

**TOWN OF BETHANY
REGULAR PLANNING BOARD MEETING**

September 1, 2016

Chairperson Diane Fowler opened the September 1, 2016 Regular Planning Board meeting at 7:30 pm.

Planning Board Members in Attendance:

Diane Fowler (Chairman)	Jim Phillips
Ray Cipriano	Tim Leary
Linda Jackett	Dave Carli

Town Officials in Attendance:

Tom Douglas	CEO
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Other Attendees:

Cleo Elmore	6009 E. Bethany LeRoy Rd.
Paul & Debbie Harris	10986 Marsh Rd.
Debbie Hartman	4624 Chaddock Rd.
Meghan Graffrey	20 Jay St. Brooklyn, NY 11201

Minutes:

Minutes from the regular Planning Board meeting of June 2, 2016 were submitted for review. Motion was made by Phillips to accept the Minutes as submitted and was seconded by Carli . The Motion carried with all in favor 6-0.

New Business:

AV1604 Patrick & Cleo Elmore 6009 E. Bethany LeRoy Rd.

-To remove an existing structure and build a new storage building in a location with less change in grade. The new location does not conform to set back rules.

- only rear setback does not comply @ 17' vs. 35' requirement
- There is a Leach Bed and grade issues blocking other locations
- There is only farm land past the rear property line
- No neighboring view issues

Motion was made by Phillips to recommend approval of the Area Variance to the ZBA and second by Carli. The motion carried with all in favor 6-0.

AV1603 Debbie Hartman 4624 Chaddock Rd.

- To construct an accessory building in front of a primary structure.

- ROW to front of Acc. Building is 415'
- Site is predominately out of view from the ROW
- Water well blocks alternate positions
- Setbacks are in compliance

Motion was made by Carli to recommend approval of the AV to the ZBA and was second by Cipriano. The motion carried with all in favor 6-0.

SUP1602 Paul & Debbie Harris 10986 Marsh Rd.

- To erect an agricultural WEC 153' 8" in height exceeding zoning limit of 150'
 - WEC is pre-manufactured / prefabricated thus cannot be shortened in height
 - Kw output is within guidelines
 - Fall over drop zone is within guidelines
 - Contractor Bergey provided detailed supporting information and was available for to answer questions

Motion was made by Leary to recommend approval of the project to the Town Board and was second by Cipriano. The motion carried with all in favor 6-0.

SPR1602 Lor-Rob Associates LLC III 10218 Bethany Center Rd.

- To place a double wide on an existing lot for farm worker housing. This would be the 4th unit.
 - The matter was tabled pending County review.

Old Business:

Nothing to report

Closing Comments:

Nothing to report.

Adjournment:

Motion was made to adjourn the meeting at 8:30PM by Leary and second by Jackett. The Motion carried with all in favor 6-0.

Respectfully Submitted,

Tim Leary Planning Member & Acting Secretary