

## ***Planning Board – April 17, 2017***

Meeting called to order at 7:00PM by Chairman Granzin,

Present: Chairman Dave Granzin, Floyd Hoover, Linda Lefko, Elaine Thiesmeyer, Sue Davie, Daniel Hoover - Alternate

Audience: Daniel Long, Architect, Pauline Reed, Jason Saner, Reps of Abtex, Dwight James- Code Officer

Motion by Linda 2<sup>nd</sup> Sue to approve March minutes, carried.

### **New business:**

Review- Area Variance # 17-16 application of Mark Fultz dba Abtex Corp 89 Main Street, Town of Torrey. Abtex property is located partially in the Village of Dresden and in the Town of Torrey. The site of this sign area variance is in the Town of Torrey.

Mr. Fultz was unable to attend due to scheduling conflict, sent Jason Saner and Paulina Reed on his behalf. Ms. Reed designed the sign. She stated this sign is a reflection of the company's new branding. It will add 17 inches to the width but remain the same height as the sign it is replacing.

Elaine asked for more details on the sign.

Ms. Reed responded, the only lit part will be on the red lettering (ABTEX)

The lit sign will be a reference point for drivers at night.

At ground level of sign, plants or bushes will be planted on both sides. The two sided sign is 8.75 feet from top to ground and 10 ft wide, around 87.5 sq feet total, the present outdated much smaller sign limited exposure is @ 30 sq. feet

Jason Saner VP- Sales & Marketing for Abtex, stated the company has just completed construction on a large addition for the warehouse. Manufacturing has grown significantly with the shipping products globally.

This sign is not to attract customers off the highway as this is more an automotive/ machinery brush/deburring (tools) business.

The new sign would direct established customers coming in to visit or to pick up orders.

They are placing a new sign at the entrance on Main Street which has been permitted by the Village of Dresden.

With no further discussion, Floyd made a motion to recommend approval as presented of Area Variance 17-16 2<sup>nd</sup> Linda, carried by all.

Review- Area Variance # 17-15 application of Edward Mofte 2175 Hansen Harbor Rd. Town of Torrey.

In Mr. Mofte's absence Daniel Long, Architect appeared to present the application. The Mofte's cottage 900 sq' is located on a non-conforming lot with one way access only and limited parking area. They would like to add an 18'x18, two story addition on the north side of cottage. They cannot meet set back requirements of 10'.

Limiting the location/placement of the addition is due to the property to the north has built a garage on the Mofte's property, and on westside, electric lines run across back of property.

There is no room for excavation equipment so the addition will be built on piers. The addition will be a master bedroom and the small bedroom on first floor will be replaced with large living area. No increase in bedrooms, the aerobic septic system on site place will be used.

Discussion whether plan could be made further from line. Limited area for parking with the road dead ending at the Moffe property.

Elaine is concerned with the close proximity of structures in this small area.

Discussion on emergency services access to these properties.

Linda has walked around the site and stated there is a property on the road that was issued an area variance a few years ago and the structure is huge. She feels a precedent has been set.

Clerk pulled the file of property in question for code officer.

Dwight stated the original area variance application was for front, side and rear setbacks. He determined that side was resolved with change in plans, the rear was not needed as it was a private road and the front variance was for setback from the mean high water mark and was a minimal variance of 2.1 feet. The structure size met all compliances and was not an issue for the lot size.

With no further discussion Floyd made a motion to recommend approval, with hesitation 2<sup>nd</sup> by Dave to approve as presented. Voting Yes was Granzin, Davie, Floyd Hoover, Lefko. Voting no was Thiesmeyer. 4 ayes 1 Nay carried.

Dave as he wrote, he read his comments to the Zoning Board

*“ The Planning Board had a hard time with this application. Consensus was that the setback is too small, but precedence from approved home on same street swayed decision. Zoning Board should investigate optional approaches.”*

Discussion on Comp Plan prioritization, Linda suggested another column be added that identifies responsible party for the actions. Elaine noted two editing corrections. Dave will do the changes, for review at next month's meeting.

After these changes the PB can present the Comp Plan final prioritized list to the Town Board.

Therefore fulfilling their obligation of responsibility on Comp Plan update, it will then be the responsibility of the Town Board for action.

Discussion on Solar Panel regulations and the need for. Land coverage of these large solar fields is a loss of green space, especially on Ag land.

Members will do more research on examples of solar law.

Planning Board will inquire if the Town Board is interested in enacting a solar law at the TB meeting May 9th.

Dave reported that the County Planning Board is revising referrals requirements. He reported on the eastern water corridor project that the County is working on, there is 5 million fund for Route 14.

Dave announced the 2017 regional local government workshop on May 19 in Bushnell Basin for any member interested in attending..

Dwight reported he denied a request to install an electronic LED business sign as this is prohibited per the 98.128d2 Town Zoning Law. He asked the board their opinion on LED digital signs.

Discussion came to if one sign is allowed, a precedent is set and signs will pop up all over the Town. There are many businesses along Rte 14.

The LED signs with moving messages and images create driving hazards for motorist passing by.

Dwight mentioned the LED sign at the firehouse in Benton for example..

Dwight told the business their alternative would be to pursue changing Town Law on signs.

Dave reported receiving from Lu Engineering a letter of conformance for the installation of the retaining walls at 2121 Perry Point Rd Property of Lawrence Saubermann. He will have clerk add this to the Saubermann's property file.

Sue Davie gave an update on the ditch work. She passed out Cornell Roads information on cleaning ditches. This information addressed preventing soil erosion in and along ditches, adding the town should enact control for farm runoff.

Dwight reported that the Town has a contract for hydro-seeding with Yates County Soil & Water for ground projects.

Sue spoke on blue green algae problem in the lakes. There are groups of volunteers for monitoring of this problem, and newly forming are groups of volunteers that be cleaning watercrafts as they enter and exit the lakes.

Sue asked if anyone heard the loud noises coming from Greenidge last Sunday. It was reported that the plant was pressure testing the pipes.

There being no further business Floyd made a motion to adjourn 2<sup>nd</sup> Linda carried at 8:58pm

Respectfully submitted