

TOWN OF BETHANY

REGULAR PLANNING BOARD MEETING

01 JUNE 2006

Chair Williams opened the June 1, 2006 Regular Planning Board meeting at 7:30 p.m.

Planning Board Members in Attendance were:

Bill Williams  
Francis Brunner  
Dan Street

Ramon Cipriano (7:45 p.m.)  
Jim Phillips  
Kennedy Wilson

Town Officials in Attendance were:

Louie Gayton, Supervisor  
Bill Gick, Councilman

Joyce Fleming, Councilwoman  
Walter Wenhold, Councilman

Others in Attendance were:

Jason Haremza, G/FLRPC

Minutes

A motion was made by Francis Brunner and seconded by Dan Street to approve the minutes of the May 4, 2006 Regular Planning Board Meeting. The motion passed with All In Favor.

OLD BUSINESS

General Discussion

Meeting with all towns and Genesee County Soil and Water Conservation was discussed. Bill Gick commented that he had checked with other towns concerning their meeting dates and passed the information on to George Squires so that he could pick a date that would not conflict with meeting schedules of the towns. Jason Haremza will contact George and work on setting up the meeting.

Mike Adams has come in to label the buildings and their uses on the application for the area variance which was approved in May.

Jason Haremza – G/FLRPC

Reviewed recommended changes to the Comprehensive Plan.

These changes are noted in a report provided by Mr. Haremza entitled Preliminary Review Town of Bethany Local Laws.

This session will count toward Planning Board training.

Mr. Haremza will return for the July 6, 2006 Planning Board meeting to review Zoning, Subdivision and Land Separation Laws which are also included in the above mentioned report.

#### Comprehensive Plan

A letter was received from the Town Attorney, David DiMatteo stating that the Town Board should not approve a new Comprehensive Plan until all of the anticipated changes for the next 5 years are complete.

Supervisor Gayton stated that he would like to see the first public hearing held sometime in August.

Chair Williams will draft the changes and send them out to members as soon as possible. Anticipates that it will be by the August meeting.

#### Wind Turbine Study Group Report – Ramon Cipriano

The group will be making a trip to the Tug Hill project on June 17, 2006.

The group would like to complete their work so that an extension of the moratorium is not necessary.

They will begin compiling a report to present to the Planning Board soon. The hope is to focus on information gleaned from only accredited journals, not magazine articles, newspapers, etc. This should make it easier to focus on scientific fact and not opinion or rumor.

#### Genesee/Fingerlakes Local Government Workshop

Attended by Louie Gayton, Bill Gick, Debbie Douglas, & Ramon Cipriano.

Speaker from Ag & Markets brought up some good points concerning wind farm development. Provided the Ag & Market guidelines which were distributed to the Planning Board members.

#### Zoning Map

The map presented by ZEO/CEO Douglas at a previous meeting has been changed to reflect the suggested changes – change of a commercial zone that is actually an industrial zone along with adding the wet lands.

A motion was made by Jim Phillips and seconded by Francis Brunner to recommend to the Town Board that the map become the new official zoning map for the Town of Bethany. The motion passed with All In Favor.

#### NEW BUSINESS

##### Land Separation Merge Requirements

It has been brought to the Town's attention that the wording that the town requires on final surveys requiring merge has made it difficult for the County Real Property Services office to assign tax map numbers.

ZEO/CEO Douglas and Supervisor Gayton will be working with Jim Duval of the Genesee County Planning Department, Dave DiMatteo, and Lori Cleveland, Real Property Services Director to come up with a solution.

The Planning Board will be notified when something is worked out.

#### Adjournment

A motion was made by Francis Brunner and seconded by Jim Phillips to adjourn the meeting at 9:00 p.m. The motion passed with All In Favor.

Respectfully Submitted,

Debbie Douglas  
Planning Board Secretary