

**TOWN OF BETHANY  
REGULAR PLANNING BOARD MEETING**

**March 3, 2016**

Chairman Dan Street opened the March 3, 2016 Regular Planning Board meeting at 7:30 pm.

**Planning Board Members in Attendance:**

Dan Street (Chairman)	Jim Phillips
Ray Cipriano	Tim Leary
Absent;	Linda Jackett, Dave Carli

**Town Officials in Attendance:**

Dan Adams	Councilman
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**Other Attendees:**

Matthew Pribek  
Nicholas Pelton

**Minutes:**

Minutes from the regular Planning Board meeting of February 4, 2016 were submitted for review. Motion was made by Street to accept the Minutes as submitted and was seconded by Cipriano . The Motion carried with all in favor 4-0.

**New Business:**

**LS1602 - West Bethany Baptist Church** 10333 W. Bethany Rd. E. Bethany, NY 14054

Continuation of the Separations and Mergers between the Church and the Cemetary.

The Land Separation meets all required Land Separation Law criteria as per submitted application and all mergers indicated on the survey.

Motion was made by Phillips to approve the Land Separation and was seconded by Street. The motion carried with all in favor 4-0.

**AV1601 - Nicholas J. & Holly E. Pelton** 5384 Ellicott Street Rd. E. Bethany, NY 14054

To separate a 60,000 sq. ft. lot with 150'of frontage for the purpose of erecting a residence from an existing 30 acre parcel. Where 80,000 sq. ft. and 200 ft. frontage is required.

- Mr. Pelton explained the project
- The lot is an outcropping that sticks out in an isolated manner from the main lot.
- The lot was created before the current zoning laws were introduced.
- The lot is not accessible from the main property as it separated by a Federal Wet Land
- The lot is not farmed due to poor access and small size

- The lot is basically unusable for any other purpose.
- Neighboring land owners have been asked and are unwilling to sell some of their property to possibly make a conforming lot.

The Planning Board found no concerns with the proposed Area Variance. Motion was by Street to recommend approval to ZBA and was seconded by Cipriano. The motion carried with all in favor 4-0.

**Closing Comments:**

Nothing to report.

**Adjournment:**

Motion was made to adjourn the meeting at 8:30 PM by Street and seconded by Cipriano. The Motion carried with all in favor 4-0.

The above meeting minutes constitute the writer's understanding of the items discussed, decisions/directives rendered, and follow-up required. Please contact the writer within five (5) days of the issue date with any corrections and/or additions hereto. Otherwise these minutes are accepted by all parties present to be accurate.

Respectfully Submitted,

Tim Leary Planning Member & Acting Secretary