

WILLIAMSON PLANNING BOARD

Meeting Minutes May 4, 2010

APPROVED

Present:

T. DeMarree, Chair
G. Ehresman
J. Ferrante
J. Fox
D. Hoffman

Absent:

E. Loveman, Alternate
J. Willis

The **Work Session** was opened at 7:00 p.m. by T. DeMarree.

Materials were reviewed. The Agenda Items for the meeting were reviewed.

The **Planning Board Meeting** was opened at 7:30 p.m. by T. DeMarree.

A Motion was made to approve the Minutes of the April 6, 2010 Planning Board Meeting as written. Motion carried.

D. Hoffman was appointed as a voting member for the May 4 Planning Board Meeting by T. DeMarree.

AGENDA

➤ Sewer rates on Main Street – discussion

There was discussion regarding: Code Book 140-31, Paragraph 4 (sewers). It applies to businesses – not rental properties.

The issues that were raised at the March 2 Planning Board Meeting were reviewed:

- how the rates and charges are applied
- charges based on consumption
- re-evaluation of the system
- "water usage" versus "units"

The decision was made to make the following recommendation to the Town Board:

- (4) *Each commercial, industrial, or warehouse property, including but not limited to retail stores and office buildings, shall be designated as a minimum of one unit. ~~If a structure houses more than one business, each business shall be considered a minimum of one unit.~~ Any business/structure which employs more than seven individuals based on the annual average daily employment shall be assigned one additional unit for each additional seven persons or major fraction thereof. The owner or*

manager of said business/structure shall certify to the Town Clerk by September 1 of each year the average daily employment for the preceding 12 months.

The rental apartment property issue is being left alone.

A majority of Planning Board members were in agreement with this decision with one member not in agreement.

➤ **Alan Verbridge – Walters Farm Subdivision, 6660 Tuckahoe Road, Williamson**

Alan would like to split off the existing house and outbuildings and deed over to his son. The remainder of the farm will be retained by Alan. He is asking for exemption from further review at this time.

A. Verbridge was present.

This property was purchased from the Walters family. A 200 x 400 foot section lot from farm will be sold to J. Verbridge (son). The farm itself will remain with A. Verbridge. There is adequate right-of-way and road frontage. Regarding access – there will be a drive added to the north of the property. There is a culvert from the NW corner of the property (catch basin) north of Woods Road.

A Motion was made to accept the proposal to split off the existing house and outbuildings and deed over to J. Verbridge from A. Verbridge; and approve the request for exemption from further review at this time. Motion carried.

SEQR will be completed.

There was additional discussion regarding properties being divided.

INTRA BOARD

G. Ehresman reminded Planning Board members to submit feedback to T. Watson regarding the Comprehensive Plan, which can be viewed on the Town of Williamson website.

A Motion was made to adjourn the Planning Board Meeting at 8:15 p.m. Motion carried.

Respectfully submitted,

Joanne Greaney