

TOWN OF BETHANY

SPECIAL PLANNING BOARD MEETING

JULY 14, 2010

Chairman Bill Williams opened the July 14, 2010 Special Planning Board meeting at 7:30 pm.

Planning Board Members in Attendance:

Bill Williams	Chairman	Ray Cipriano
Fran Brunner		Jim Phillips
Dan Street		Kennedy Wilson

Town Officials in Attendance:

Bill Gick

Other Attendees:

None

Minutes:

Jim Phillips made a motion to accept the July 1, 2010 minutes as submitted and was seconded by Bill Williams. The motion passed with all in favor 6-0.

Old Business:

Richard Barie 10171 Bethany Center Rd. E. Bethany 14054 SPR1003

- The Planning Board has received a letter of approval from the GCPB.
- A tax map sketch with Mr. Barie's approval signature has not yet been received by the PB.
- Chairman Williams read and completed the SEQR. No issues found.
- Motion was made by Jim Phillips for preliminary approval of the site plan with final approval contingent upon receipt of the signed tax map sketch from Mr. Barie and seconded by Dan Street. The motion passed with all in favor 6-0.
- Secretary will send letter of action.

East View Farms 10171 Bethany Center Rd. E. Bethany 14054 LS1005

- Letter received from ZEO Tom Douglas. Tom explained the PB's concerns with Mr. Barie and discussed options with him. The resolution is to amend LS1005 with 2 parcels instead of one in the following manner:
- Parcel #1 will be separated from 8.-1-44.21 and will be the same configuration as the one presented in the original application except It will not include any land from 8.-1-43.2. The 100 ft. setback is not required north side as this is an existing lot line. The parcel will be merged with 8.-1-44.11.
- Parcel #2 is the remnant of 8.-1-44.21 and will be merged with 8.-1-43.2.

- The LS1005 was amended per the ZEO's letter to separate 2.088 from 8.-1-44.21 acre instead of 2.709 acre as originally submitted and merge .881 acre from 8.-1-44.21 with 8.-143.2.
- Chairman Williams read and completed the SEQR. No issues found.
- The resolution will make the third separation for parcel 8.-1-44.21 in a three year period.
- Motion was made by Chairman Williams for preliminary approval of LS1005 with final approval contingent upon receipt of the tax maps signed by Mr. Barie and was seconded by Kennedy Wilson.
- The motion passed with all in favor 6-0.
- Secretary will send letter of action.

Steve Wells 10340 East Rd. E.Bethany 14054 SPR1002

- Letter of approval with modification(s) received from GCPB. The modification is that the applicant must obtain driveway approval for the appropriateness of the East Rd. driveway from the GC Highway Dept. prior to final approval by the Town Planning Board. It was further recommended that the Town of Bethany Highway Superintendent review the adequacy of any proposed or improved driveway onto Jerico Rd.
- Letter received from the Town of Bethany Highway Superintendent Norman Fleming stating no concerns.
- No letter from the GC Highway Dept. yet received.
- PB member Jim Phillips questioned why GCPB is asking for Highway Dept. approval when no new driveways are being installed.
- Chairman Williams Read and completed the SEQR. No issues found.
- Motion made by Kennedy Wilson for preliminary approval of SPR1002 with final approval contingent upon receipt of letter from GC Highway Dept. for driveway onto East rd and was seconded by Chairman Williams.
- The motion passed all in favor 6-0.
- Secretary will send letter of action.

Susan Blackburn 9778 Creek Rd. Batavia 14020 SPR1004

- Letter received from the GCPB of approval with a note that any future driveway onto Putnam Rd. will need to be reviewed and approved by the GC Highway Dept.
- Drawing of barn construction received from Bill Baskin.
- Chairman Williams read and completed the SEQR. No issues found.
- Motion was made by Kennedy Wilson for preliminary approval of SPR1004 with final approval contingent upon receipt of documentation acceptable to the ZEO, from the applicant, stating that this is a CAFO compliant project. Was seconded by Chairman Williams. The motion passed all in favor 6-0.
- Secretary will send letter of action.

New Business:

None to report.

Closing Comments:

Planning Board members recommended Chairman Williams to look into in service training regarding Agriculture & Markets and NYSDEC's authority to override Planning Board decisions.

Adjournment:

A motion was made by Fran Brunner to adjourn the meeting at 9:25 PM and seconded by Ray Cipriano. Motion passed all in favor 6-0.

Respectfully Submitted,

Tim Leary
Planning Board Secretary