

TOWN OF BETHANY
REGULAR PLANNING BOARD MEETING

September 6, 2012

Chairman Francis Brunner opened the September 6, 2012 Regular Planning Board meeting at 7:30 pm.

Planning Board Members in Attendance:

Francis Brunner Chairman	Ray Cipriano
Jim Phillips	Dan Street
Jeff Fluker	Tim Leary (alt. Wilson)

Town Officials in Attendance:

Bill Gick	Councilman
Walter Wenhold	Councilman
Tom Douglas	TOB CEO

Other Attendees:

Felipe Oltramari	GC Dept. of Planning
Han Bakker	Holland High Lift

Minutes:

Minutes of the special Planning Board Meeting August 16, 2012 were submitted for review. Motion was made by member Dan Street to accept the Minutes as submitted and was seconded by Chairman Brunner. The Motion carried with all in favor 6-0.

New Business:

SPR 1202 Holland High Lift 10033 East Rd. E. Bethany, NY 14054

1. Site work had begun prior to proper permitting and approvals were obtained and subsequently stopped.
2. The Planning Board recommended this Site Plan Review be delayed until the October 4, 2012 meeting pending Genesee County Planning Board review scheduled 9/13/2012.
3. A public hearing will be held 10/4/2012 from 8:00 – 8:30 PM.
4. Motion was made by member Brunner to table SPR1202 until the next meeting and was seconded by member Street. The motion carried with all in favor 6-0.

Old Business:

Felipe Oltramari of the GCPB gave CEO Douglas copy of the local laws adopted in Darien regarding In-Law apartments or Eco Housing units and explained the pros and con's thereof. Accessory apartments or additions added to existing residences were also discussed. Some of the topics included:

1. Policies regarding when such housing units can be used as well as removed.
2. Health Department concerns.
3. What happens when the people residing in the unit pass on?
4. Should they be used for family members only?
5. Eco housing is subject to full tax assessment.
6. The units are sellable.
7. Additions to existing homes could have tax advantages in the long run vs. Eco Housing.

Hamlets:

Felipe explained to the Planning Board what Hamlets actually are, their origin and the direction and scope they should maintain. He also forwarded an email to Bill Gick containing draft language the Comprehensive Plan should contain. It was determined that Hamlets (specifically Hamlet Districts) need to be added to Comprehensive Plan. Motion was made by member Brunner to have such language added to the Comprehensive Plan and was seconded by member Cipriano. The motion carried with all in favor 6-0.

Wind Power:

Tom Douglas handed out a printed email from Matthew Brower of the NYS Dept. of Ag and Markets regarding "Guidelines for Agricultural Mitigation for Wind Power Projects" for everyone to review prior to the next meeting.

Closing Comments:

None

Adjournment:

Member Brunner made a motion to adjourn at 8:40 PM and was seconded by member Cipriano. The motion carried with all in favor 6-0.

Respectfully Submitted,

Tim Leary
Planning Board Secretary