

**TOWN OF BETHANY**  
**REGULAR PLANNING BOARD MEETING**

**October 4, 2012**

Chairman Francis Brunner opened the October 4, 2012 Regular Planning Board meeting at 7:30 pm.

**Planning Board Members in Attendance:**

Francis Brunner Chairman	Ray Cipriano
Dan Street	Dave Carli
Tim Leary (alt. Kennedy Wilson)	

**Town Officials in Attendance:**

Tom Douglas	CEO
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**Other Attendees:**

Gary DeVoe	10725 Molasses Hill Rd.
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**Minutes:**

Minutes of the September 6, 2012 Planning Board Meeting were submitted for review. It was noted that there was a misspelling in the "Other Attendees" section. It should read Han Bakker of Highland High Lift.

**New Business:**

LS1204 – Gary & Sandra DeVoe 10725 Molasses Hill Rd. Alexander, NY 14005

To subdivide parcel 7.-1-53.222 for a new built home.

1. CEO Douglas submitted pictometry for review by the board and explained the various aspects of the Land Separation.
2. The Land Separation was found to be in compliance with all Lot and Setback requirements.
3. Three issues were found that pertain to the 2010 NYS Residential Code, Fire Code and this Land Separation. Two of them pertain to driveway modifications (one for each parcel) and the other for Premises Numbering. These issues are documented and have been explained to the applicant and will be addressed during the construction. The Board saw no reason for concern with any of the issues.
4. There have been zero (0) separations in the last three (3) years.

Motion was made by Planning Board member Ray Cipriano for preliminary approval of the Land Separation and was seconded by member Dan Street. The motion carried with all in favor 5-0.

## Public Meeting for SPR1202

A Public Meeting was held from 8:00 PM until 8:30 PM regarding SPR1202. There was no public input.

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

To build an addition to the main shop of 48' X 50' X 15'

1. A letter of approval has been received from the Genesee County Planning Board.
2. Engineering Plans have been submitted by the applicant.
3. The Site Plan complies with all Zoning law for Size and Setbacks
4. SEQR was read without issue.

Motion was made by Planning Board member Dave Carli to approve the Site Plan and was seconded by Dan Street. The motion carried with all in favor 5-0.

### **Old Business:**

#### Zoning Amendments:

Road usage was discussed as it pertains to construction vehicles coming into the area for possible Wind and Gas exploration. It was the decision of the Planning Board that the members review the Road Use Agreement adopted by the Town of Eagle / Weathersfield and possibly adopt the same agreement at the next meeting.

The preservation of farm land and specifically the removal of Topsoil from construction sites were also discussed. It was determined that current Zoning Law need only be modified to "remove the 500' statement from Article 3 Section 301 A 8 Strip Mining etc". Effectively meaning no topsoil shall be removed without the Towns permitting.

#### Elderly Housing:

Elderly Housing was again discussed and a video was made available to the members regarding the Echo Housing adopted by the Town of Darien. Motion was made by Planning Board member Brunner to allow the Echo Housing and was seconded by Ray Cipriano. The Motion carried with all in favor 5-0.

### **Adjournment:**

Motion was made by Chairman Brunner to adjourn at 8:45 PM and was seconded by Ray Cipriano. The Motion carried with all in favor 5-0.

Respectfully Submitted,

Tim Leary  
Planning Board Secretary