

**Town of Bethany**  
**Regular Planning Board Meeting**  
**January 8, 2015 Meeting Minutes – DRAFT**

Members in Attendance: Street; Brunner; Carli; Cipriano  
Member Absent: Phillips; Leary; Jackett

Also in attendance: W. Wenhold, Town Board member.  
T. Douglas, CEO/ZEO  
Rachael Brown  
Julian Moore

Meeting opened at 7:40 PM by Chair Brunner; D. Carli acting as secretary. The minutes of the November 2014 Planning Board meeting were reviewed (there was no meeting in December as there was no business to attend to). A motion to approve the November minutes was made by Carli, seconded by Brunner, and was unanimously approved by a verbal vote by members.

**New Business:**

The Planning Board considered **Area Variance AV 1402** by Julian Moore. The variance was to allow the erection of an accessory structure (garage) in the rear yard of J. Moore's property, which fronts on Old Telephone Road and U.S. Rt. 20 to the rear. T. Douglas explained that technically this would require 2 front yard setbacks. When considered with the required side yard, the only allowable site for the new garage would be within the footprint of the residence. A total of 3 area variances are sought, with the proposed garage 10' from the property's west boundary, 23' from the east boundary, and 16' from the south boundary (Rt. 20 side of the property). After brief discussion, R. Cipriano made a motion to recommend approval of the Area Variance to the Zoning Board of Appeals, after noting that this case is a classic example of the need for the variance process. The motion was seconded by F. Brunner. The motion was carried unanimously by those present; Carli will send an email message to the T. Leary, the Planning Board Secretary, with the transcribed notes from this meeting for him to prepare and send a letter to the ZBA, indicating our recommendation.

**Old Business:**

D. Carli asked if our recommended revisions to the Comprehensive Plan had been completed; F. Brunner indicated that the revisions are still in the Town Attorney's hands. This led to a brief discussion of hamlet districts; T. Douglas mentioned that he distributed copies of the hamlet district regulations from another town for our perusal. T. Douglas then went on to inform the Planning Board to expect further action on a small wind turbine project which had come before it previously, noting that the owner was considering re-siting the equipment on the property.

A motion was made by Brunner to adjourn, seconded by Cipriano, approved unanimously. The meeting adjourned at 8:20 PM.

The above meeting minutes constitute the writer's understanding of the items discussed, decisions/directives rendered, and follow-up required. Please contact the writer within five (5) days of the issue date with any corrections and/or additions hereto. Otherwise these minutes are accepted by all parties present to be accurate.

Respectfully submitted,  
David I. Carli, AIA, Planning Board Member