

TOWN OF BETHANY

REGULAR PLANNING BOARD MEETING

06 JULY 2006

Chair Williams opened the July 6, 2006 Regular Planning Board Meeting at 7:30 p.m.

Planning Board Members in Attendance were:

Bill Williams, Chair
Francis Brunner
Dan Street

Ramon Cipriano
Jim Phillips
Kennedy Wilson

Town Officials in Attendance were:

Louis Gayton, Supervisor
Bill Gick, Councilman

Joyce Fleming, Councilwoman
Tom Douglas, CEO/ZEO

Attendees were:

Susan Spence
Ron Alvord
Jason Haremza, GFLRPC

Ray Ladd
Loy Gross

Minutes

A motion was made by Kennedy Wilson and seconded by Bill Williams to approve the minutes of the June 1, 2006 Regular Planning Board Meeting as presented. The motion passed with All In Favor.

NEW BUSINESS

AV0603 – Edward Spence – Accessory Building

Application is to erect an accessory structure 8' from both the side and rear yard lines (25' and 35' required).

Other side of the lot has more room however the septic and leach lines are located there. Proposed location seems to be the only available.

8'x10' accessory structure currently on the property is actually less compliant and is to be torn down.

Suggestion that the removal of the existing structure be a condition of approval of the variance.

Clerk will send letter of recommendation to County Planning and the ZBA.

A motion was made by Bill Williams and seconded by Ramon Cipriano to recommend approval to the Zoning Board of Appeals with the modification of requiring that the existing structure be removed. The motion passed with the following Roll Call Vote:

Bill Williams – Yes

Francis Brunner – Yes

Dan Street – Yes

Ramon Cipriano – Yes

Jim Phillips – Yes

Kennedy Wilson – Yes

Loy Gross – Zoning of Turbines

Reviewed zoning laws in the states of California, Texas, and Wisconsin as these states have been through two rounds of commercial wind development.

Reviewed guidelines from Ag and Markets.

OLD BUSINESS

Jason Haremza, GFLRPC

Reviewed Town Zoning Law and Land Separation/Subdivision Law.

Felt both were very good documents and easy to work with. The Town is to be commended.

Suggested the following

Zoning

Consider creating an overlay district in floodplains and wetland areas.

Consider requiring stream setbacks.

Land Separation and Subdivision Regulations

Consider changing language referring to “Master Plan” to “Comprehensive Plan” to avoid confusion.

Consider imposing a maximum width for road construction in developments.

Consider requirement of cul-de-sac turnarounds having a center green space.

Consider pedestrian walkways for cul-de-sacs that are back to back.

Consider adding as a reminder to applicants that a SPDES permit is required for disturbance of 1 or more acres.

Consider adding that depressions to collect pools of water are allowed when they are part of the designed and approved stormwater management system.

ZEO Douglas will check with the County about adding the wetlands to the official zoning map.

Mr. Haremza will send some examples of waterway definitions.

Board thanked Mr. Haremza for his time and assistance.

Comprehensive Plan – Update

Chair Williams emailed an update to the Community Vision Statement section of the Comprehensive Plan to board members.

A workshop meeting will be held on Thursday, July 27, 2006 at 7:30 p.m. Much of the housekeeping type work can be done and other work can be delegated at that time.

Workshop meetings will be tentatively held on the 4th Thursday of each month until the Comprehensive Plan is completely updated.

A notice will be put in the paper.

Correspondence

Planning Board Secretary - Resignation

The Planning Board Secretary has submitted her resignation and this is her last meeting. None of the Board members showed interest in the position.

Bill Williams will ask Deputy Town Clerk, Cindy Schafer if she would be interested in the position. If not he will advertise for someone.

The position pays \$7.81 per hour.

A motion was made by Francis Brunner and seconded by Kennedy Wilson to ask Cindy Schafer to fill the position of Planning Board Secretary or advertise the position in the event that she is unwilling to accept the position. The motion passed with All In Favor.

Genesee County Multi-Jurisdictional All-Hazard Mitigation Plan

A regional meeting will be held on Tuesday, August 1, 2006 at the Genesee County Emergency Management Services Office on State Street in Batavia at 7:00 p.m.

It is suggested that each Town have a representative present.

Sample Turbine Zoning Laws

The Town Clerk has sent out Zoning Laws from the Towns of Ellenburg and Cohocton.

Wind Turbine Study Group – Update – Ramon Cipriano

Group is meeting with Joe Cushner, Town Supervisor, Town of Bliss.

Bliss is 2 years into the process and should be able to provide some suggestions and insight.

Ray is starting to write a report on the study group's findings.

Adjournment

A motion was made by Francis Brunner and seconded by Dan Street to adjourn the meeting at 9:15 p.m. The motion passed with All In Favor.

Respectfully Submitted,

Debbie L. Douglas
Planning Board Secretary