

**TOWN OF BETHANY
REGULAR PLANNING BOARD MEETING**

May 5, 2016

Chairman Dan Street opened the May 5, 2016 Regular Planning Board meeting at 7:30 pm.

Planning Board Members in Attendance:

Dan Street (Chairman)	Jim Phillips
Dave Carl	Tim Leary
Absent: Linda Jackett, Ray Cipriano	

Town Officials in Attendance:

Dan Adams	Councilman
Tom Douglas	CEO

Other Attendees:

Rob Puleo

Minutes:

Minutes from the regular Planning Board meeting of March 3, 2016 were submitted for review. Motion was made by Street to accept the Minutes as submitted and was seconded by Phillips. The Motion carried with all in favor 4-0.

New Business:

AV1602 - Rob Puleo

To erect a 24' X 30' X 10' Pole Barn framed accessory building for a private garage. There are three variances involved.

1. The proposed building would be in front of the house
2. Does not meet setback guide lines at 27.4 feet from ROW, 75 required
3. Does not meet side line setback at 10 feet, 25 required

CEO Douglas explained the project with pictometry. Due to the way the property lines were laid at the time and the natural geographic configuration of the land, there is no other way to place a garage on the property. The Board members determined the following;

1. The project does not cause a traffic site distance issue for anyone
2. The project does not block neighboring views
3. The project cannot be reasonably relocated

Motion was made by Leary to recommend approval of the project to the ZBA and was seconded by Street. The Motion carried by majority vote 3-1.

Old Business:

COMPREHENSIVE PLAN – REFERAL TO TOWN BOARD

The Comprehensive Plan has been reviewed by the Town's Attorney and the Town Board. Final changes were submitted to the Planning Board for review. Members were given copy of the draft with changes highlighted.

RESOLUTION REFERRING COMPREHENSIVE PLAN TO TOWN BOARD

WHEREAS, the Planning Board of the Town of Bethany met at a regular board meeting at the Bethany Community Center located at 10510 Bethany Center Road, Bethany, New York on the 5th day of May 2016 commencing at 7:30 p.m. at which time and place the following members were:

Present:	Chairman	Dan Street
	Member	Dave Carli
	Member	Jim Phillips
	Member	Tim Leary
	Member	_____
	Member	_____
Absent:	Member	__vacant__
	Member	Ray Cipriano
	Member	Linda Jackett

WHEREAS, all Board Members, having due notice of said meeting, and that pursuant to Article 7, § 104 of the Public Officers Law, said meeting was open to the general public and due and proper notice of the time and place whereof was given as required by law; and

WHEREAS, the Town Planning Board of the Town of Bethany, by direction of the Town Board of the Town of Bethany has reviewed the town's Comprehensive Plan, dated June 2007; and

WHEREAS, upon review of the same, the Town Planning Board of the Town of Bethany has found that the Comprehensive Plan is in need of an update to fix certain typographical errors, and add specific additions that are complimentary to the changing times; and

WHEREAS, the Town Planning Board of the Town of Bethany has prepared a draft version of the Comprehensive Plan for the year 2016; and

WHEREAS, pursuant to Article 16 § 271-a of the New York State Town Law the Town Planning Board of the Town of Bethany believes that it is in the best interest of the Town of Bethany to refer said draft Comprehensive Plan to the Town Board of the Town of Bethany for further review and adoption; and

NOW ON MOTION OF Dan Street which has been duly seconded by Dave Carli, be it

RESOLVED, that the Town Planning Board of the Town of Bethany hereby refers a draft copy of the 2016 Comprehensive Plan update to the Town Board of the Town of Bethany for further review and adoption.

Ayes: 4

Nays: 0

Abstain: 0

Quorum Present: X Yes No

Closing Comments:

Nothing to report.

Adjournment:

Motion was made to adjourn the meeting at 8:20 PM by Street and seconded by Carli. The Motion carried with all in favor 4-0.

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,

Tim Leary
Planning Member & Acting Secretary