

Planning Board - July 21, 2014

Meeting called to order at 7:04PM by Chair Dave Granzin

Present: Dave Granzin, Jack Hessney, Linda Lefko, Sam Selwood, Elaine Thiesmeyer, Floyd Hoover

Minutes from the June meeting, moved by Linda, 2<sup>nd</sup> Elaine, approved

New Business-

Aaron Martin built a retirement home in 2008 on his farm at 2811 Rte 14. He would like to turn the farm over to his son and sub divide his new home off the farm property. It was noted that when Mr. Martin built his home the zoning law did not allow for two residences on one parcel, this division would bring the property in compliance with code.

Motion Linda 2<sup>nd</sup> Floyd to approve this minor subdivision carried by all.

Mike Lanphear appeared before the board for a height area variance and a modification to his special use permit. He is operating his business full time now and would like to modify his SUP from part time to fulltime business. With this there will be more vehicles on premise. He has installed an additional parking area in the rear of the business. Sam inquired as to how many vehicles are on premise now. He stated his family members all drive, they have 9 personal vehicles. They have two they are restoring now. His son just quit his job to join the business because he is already very busy.

Sam inquired if the business is running fulltime now, Mr. Lanphear replied yes.

Motion by Elaine to recommend approval the special use modification of Mr. Lanphear with the following stipulations, seconded Linda, carried by all.

1. Facilities and procedures are in place and followed to properly dispose of all waste hazardous to the environment( ie: oil, gas, antifreeze, tires, scrap metals)
2. Should the business be discontinued or abandoned all vehicles and potential pollutant materials must be removed
3. No cars without current registration are allowed to be parked outside the buildings
4. Full compliance with all New York State, Yates County and Town of Torrey rules, regulations, licenses and permits regarding vehicle repair shops.

Height area variance-Mr. Lanphear is tearing down part of the existing building and replacing with a larger, taller building that would allow car lifts to be used. The new building would match with rooftop of existing shop.

Motion by Sam seconded Floyd to recommend approval of this height variance, carried.

Zoning changes- Committee working on recommendation to the Town Board to amend the Zoning Law to address issues with Solar Energy, Self storage in Industrial zone, Cottage industry, and woodworking/sales.

Discussion on Solar Panels with Ryan Wallace. He said there is a time frame of when construction must begin within 3 months of award. They are going into the 2<sup>nd</sup> month now. An Alternate Energy regulations law was adopted by Town of Geneva regarding Solar panel projects. The board has a copy. Motion by Elaine seconded Linda to recommend to Town Board to amend town zoning law to include regulations on alternate energy sources ie: solar energy panels

Granzin, Hoover, Hessney, Thiesmeyer, Lefko- all Aye Selwood- Nay ( 5-1 carried )

Mary Joan LeClaire appeared about properties she owns down on Long Point near lake. She provided a map of her property and would like to sell off one parcel. For tax purposes her dad the late Paul Carlineo had all the parcels combined into one tax bill. Board reviewed her maps as each parcel is Identified with tax map numbers the board suggested she goes to real property to have them apportioned back to single parcels. No sub dividing is needed.

John Ghidiu asked the boards opinion on the hydrofracking ban. It was an open discussion, each member gave their personal thoughts, no action was taken.

Motion to adjourn Elaine 2<sup>nd</sup> Dave carried at 8:50PM

Respectfully submitted

Betty Daggett-Sec.