

WILLIAMSON PLANNING BOARD

Meeting Minutes May 5, 2015

APPROVED

Present:

T. Wozniak, Chair
J. Ferrante
J. Fox
A. Reid
J. Willis

Absent:

D. Hoffman, Alternate
R. Stevens, Alternate

Also in attendance: B. Cuvelier, M. Sinniger, A. & T. Pagan, C. Ferland, B. Loucks, R. Kanauer, T. & S. Peters

The **Work Session** was opened at 7:00 p.m. by T. Wozniak. Agenda items were discussed and materials were reviewed and discussed.

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

The Motion was made to approve the Minutes of the April 7, 2015 Planning Board Meeting as written. Motion carried.

AGENDA

A Public Hearing before the Town of Williamson Planning Board will be held on Tuesday, May 5, 2015 at the Williamson Town Complex at 7:30 P.M. to consider the following:

➤ **Agenda Item #1**

Application for Special Use Permit per Town of Williamson Town Code, Chapter 178, Article II, Section 178-10 and Article III, Section 178-62 for Albert & Cynthia Ferland of 7255 Salmon Creek Rd, Williamson, NY 14589. Applicant desires to create a two-family dwelling at 7255 Salmon Creek Rd. Property is 45.07 acres, is owned by the applicant, and zoned A-1 (Agricultural).

Public Hearing opened.

C. Ferland was present.

Special Use Permit involves creating an attachment to their current home to provide an independent living space for their daughter. The property is owned by the applicant.

The added space will be built to code and the utilities are adequate. There will be no garage.

T. Wozniak asked if there were questions, comments, and/or concerns. There were none.

The applicant will apply for a building permit.

Public Hearing closed.

A Motion was made to approve the application for a Special Use Permit per Town of Williamson Town Code, Chapter 178, Article II, Section 178-10 and Article III, Section 178-62 for Albert & Cynthia Ferland of 7255 Salmon Creek Rd, Williamson to create a two-family dwelling at 7255 Salmon Creek Road. Motion carried.

➤ **Agenda Item #2**

Application for Special Use Permit per Town of Williamson Town Code, Chapter 178, Article II, Section 178-10 and Article III, Section 178-62 for LTHS Solar, 1710 Sweets Corners Rd, Fairport, NY 14450. Applicant desires to install photovoltaic system at 3676/3738 Shepherd Rd. Property is 11.40 acres, is owned by Charles P. Bailey, Jr., 7383 Salmon Creek Rd, Williamson, NY 14589, and zoned A-1 (Agricultural).

Public Hearing opened.

The solar PV system (50.4 kW system) will be installed on an existing structure – a cold storage building – on the east facing roof and will follow the contour of the roof. This has been approved by NYSERTA. There are three structures on the property; this structure on the west side of the property. Property is zoned agricultural.

T. Wozniak asked if there were comments, questions, and/or concerns. There were none.

The applicant will request a building permit.

Public Hearing closed.

A Motion was made to approve the application for a Special Use Permit per Town of Williamson Town Code, Chapter 178, Article II, Section 178-10 and Article III, Section 178-62 for LTHS Solar, 1710 Sweets Corners Rd, Fairport, NY 14450. Applicant desires to install photovoltaic system at 3676/3738 Shepherd Road, owned by Charles P. Bailey, Jr. This Motion also includes the stipulation that any future fees involving this installation be waived. Motion carried.

➤ **Agenda Item #3**

Application for Site Plan Approval per Town of Williamson Town Code, Chapter 178, Article VI, Section 178-83 for Brian Cuvelier of 3571 Lake Rd, Williamson, NY 14589. Property is 28.27 acres located on the south side of Lake Rd approximately 700 feet east of Bear Swamp Rd, is owned by Kevin Ackerman, 4842 E River Rd, W Henrietta, NY 14586, and zoned A-1 (Agricultural).

Public Hearing opened.

B. Cuvelier was present.

The site plan was reviewed. Town Code requirements are met and set backs are met.

T. Wozniak asked if there were questions, comments, and/or concerns.

It was brought up that the acreage of this property as published in the Legal Notice (Wayne County Times issue of April 26, 2015 and the Sun-Record issue dated April 30, 2015) is incorrect. The correct acreage is 2.528 (published as 28.27). This will be noted in the Minutes.

There were no other comments, questions, and/or concerns.

Public Hearing closed.

A Motion was made to approve the application for Site Plan Approval per Town of Williamson Town Code, Chapter 178, Article VI, Section 178-83 for Brian Cuvelier of 3571 Lake Rd, Williamson, NY with the correction of acreage size noted. Motion carried.

➤ **Agenda Item #4**

Application for Site Plan Approval per Town of Williamson Town Code, Chapter 178, Article VI, Section 178-83 for Antonio Pagan, Jr., of 4922 Lake Rd, Williamson, NY 14589. Property is 5.00 acres located approximately 600 feet behind the parcel at 4922 Lake Rd, is owned by the applicant, and zoned A-1 (Agricultural)

A.&T. Pagan were present.

Public Hearing opened.

Town Code requirements are met and the Drainage Council has approved this Site Plan.

Applicant wishes to build a new single family ranch home. Property consists of 2 separate 5 acre lots. The utilities will be underground. There will be a 60 foot right of way to the secondary property with an easement created to present issues in the future.

T. Wozniak asked if there were comments, questions, and/or concerns. There were none.

Public Hearing closed.

A Motion was made to approve the application for Site Plan Approval per Town of Williamson Town Code, Chapter 178, Article VI, Section 178-83 for Antonio Pagan, Jr., of 4922 Lake Rd, Williamson, NY. Motion carried.

➤ **Agenda Item #5**

Informal discussion – Bryan Loucks – regarding what is required for site plans for 3 vacant lots on Rasmussen Street.

B. Loucks was present.

This was a discussion regarding the properties on Rasmussen Street, Williamson.

Discussion included:

- ✓ property is zoned residential
- ✓ set back requirements
- ✓ what is required to submit a site plan
- ✓ appropriate for single family dwellings

The Planning Board made the suggestion to contact the Assessor's Office and the Building Inspector for additional information and to contact the Drainage Committee for information on drainage issues and/or concerns.

Intra Board

Complete Streets – there is no new information

The Motion was made to adjourn the Planning Board Meeting at 8:03 p.m. Motion carried.

Respectfully submitted,

Joanne Greaney