

TOWN OF BETHANY

REGULAR PLANNING BOARD MEETING

05 JANUARY 2006

Chair Bill Williams opened the January 5th, 2006 Regular Planning Board Meeting at 7:30 p.m.

Planning Board Members in Attendance were:

Bill Williams, Chair
Ramon Cipriano
Jim Phillips

Dave Carli
Francis Brunner
Dan Street

Town Officials in Attendance were:

Louis Gayton, Town Supervisor
Walter Wenhold, Councilman
Tom Douglas, CEO/ZEO

Joyce Fleming, Councilwoman
Bill Gick, Councilman

Attendees to the Meeting were:

Lawrence Abdella

Suzanne Abdella

Minutes

Minutes of the December 1, 2005 Regular Planning Board Meeting were reviewed.

A motion was made by Dave Carli and seconded by Bill Williams to accept the minutes of the December 1, 2005 Regular Planning Board Meeting. The motion passed with All In Favor.

NEW BUSINESS

LS0516 – Abdella – 5870 Ellicott Street Road

Application received from Lawrence and Susanne Abdella requesting separation of 2 parcels from TMP #6-1-45.1.

There have been no separations in the last three years.

First parcel will be 10 acres and include all structures on the property.

Parcel meets all requirements for square footage, road frontage, lot depth, and setbacks.

The second parcel will be 357' x 121.06'.

This parcel has already been filed as a separate parcel with the County; however, it never went through the land separation process in the Town.

This parcel is landlocked and would require the current owner, William Kistner, to merge the parcel with

TMP#6-1-45.2.

After research, it was found that the parcel had been rezoned from Agricultural/Residential to Industrial by Local Law #2-1998.

The property remaining in the parent parcel will become a legal flag lot according to current Town Zoning Law.

SEQR was completed with no negative effects.

A motion was made by Ramon Cipriano and seconded by Dave Carli to grant preliminary approval to LS0516 with preliminary approval being granted upon submission of the final survey and proof of merge for the 357' x 121.06' parcel with TMP #6-1-69. The motion passed with the following Roll Call Vote:

| | |
|----------------------|------------------------|
| Bill Williams – Yes | Dave Carli – Yes |
| Ramon Cipriano – Yes | Francis Brunner – Yes |
| Jim Phillips – Yes | Dan Street – Abstained |

Dan Street chose to abstain from voting due to the fact that he had performed the survey on this property.

OLD BUSINESS

Black Creek Watershed

Jason Haremza of the G/FLRPC had indicated that he would send information for the Planning Board to review concerning Black Creek sediment and erosion control. Nothing has been received at this point. Councilman Gick will speak with John Glidden and one of them will get in touch with Mr. Haremza.

The Planning Board Members indicated that they would like to have the information at least 2 weeks prior to their meeting in order that they have time to review it.

Wind Turbine Update

Supervisor Gayton stated that the Town Board will review applications for the Wind Turbine Study Group at the January 9, 2006 Town Board meeting.

Routes 63 & 20 Corridor Update

Dave Carli checked the website and no updates have been added.

Town Comprehensive Plan Update

Supervisor Gayton feels that the Town should include wording in the comprehensive plan that would indicate that the Town would review any alternative energy sources.

CEO/ZEO Douglas indicated that the County Planning Department has example verbiage for that purpose.

Supervisor Gayton will look into this.

Adjournment

A motion was made by Francis Brunner and seconded by Chair Williams to adjourn the meeting at 8:30 p.m.

Respectfully Submitted,

Debbie L. Douglas
Planning Board Secretary