

MINUTES OF SPECIAL TOWN BOARD MEETING OF SEPTEMBER 7, 2010

PRESENT:           Supervisor           Teresa Dean  
                  Council               Edward Fairbrother  
                                  Michael Smith  
                  Attorney           Thomas Bowes

ABSENT:           Council               Marcia Hudock  
                                  David Manchester

The Town Board held a Special Town Board meeting with the Town Planning Board to discuss the proposed Zoning Amendments. The Planning Board meeting was called to order at 6:30 p.m. by Chairperson Muir.

Zoning Amendment Review

Planning Chairperson Muir referred to the staff report and asked for any comments as to the Town Board review of the proposed zoning amendments. The Planning Board and Town Board discussed the proposed addition of “Vehicle Sales/Lease, Small Scale” .....in BN, BN2, and BNR districts. Some of the concerns raised were enforcement concerns, not being able to follow through with conditions due to time constraints, available officers, etc., lack of distinction between small and large scale vehicles sales not referenced, and the districts that should be considered for this use.

As to the change of “Truck Terminal” as detailed in the staff report concerns were raised to the proximity of residential areas, the vehicles permitted to sit with the engines running, diesel engines are not the cleanest things in the world, and whether or not this was a use wanted in the ABD district.

As to “Wind energy conversion systems” requirements Planning Board member Jim Ormiston felt that the code pertaining to wind energy conversion is extremely vague. Planning Director Polzella stated that the majority of the laws are focused on commercial use. The town requirements rule out commercial, and instead are geared toward residential grade. He feels we have accomplished what is needed; all systems are required to be installed inside an 8ft fenced area.

As to the Zoning Map amendments it was recommended modifying the proposed zoning map to leave the Town Park zoned as Conservation. District extensions are proposed in order to create a more uniform parcel based zoning map.

It was recommended that a subcommittee be created to review the proposed zoning amendments with the Director of Planning. The Planning recommended Bob Byland and Scott Esty meet with two Town Board members for further discussion.

Meeting adjourned at 8:01 p.m.

Date approved: \_\_\_\_\_

Summary Excerpt of the Town Planning Board Meeting