

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

**November 1, 2012**

Chairman Francis Brunner opened the November 1, 2012 Regular Planning Board meeting at 7:30 pm.

**Planning Board Members in Attendance:**

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

**Town Officials in Attendance:**

Bill Gick	Councilman
Tom Douglas	CEO
Diane Fowler	ZBA

**Other Attendees:**

None

**Minutes:**

Minutes from the October 4, 2012 Regular Planning Board Meeting were submitted for review. Motion was made by Planning Board member Dave Carli to accept the minutes as submitted and was seconded by Jeff Fluker. The motion carried with all in favor 6-0.

**New Business:**

**SPR1203** – Bethany Airpark, LLC. 9704 Bethany Center Rd. E. Bethany, NY 14054

1. To erect a non functional light tower for historical significance only
2. Tower is to be 49 feet tall.

CEO Douglas explained the details of the Site Plan. An Area Variance has been applied for. Motion was made by member Dave Carli to table the site plan pending further information from the Genesee County and the TOB ZBA and was seconded by Dan Street. The Motion carried with all in favor 6-0.

**AV1204** - Bethany Airpark, LLC. 9704 Bethany Center Rd. E. Bethany, NY 14054

1. To erect a non functional light tower for historical significance only
2. Tower is to be 49 feet tall exceeding the 35 foot maximum height requirement in an A-R zone.

3. CEO Douglas explained the details of the tower and submitted pictometry to the PB of the tower's location.
4. No issues were found with the Tower's location.

Following discussion, the TOBPB recommends that the ZBA allow the tower construction based on no concerns found by the Board.

**Old Business:**

**LS1204** – Gary Devoe 10725 Molasses Hill Rd. Alexander, NY 14005

CEO Douglas explained that the final survey has been received depicting the Easement of the driveway. CEO Douglas offered the survey to the Town's Attorney, David DiMatteo, for review. Mr. DiMatteo expressed some concerns that the PB may want to consider as follows:

1. Who will be providing maintenance for the driveway?
2. Will there be a maintenance agreement?
3. Are there specific provisions for ingress and egress?
4. Is ingress and egress exclusive to the owner of the parcel or is it available for use by others?

Motion was made by Chairman Brunner to table the Land Separation until proper verbiage can be added regarding the easement that is acceptable to the Town's Attorney and seconded by Dave Carli. The motion carried with all in favor 6-0.

**Comprehensive Plan:**

Town Councilman Bill Gick submitted to the Planning Board an email from Felipe Ultramari of the Genesee County Planning Department as well as Minutes of the Bethany Old Town Hall Preservation Committee. Felipe pointed out the need to update our Comprehensive Plan to accommodate Hamlet District(s) within the Town of Bethany such as Bethany Center, East Bethany and Linden. It was the TOBPB decision that West Bethany and Little Canada also be added.

The Comprehensive Plan already has a section in the Land Use Plan section labeled "Hamlet Residential". Per Felipe's and Bill Gicks recommendation "Hamlet District" needs to be included by either changing the "Hamlet Residential" title or by adding "Hamlet District" as a sub heading. The following verbiage should also be added;

"Although the Hamlet area in the Town shall continue to be primarily residential in nature, they historically have and should continue to support small scale commercial, professional office, retail, civic or religious use"

**Closing Comments:**

None.

**Adjournment:**

Motion was made by member Dave Carli to adjourn the meeting at 8:55 PM and was seconded by Chairman Brunner. The motion carried with all in favor 6-0.

Respectfully Submitted,

Tim Leary  
Planning Board Secretary