

WILLIAMSON PLANNING BOARD

Meeting Minutes November 5, 2013

APPROVED

Present:

T. DeMarree, Vice Chair
J. Ferrante
J. Fox
T. Wozniak, Chair

Absent:

D. Hoffman, Alternate
R. Stevens, Alternate
J. Willis

Also in attendance: M. Bixby, B. Altavela, R. Balsamo

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

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

Motion was made to approve the Minutes of the July 9, 2013 Planning Board Meeting as written. Motion carried.

AGENDA

➤ **Agenda Item #1**

Larsen Engineers, Building Permit Application, solar project @ Pound Road landfill site

Discussion included:

- √ The Town Board has approved the contract
- √ Tentative DEC approval as a pilot project pending building permit approval by the town
- √ No new roadway
- √ RG & E has approved
- √ Building Permit application needs to be completed
- √ Project will be unstaffed and the area fenced in for security
- √ Town will have a lease agreement and has rights to the power generated; any excess can be sold

- √ The net savings is substantial
- √ It is anticipated that the project will be up and running June 1, 2014
- √ Life expectancy = 25 years
- √ There is no concern regarding stability of surrounding land/property and research is proven as stable

A supplemental Planning Board Meeting will be scheduled for Tuesday, November 12 at 6:30 p.m. to review the documents and for further discussion.

➤ **Agenda Item #2**

Special Use Permit application, 3275 Lake Road, application to make the property an owner-occupied 2-family residence

R. Balsamo was present.

Residence was originally set up as a 2 family home and consists of 2 complete living units with separate entrances, kitchens, and meters. One unit has 1 bathroom and 2 bedrooms and the other unit has 2 ½ bathrooms and 3 bedrooms. The septic system has been tested and is sufficient for 2 families. The applicant will reside in one of the units.

The Motion was made to approve the request for the Special Use Permit application to make the property at 3275 Lake Road an owner-occupied 2-family residence. Motion carried.

➤ **Agenda Item #3**

Bob Altavela; Pease Road, Preliminary Review, subdivision request, 21.01 acre parcel (11 acres) being purchased from Joan Moll.

B. Altavela was present.

The applicant wishes to purchase 10 ½ acres from J. Moll on Pease Road and will be subdivided from a 21 acre parcel. The applicant intends to re-establish the orchard and plans to build a small (30 x 40) shed. There is sufficient frontage. The applicant also intends to build a house on the parcel potentially in 5 years.

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

The Motion was made to approve the preliminary review/subdivision request for the Pease Road parcel being purchased from J. Moll. Motion carried.

Intra Board

- ▶ There was discussion regarding the Zoning Board of Appeals and the Williamson Town Code. Planning Board members will get feedback to T. Wozniak by the end of next week at which time this information will be compiled and forwarded to the Zoning Board of Appeals.
- ▶ Complete Streets meeting -- T. Wozniak asked for a Planning Board member to accompany him at the Town Board Meeting on November 12 where a grant will be presented. J. Ferrante possibly will attend.
- ▶ New ordinance covering peddlers and solicitors – Planning Board members will provide comments to T. Wozniak via email (referencing section) and he will compile and return to T. Watson.

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

Respectfully submitted,

Joanne Greaney