

**TOWN OF BETHANY**

**REGULAR PLANNING BOARD MEETING**

**September 2, 2010**

Acting Chairman Dave Carli opened the September 2, 2010 regular Planning Board meeting at 7:30 pm.

**Planning Board Members in Attendance:**

|                              |                        |
|------------------------------|------------------------|
| Dave Carli (acting Chairman) | Ray Cipriano (7:40 PM) |
| Fran Brunner                 | Jim Phillips           |
| Dan Street                   |                        |

**Town Officials in Attendance:**

|             |            |
|-------------|------------|
| Bill Gick   | Councilman |
| Tom Douglas | TOBZEO     |

**Other Attendees:**

|                           |                                   |
|---------------------------|-----------------------------------|
| Ronald Maliszewski        | 4943 Paradise Rd. E. Bethany      |
| Jason and Christina Duffy | 5657 Ellicott Str. Rd. E. Bethany |

**Minutes:**

Planning Board member Jim Phillips made a motion to accept the August 5, 2010 minutes as submitted and was seconded by Dan Street . The motion carried with all in favor 4-0. Ray Cipriano not yet present.

**New Business:**

LS1005 – Ronald Maliszewski 4943 Paradise Rd. E. Bethany, NY 14054

- General discussion among the Planning Board members and ZEO Douglas
- No survey yet however, ZEO Douglas visited the site and worked with Mr. Maliszewski on tax map drawings with approximate measurements and submitted the aerial pictometry.
- Mr. Maliszewski signed off on the tax map drawings
- ZEO Douglas confirms no land separation history in the last 3 years.
- There are no set back issues
- Mr. Maliszewski further explained to the board members that the focus of the separation was to produce a sellable lot for a farming operation by separating off the wooded area.
- Acting Chairman Carli read and completed the SEQR without issue.
- A motion was made by PB member Francis Brunner for preapproval of the land separation with final approval upon receipt the official survey and proof of the merger of land from tax map 1.-1-47.1 to map number 1.-1-49.111. The motion passed with all in favor 5-0.

- Secretary will send letter to Mr. Maliszewski and TOB clerk.

SUP1001 – Jason and Christine Duffy 5657 Ellicott Str. Rd. E. Bethany, NY 14054

- General discussion ensued between the board members, ZEO Douglas and the Duffy's.
- The Duffy's explained the Great Pyrenees as a livestock guardian breed that will be used as such on the premises as well a breeding pair.
- Several additional minutes were spent discussing the photographs, aerial pictometry of the site and site plan data submitted by the Duffy's.
- All site plan review criteria were deemed to be in compliance with article II of the Town of Bethany Zoning Law.
- The Planning Board members recommended amending the Site Plan Criteria, for the purpose of this Special Use Permit, to a maximum of 6 adult dogs not including puppies for sale.
- A Variance 500 foot contact list has been submitted and a public hearing will be held Monday September 13, 2010.
- A motion was made by Planning Board member Dan Street to recommend approval with modifications of SUP1001 to the Town of Bethany Board and seconded by Dave Carli. The motion passed with all in favor 5-0.
- Secretary will send letter of approval to the applicants, TOB Clerk, TOB ZEO, Town Board and GCPB.

**Closing Comments:**

Route 20 Corridor-

Although no official information has been submitted, there is rumor that NYSDOT has made recommendation that the intersection of Route 20 and East Rd. become a roundabout. Stay tuned.

Planning Board Training-

Dave Carli handed out a flyer regarding PB training presented by Orleans County Dept. Planning & Development.

**Adjournment:**

A motion was made by PB Member Francis Brunner to adjourn at 8:45 PM and was seconded by Dave Carli. The motion passed with all in favor 5-0.

Respectfully Submitted,

Tim Leary  
Planning Board Secretary