

Town of Windsor Planning Board

Meeting of March 25, 2015

The March meeting of the Town of Windsor Planning Board was called to order at 7:35 pm by Vice Chair Bridgette Elliott VanNorman. Also present from the Board were Eve Neureuter, Doug Saunders, Fran Stone, and Secretary Bruce Cameron. Also in attendance were Councilman Gary Hupman, Code Enforcement Officer Dave Brown and Jerry Henehan of 350 Dunbar Road and Scott Clarke of 249 Dodd Road.

On the motion of Mr. Stone, seconded by Eve Neureuter, the Planning Board unanimously approved the minutes of its Feb. 25, meeting with the correction of two punctuation errors and attributing the statement about Kirkwood and Coleville's law on demolition of unsafe buildings to Mr. Brown, not Mr. Saunders. Secretary Cameron abstained from the vote, having been absent from that meeting. In reference to proposed Comprehensive Plan additions, Mr. Cameron said he felt that it was an exaggeration to state the town is rich in solar and water energy resources.

Mr. Brown reported on two recent situations involving the town codes. He said an Old Route 17 property owner wants to remove a derelict mobile home from his property so a potential buyer could install a new manufactured home there. Mr. Brown decided this was not permissible in a commercial district and that the potential buyer could not appeal to the Zoning Board of Appeals until he purchased the property. Another potential buyer of commercial property adjacent to Route 17 wanted to install a billboard there. However Section 93-23B of the Town Zoning Ordinance states no advertising signs shall be erected in any commercial district. Members of the Planning Board informally concurred with Mr. Brown's two decisions.

Mr. Clarke encouraged the town to place its Comprehensive Plan on its website and suggested it use the words "heavy industry" in conjunction with natural gas exploration. He complained that there would be no citizen input allowed in Town Board work sessions and felt "this process isn't comprehensive in doing the Comprehensive Plan." Councilman Hupman said that if hydraulic fracking for natural gas is permitted "it will be well regulated."

The Planning Board then began work on its proposed Manufactured/Mobile Home Park Local Law which the town attorney had deemed too lengthy. There was some confusion as to which sections she wanted abridged or removed. Code Enforcement Officer Brown recalled she wanted portions of Section 17 B Building Permits removed because it is redundant with the New

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York State Building Code. In its discussion, Planning Board members initially removed subsections B, C and D but decided to reinstate all because some go beyond state requirements. Secretary Cameron suggested he talk with the town attorney at the following night's Planning Board work session with the Town Board to get a list of her suggested deletions. Mrs. VanNorman asked board members to review the state's 2010 Residential Code Appendix E prior to next month's regular meeting.

On the motion of Mr. Stone, seconded by Mr. Saunders, the board adjourned at 9:35pm. Its next regularly scheduled meeting will be Wednesday, April 29, at 7:30pm in the Town Hall.

Respectfully submitted,

Bruce Cameron, secretary