

Planning Board – November 17, 2014

Meeting called to order at 7:04PM by Chairman Granzin

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

Excused- Sam Selwood

Others- George Thompson, Dwight James, Ray Zimmerman

Motion by Mr. Hoover 2nd Mrs. Lefko to approve the September meeting with corrections carried 3 Ayes 2 abstained.

Discussion on grievance form/application needed for wastewater law.

Discussion on Comprehensive plan update.

Review of Area Variance application for 1255 Anthony Road. Mr. Kennedy would like to build an addition on his mother's residence to accommodate he and his wife as they will be the live in care givers for his mother. The front setback would not meet the setback regulations per Torrey Zoning Law. The addition would be 5.5' closer than allowed. After a review of all documents the board agreed that this is a 10% variance request. Motion by Mr. Hessney, 2nd Mrs. Lefko to recommend approval of this area variance carried.

Code reported that there is a man interested in opening a wood tex type manufacturing business off from the Route 14 Spur road. The man would like to purchase the property for this business but wanted to find out if it is allowed use in the district. It was the consensus of the board that manufacturing is not an allowed in the Community Center District.

Raymond Zimmerman 2456 Rte 14 would like to install an 18,000 gallon propane tank in his side yard. He would have this tank for dual purpose, his personal use and a refueling center for the Ferro Gas propane delivery trucks. Presently Ferro Gas trucks must travel to Ovid to reload the tanks. He has a business at another location selling tanks and propane for Ferro in a propane co-op.

Mrs. Lefko inquired if he still has small tanks at his property, behind the barn near the corn field, he responded no.

Discussion on bulk storage in Ag District. In the community center there is a 30,000 gallon storage facility. This storage tank receives 2 deliveries per week during the summer months and daily during the winter months.

Discussion of traffic and safety concerns, Mr. Zimmerman has two driveways entering his greenhouse business; the tank would be located on the north side of this building.

The purposed site for a tank in front of his dairy barns.

Mr. Zimmerman stated he no longer operates a dairy farm there are no cows in the barns.

Discussion on bulk storage, board consensus that this is not a permitted use in an Ag District. Zoning allows bulk storage in the Industrial District.

Mr. James stated there is a bulk storage tank on North Flat St, it was a home based business that has now changed hands, he will contact Jerry Hoover of the Town of Seneca about this.

Motion to adjourn by Mr. Hoover, 2nd Mr. Hessney carried at 8:10PM

Respectfully submitted,