Planning Board

July 7, 2015 Minutes

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  | Tish Brady  A-2 | Carol Brodie  2017 | Ed  Dinkuhn  2021 | Mike  Muffaletto  2020 | Joe Ostrowski  Chair  2019 | Janice Ross  2018 | Neil  Ross  2016 | Jamey Solecki  2015 | Deb Wasmund  A-1 |
| 1/5 | Absent | Excused | Absent | Absent | Present | Present | Present | Present | Absent |
| 2/24 | Absent | Present | Present | Present | Present | Present | Present | Present | Absent |
| 5/4 | Absent | Present | Present | Excused | Present | Present | Present | Present | Absent |
| 6/1 | Absent | Present | Present | Present | Present | Excused | Present | Present | Absent |
| 7/7 | Absent | Present | Present | Excused | Present | Present | Excused | Excused | Absent |
| Training  Hours | 0 | 0 | 0 | 0 | 4 | 2 | 2 | 0 | 0 |

Guests: Town Code Officer Gary Brecker, Tim Clark of 1461 Milestrip Rd, Eric Zanner; Represtative of Wind and Solar Specialists, Carol Gassman of 10034 Morley Rd, Charles Arrigo of 1027 Milestrip Rd, Bill Wesp of 10180 Morley Rd

Call to order: Chairman Ostrowski stated there is a quorum and called the meeting to order at 7:03pm

Approval of Minutes: Ed made a motion to accept the minutes as written. Carol seconded the motion. Carried

Old Business

Master Plan Review: Tabled.

Special Use Permit for the Windmill: Question 1: What is the meaning of 10 KW nameplate? It was explained that it’s the standard output. It was stated in the permit that it can go up to 12.5 & 12.6. It was also stated in the application that the average output is 8.2 KW. 10 KW nameplate is a generic designation for the size of the turbine.

Question 2: The height is 153 ft. Answer: The windmill will be set in a depression that will make the measurement less than 150’.

Question 3: Should there be guy wires for this structure? Answer: It’s a free-standing tower that doesn’t require them. The Permit states it is going with a lattice structure.

It was explained to the guests concerning the windmill that the board members will deliberate and make their recommendations to the Town Board at their meeting next Tuesday.

Zoning Board of Appeals request: A letter from the ZBA regarding a variance on the building permit at 10034 Morley Road. Question 1: What is the purpose of the building? Answer: This will be a garage for various types of equipment.

Question 2: How close are neighbor buildings to the proposed building? Answer: There are no other buildings just vacant land and horses.

The Planning Board will send their opinion to the Zoning Board with a copy to the Code Enforcement Officer.

Windmill: After discussion, a motion to recommend approval of the Special Use Permit for the windmill with the following special conditions:

1. The tower needs to be placed in the depression of the property to meet surrounding height of 150 ft.

2. The Sheriff’s Department and the FAA approval must be obtained for the flyover zone.

3. The Windmill Code Law Section C specifies a solid tube construction. The construction must be a lattice tower with a base of at least 14 ft. on a side. The motion was made by Joe and seconded by Janice. Carried.

The Chairman will write the letter of recommendation to the Town Board for the approval of the special use permit including the special conditions.

Variance for 10034 Morley Rd building: A motion to authorize the Chairman to recommend to the Zoning Board that the variance be approved because the setback would have no impact on surrounding property and the neighbors have no issue with this variance was made by Joe and seconded by Ed. Carried.

The Chairman will write the letter of recommendation to the Zoning Board.

Next meetings: Reminder that the next 2 meetings have been changed to Tuesday, August 4th and Tuesday, September 1st.

A motion to adjourn the meeting was made by Carol and seconded by Ed. Carried. Meeting adjourned at 8:01pm

Respectfully Submitted

Lynda Ostrowski, Secretary