on November 12th. This will allow the Town Planning Board to consider any recommendations that the County Planning Board puts forth during the towns review, which will occur at the next Planning Board meeting. The Planning Board members unanimously agreed to hold a Special Meeting November 19th starting at 7:30 pm to review the application and the items below.

Town of Bethany – Old Town Hall – Site Plan Review 09-03 & Temporary Use Permit 09-01

The Town Planning Board cannot act till after the Genesee County Planning Board meets to review these applications on November 12th. The Town Planning Board will review these applications at the Special Meeting to be held November 19th after a Public Hearing is held at 7:30 pm.

The Planning Board members raised questions regarding the Old Town Hall building as to:

- 1) What is the source and quality of water for the building?
- 2) What is the location and condition of the septic system?
- 3) Will the kitchen shown on the plan be used by the tenants to prepare food for sale?
- 4) Are there handicapped accessibility issues?
- 5) Are there Fire Code Issues?

The Planning Board requests that the Town Clerk pass these questions on to Town Supervisor Lou Gayton.

The Town Clerk will need to notify all property owners within 250 feet of the proposed site advising them of the Public Hearing and have a Public Notice published in the newspaper as required by local law.

MEETINGS

Tentative Special Planning Board meeting is November 19, 2009.

OLD BUSINESS

- 1) Review current Zoning Law for Cell Towers and Structures in front of Primary Residence – N/A.
- 2) Update on Routes 63 and 20 travel corridor – N/A.
- 3) 2009 Training request – N/A.
- 4) Items for discussion with the Genesee County Planning Board – N/A.

CORRESPONDENCE

N/A

ADJOURNMENT

A motion was made by Dave Carli and seconded by Bill Williams to adjourn the meeting. Meeting adjourned at 9:30 p.m. The motion passed with all in favor.

Next regular meeting scheduled for December 3, 2009.

Respectfully submitted

Daniel K. Street
Acting Planning Board Secretary