

# WILLIAMSON PLANNING BOARD

## Meeting Minutes April 6, 2010

**APPROVED**

### **Present:**

G. Ehresman  
J. Ferrante  
J. Fox (Acting Chair)  
E. Loveman  
J. Willis

### **Absent:**

T. DeMarree, Chair  
D. Hoffman, Alternate

The **Work Session** was opened at 7:00 p.m. by J. Fox, Acting Chair.

Materials were copied, distributed, and reviewed. The Agenda Items for the meeting were reviewed.

There was discussion regarding the Comprehensive Plan, which can be viewed on the Town of Williamson website. T. Watson encouraged feedback to the Town Board regarding the Plan.

The **Planning Board Meeting** was opened at 7:30 p.m. by J. Fox. **A Motion was made to appoint J. Fox as Acting Chair in the absence of T. DeMarree. Motion carried.**

E. Loveman was then appointed as a voting member for the April 6 Planning Board Meeting by J. Fox, Acting Chair.

### **AGENDA**

#### **Item #1**

- Exemption from further review for a one lot subdivision for: Joseph Pilato, 3710 Ridge Road, Williamson; separating residential use and lot from 43 acre farm parcel; farm parcel to be sold to Richard Eaton.

J. Pilato was present.

Entire parcel is 43 acres. J. Pilato is selling the home separately (1.47 acres); balance will be sold to the farmer who has been farming the property (41.5 acres).

Access to all available; ditch remains with farm property.

**Motion was made to approve request for exemption from further review for a one lot subdivision for: Joseph Pilato, 3710 Ridge Road, Williamson; separating residential use and lot from 43 acre farm parcel; farm parcel to be sold to Richard Eaton. Motion carried.**

SEQR completed by S. Haywood.

### **Item #2**

- Referral from ZBA for site plan review for Special Use Permit for: Jason Allen, 7741 Bear Swamp Road, Williamson; for a wind powered generator.

G. Steed and J. Allen were present. The Permit is for use on Mr. Allen's property.

The wind powered generator will be moved to 200 feet more toward the center of the lot line, and does meet the code requirements regarding height. Structure will be 38-39 feet high and approximately 8 feet in diameter. Efficiency is such that the height can be a bit lower than previous models. This generator is a fairly new technology.

Diagrams of structure were provided; no exposed blades. "Shroud" is made of metal and is contained. Sound data/sound study has recently been completed, with no discernable noise 50 feet and further away. This data will be kept on file. The shroud also assists in containing noise.

Planning Board members were invited to attend an Ontario Town Meeting at which time there will be a mobile unit present.

The anticipated life expectancy for one of these generators is 10 – 20 years; high quality; using electro magnets. Installation is to electric code. Time frame = ASAP.

J. Fox asked if there were comments, questions or concerns. There were none.

**Motion made to approve the referral from ZBA for site plan review for Special Use Permit for: Jason Allen, 7741 Bear Swamp Road, Williamson; for a wind powered generator. Motion carried.**

### **Item #3**

- Referral from ZBA for site plan review for Special Use Permit for: Mark Hermenet, 7017 Bear Swamp Road, Williamson; for a farm labor facility to be located at 4405 Jersey Road.

M. Hermenet was present.

Structure will house 14 – 16 people, will stand 750 feet from the road, and will be 40 x 44 feet, 8 feet tall. Neighbors have not expressed and opposition. The site plan has been developed. Perk test was good. The access is dirt/gravel driveway and is 10 x 12 feet wide, with emergency access. Natural flow down; does not require extensive leech field. The structure is pole-barn style with heated cement floors.

J. Fox asked for questions and/or concerns. There were none,

- **A Motion was made for Preliminary and Final Approval of Referral from ZBA for site plan review for Special Use Permit for: Mark Hermenet, 7017 Bear Swamp Road, Williamson; for a farm labor facility to be located at 4405 Jersey Road. Motion carried.**

#### **Item #4**

- Single lot subdivision for Tobin Farms, 5520 Eddy Ridge Road, Williamson.

F. Shelley was present.

Public Hearing opened.

This is a single lot subdivision. Mr. Tobin wishes to separate 1 ½ acres from his 80 acre farm (NW corner). This would require that the house be hooked to town water. There are no State or Federal Wetlands on the property being subdivided. All farmable land. J. Fox asked for questions, comments, or concerns. There were none.

Public Hearing closed.

- **A Motion was made to approve the request of a Single lot subdivision for Tobin Farms, 5520 Eddy Ridge Road, Williamson. Motion carried.**

#### **Item #5**

- Single lot subdivision for Leslie Cole, 4494 Jersey Road, Williamson.

Parcel is an 18½ acre parcel (SW corner); existing house (8½ acres) and pole barn (10 acres). No proposed building at present; property subdivision only.

Public Hearing opened. There being no comments, questions, or concerns, the Public Hearing was closed.

- **A Motion was made to approve the Preliminary and Final request for a Single lot subdivision for Leslie Cole, 4494 Jersey Road, Williamson. Motion carried.**

### **Intra Board**

- **A Motion was made to approve the Minutes of the March 2, 2010 Planning Board Meeting as written. Motion carried.**
- Charrette Update – G. Ehresman had a list of priorities and asked for feedback.

**The Motion was made to adjourn the Planning Board Meeting at 8:47 p.m. Motion carried.**

**Respectfully submitted,**

**Joanne Greaney**