

TOWN OF BETHANY

PLANNING BOARD MEETING

14 JANUARY 2010

Chairman Bill Williams called the Planning Board meeting to order at 7:30pm.

Planning Board members in attendance:

Bill Williams
Dave Carli
Ray Cipriano
Fran Brunner
Dan Street
Kennedy Wilson

Planning Board members in not in attendance:

Jim Phillips

Town Officials in attendance:

Thomas Douglas

Discussion concerning secretary, Kennedy Wilson will act as the board secretary for this meeting.

The reading of 11-19-09 Planning Board minutes was directed by the Chairman. A motion made to approve the 11-19-09 meeting minutes as submitted; made by Dave Carli and 2nd by Fran Brunner.

Motion passed unanimously.

A announcement for the Niagara River Watershed Workshop to be held at the Marllia Community Center on January 16th was passed around.

Start of new Business

Richard Barie 10628 East Road, 10-21-09 Land Separation Application 09-03; amended

The discussion of Land Separation Application (LSA) 09-03 started with a review of materials submitted for the amendment of the original application; included were:

- 1) A signed boundary survey showing the land separation done by Davis S. Lamendola & Gregory W. Townsend licensed land surveyors.
- 2) A letter submitted by ZEO Thomas Douglas describing minimum lot size, road frontage, lot depth, set backs and the distances represented in the amended application, LSA 09-03.
- 3) An aerial view of the north end of the lot where the pond and concrete crib are located. This view had approximations of the original and proposed set back boundaries drawn on it.

A general discussion took place reviewing all the material amending LSA 09-03. ZEO answered questions relating to the distances on the original application and how they were changed for the amended material.

Secretary was directed to note in the minutes that the planning board is in possession of a stamped survey for the amended TSA 09-03.

The SQER was done for TSA 03-03 with ZEO responding to questions.

Motion to grant preliminary and final approval for Land Separation Application 09-03 as amended; made by Dave Carli and seconded by Ray Cipriano.

Motion passed unanimously.

The Town Clerk is requested to send a letter to the applicant, the Town Board and the ZEO notifying them that the Planning Board approved Land Separation Application 09-03 and recommends issuance of the Land Separation.

Old Business

Town of Bethany Temporary Use Permit (TUP):

ZEO explained that with the proposed use, the north walls 1.4 foot set back from the cemetery triggers safety / fire code concerns. At this time it is understood that the windows may need to be removed and the wall constructed to a "2 hour" fire wall standard.

There was general discussion concerning further exploration of an historical designation and what positive / negative affects this could have on the TUP.

Routes 63 & 20 Travel Corridor:

There was no official information presented. A general discussion of what might be proposed relating to a rotary at East Rd. and Rt. 20 took place.

Motion made to adjourn the meeting; made by Ray Cipriano and seconded by Fran Brunner.

Motion passed unanimously.

Meeting adjourned at 8:33pm

Minutes Respectfully Submitted by
Kennedy Wilson
Acting Planning Board Secretary