

WILLIAMSON PLANNING BOARD

Meeting Minutes August 1, 2017

Present:

J. Ferrante
J. Fox
D. Hoffman
A. Reid
J. Willis, Chair

Absent:

R. Stevens

Also in attendance: Joe Weinschreider, Jenn Weinschreider

The **Work Session** was opened at 7:00 p.m. by J. Willis, Chair. The agenda item was reviewed and discussed.

The **Planning Board Meeting** was called to order at 7:30 p.m. by J. Willis and the Pledge of Allegiance was recited.

The Motion was made to approve the Minutes of the July 11, 2017 Planning Board Meeting as written. Motion carried.

AGENDA ITEM #1

Application for Site Plan Review per Town of Williamson, Town Code, Chapter 178, Article III, Sections 178-45 and 178-55 for 4936 Route 104 LLC, 4936 Route 104, Williamson, NY. Property is 29.12 acres located at 4936 Route 104, owned by applicant, and zoned C-2 (Transitional Commercial).

The Public Hearing was opened.

Neighbors of adjoining property were present and expressed several concerns and comments regarding the application. These included:

- √ The existing 8 foot chain link fence is not up to code.
- √ Are there emergency plans in place should there be an emergency at the back of the property.
- √ Noise. There is constant beeping of trucks, loud speaker announcements, etc.
- √ Environmental issues – who monitors for any ground contamination.

- ✓ Metal deterioration?
- ✓ Property values potentially reduced.

J. Willis asked if there were other comments, questions, and/or concerns.

There was additional discussion regarding the front parking lot area being used for vehicle storage and questionable set back from the road.

Also discussed:

Town Code, Chapter 178, Article III.

178-45. Landscaping regulations.

Chapter 178, Article III, Section 178-45 – Unenclosed uses. Any use which is not conducted within a completely enclosed building, including and similar to, but not limited to, automobile salvage and wrecking operations, outdoor storage yards, and junkyards and lumber and building material yards, shall be enclosed by a substantial and solid fence or suitable natural hedge, with openings only for access and egress; shall be at least eight feet in height; shall be kept in good order and repair; shall not be located nearer than 200 feet to any residential/commercial district; shall have not storage outside of the solid fence; and shall be no nearer than 30 feet to any public highway right-of-way line. This section shall not apply to nurseries or to displays for sale purposes of new and used cars, trucks, trailers, bicycles, motorcycles, farm equipment or mobile homes.

Outdoor storage of materials.

Chapter 178, Article III, Section 178-55B – No junkyards or automobile wrecking yards shall be permitted within 200 feet of the right-of-way of State Route 104.

Chapter 178, Article III, Section 178-55C – A five-foot-wide landscaped area shall be provided along all property lines, excluding points of ingress and egress and property lines adjacent to existing commercial uses. The landscaped area shall be densely populated to create a sufficient screen.

The Public Hearing was closed.

Planning Board members are requesting the following:

- a solid fence on the south and west side of the applicant's property that complies with Town Code (Planning Board members requesting 10 feet), which includes the additional space requested on the application
- clarification of total hours of operation
- drawing provided more to scale

The applicant was not present to answer any of the questions and/or concerns raised.

The Motion was made to table this Application for Site Plan Review per Town of Williamson, Town Code, Chapter 178, Article III, Sections 178-45 and 178-55 for 4936 Route 104 LLC, 4936 Route 104, Williamson, NY. The applicant is asked to come before the Planning Board to discuss and clarify the issues/concerns and questions raised. Motion carried.

The Motion was made to adjourn the Planning Board Meeting at 7:55 p.m. Motion carried.

Respectfully submitted,

Joanne Greaney