

PLANNING BOARD MINUTES
October 2, 2012

Present: Dave Russo, Mark Vitale, Frank Rose Sr., Heather Grant, Joe McIlroy, Mike Van Gelder, Davies Nagel

Others: Carl Peter, Dick Ellis(ZBA), Attorney Jim Campbell Jr., Jerry Deming, Jerry Sturm(ZBA), Mark Connolly(ZBA), Norm Gates, Jerry Ayers(ZBA), Brendan Bystrak(Labella Associates), Frank Rose Jr., Dave Deuel, Lynn Parnell, Fred Mingrino

Dave Russo called the Planning Board meeting to order at 7:00 p.m. June minutes not available for approval.

Discussion regarding minor subdivision of William & Gloria Korth farmhouse from the farmland on Rt. 20.

- ⤴ Dave Russo concerned that there is no right of way to the property/house shown on map, it should show access to land. He did not want to sign the map without the board's knowledge.
- ⤴ Should show access to farm
- ⤴ When it shows existing shared driveway Dave would sign it

Attorney Campbell's comments:

- ⤴ Mr. Korth needs to resubmit map with corrections and fee
- ⤴ Clerk needs to send to County
- ⤴ If there is going to be a new tax map number he has to go through the process of a subdivision

Dave Russo asked the clerk to send a letter to Mr. Korth.

Brendan Bystrak, Labella Associates, said it would be an aesthetic and safety improvement for the new building they would build. Joe McIlroy questioned "a business or operation within...(Section 702, #5)". Attorney Campbell said that the applicant is trying to expand the facility, keeping all the present inside equipment plus outside items inside one building. He doesn't see a barrier to what they want to do and the new setbacks would be more conforming.

Brendan Bystrak, said that the size of building non-conforming; use of lot is non-conforming because of ag district. It is a pre-existing use but have to maintain 50 ft. rule from the public service commission.

Jim Campbell stated that an area variance allows a lot to come out of conformity. A use variance should almost never be granted.

Joe McIlroy asked why we are just hearing about this now. Brendan Bystrak stated that they had brought this to the Town Board about a year ago and about three weeks ago met with Carl who told them they would need site plan approval for the building. The purpose of the new larger building is to increase reliability and the capacity of the network.

Dave Nagel asked what a gate station was. Brendan Bystrak answered that it was a point of purchase.

A company like R.G.&E. purchases the gas and it's metered and sent out to them. The gas is taken out of transmission pipe lines which are bigger, injected with the odor in the building before going in smaller distribution lines to the purchasing company. There is a emergency relief valve in the corner of Rt. 63 and Federal Road. The old building was 62 sq. ft, the new 254 sq. ft; the old was 9 ft. tall; new is 14 ft. tall.

Jime Campbell said that we had already receivede a letter from the County Planning Board stating that “it reviewed this application and determined that it has no significant countywide or inter-municipal impact in regard to existing County plans, programs and activities. Therefore, approval or disapproval of this application is a matter of local option.”

Dave Russo also brought up Zoning code #520 regarding landscaping and screening. Brendan Bystrak said that the property was actually owned by Dominion and that he would ask them for approval to do landscaping. He will provide a landscaping plan adjacent to the building to the Planning Board.

Motion was to waive a public hearing for the changes to the R.G.&E. Building. Motion passed:
Yes – Mr. McIlroy, Mr. Russo, Ms. Grant; No – Mr. Nagel, Mr. Vitale

Next meeting with Labella and R.G.&E. will be Tuesday, October 16, 2012 at 7 p.m.

8 pm – Meeting adjourned.

Respectfully submitted,
Donna Falkner, Clerk