

TOWN OF BETHANY

REGULAR PLANNING BOARD MEETING

03 MAY 2007

Chairman Williams opened the May 3, 2007, Regular Planning Board meeting at 7:30 p.m.

Planning Board Members in attendance:

Bill Williams  
Dan Street  
Jim Phillips  
Jeff Fluker (new member)  
Ramon Cipriano  
Dave Carli

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:

Ken Wilson

Motion made by Jim Phillips and seconded by Dan Street to approve the minutes of the April 5, 2007, Regular Planning Board meeting. The motion passed with all in favor.

NEW BUSINESS

Special Use Permit 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 present, is to provide to scale, specific dimensions of fence to property line. Obtain, if available, the official survey from Genesee County Clerk and draw to scale the requests from the Planning Board. Also, provide to the Town Board a plan for noise control, eg: insulation to existing. Third issue is waste disposal: specify distance disposal of waste will be from any existing water wells. Check with Jim Duval from the Genesee County Planning Board to see if we need to have them review the site plan prior to Town Board review. Section L is left blank regarding Ag and market Kennel License. License will not be applied for until, if any, Special Use permit is issued. SEQR will be done by the Town Board for the Special Use permit.

Motion to recommend approval of site plan review for the Special Use permit be Dave Carli, seconded by Jeff Fluker. This is contingent on the specific conditions noted above to the applicant.

Application for Area Variance BAV-07-02 from James and Linda Meyers, James Meyers present. The original application stated a storage barn, size 24' x 40', but has been amended to 30' x 40' based on prepackaged building kits. Motion was made to recommend approval by Dave Carli and seconded by Jim Phillips. The motion was made to recommend approval due to the unique site constraints and oblique sighting of residence. Motion passed with all in favor. Letter is requested to be sent to the Zoning Board of Appeals giving the Planning Board's recommendation that the Area Variance be approved and the justification for this.

Land Separation Application LS07-01 from Linda Jackett (not present). Based on the diagram, application, motion was made for preliminary approval. Signature verifies final approval. SEQR review completed. Motion made by Dave Carli and seconded by Dan Street Motion passed with all in favor.

#### OLD BUSINESS

Louie Gayton gave an update on the Open House set for May 16, 2007. The open house is for questions and answers only on the wind turbine issue. Surveys will be ready for mailing approximately 5/24/07 to residents who are landowners and/or registered voters in the Town of Bethany.

Routes 20 & 63 travel corridor – no update.

#### CORRESPONDENCE

Jeff Briggs – visual issues regarding wind turbines.

Fran Ashley submitted update of request to UPC wind turbines. It is requested that the Town Clerk will need to mail this information to members prior to the May 16, 2007 open house.

Samples of Wind Energy Systems zoning ordinances were given to members. Samples were from the Genesee County Planning department, Towns of Alabama, Pavilion, Batavia and Stafford.

Training workshop in Monroe County. Several Planning Board members will attend.

Note from Tom Douglas, ZEO. There is a Site Plan Review from Mike Adams that will be complex. ZEO Douglas will send information to the Planning Board members.

#### ADJOURNMENT

A motion was made by Dave Carli and seconded by Jeff Fluker to adjourn the meeting at 9:45 p.m. The motion passed with all in favor.

Respectfully submitted

Cynthia Schafer  
Planning Board Secretary