

Town of Windsor Planning Board

Meeting of March 28, 2012

Vice Chair Bridgette Elliott VanNorman called the monthly meeting of the Town of Windsor Planning Board to order at 7:33 pm. Also present from the Board were Dave Brown, Eve Neureuter, Doug Saunders and Bruce Cameron. Also in attendance was Supervisor Randy Williams, Kevin Kennedy and Tony Vaccaro.

On the motion of Mrs. Neureuter, seconded by Mr. Saunders, the board approved its March 6 minutes as presented.

Code Enforcement Officer Brown reported he received stamped engineering drawings from Alex Urda, P.E., of the site plan for local businessman Kevin Kennedy to move his offices to 517 Old Route 17 and add a propane refueling station there. Supervisor Williams said all Town Board members are in favor of the plan but insisted that the site plan must be prepared by a professional engineer. Mr. Brown said he has asked for a letter from the owner of the property acknowledging that a propane station will be placed there. Supervisor Williams said he would like to see the Planning Board write regulations that would require site plan review in all zoning districts. Mr. Kennedy said there will be security cameras at the office as well as at the propane station. Members asked questions about signage as well as the ability of Recreational Vehicles to get to the fill-up tank. Mr. Kennedy said the station will have 60-foot hoses to reach the RVs. On the motion of Mr. Cameron, seconded by Mrs. Neureuter, the board unanimously voted to recommend to the Town Board approval of the site plan if Mr. Kennedy can present a letter from the property owner acknowledging the siting of a 1,000-gallon propane tank on the property. Supervisor Williams said he asked Code Enforcement Officer Brown to expedite the 239 notification to the county for review.

Supervisor Williams said he has become concerned about the deteriorating conditions at some of the town's manufactured-home parks. He specifically said he would like all of these homes sited on a concrete pad. Code Enforcement Officer said he expects to bring some proposals before the board soon.

The board returned to the question of site plan review in all districts. When the question arose about small footprint, in-home businesses, Mr. Saunders suggested commercial site plan approval be required for any structure outside of a single or double residential home in an agricultural business. Vice Chair VanNorman asked members to review permitted uses in each zoning district regarding a commercial site plan prior to the next meeting which will be **Wednesday, April 25.**

On the motion of Mrs. Neureuter, seconded by Mr. Saunders, the board adjourned at 9:15pm.

Respectfully submitted,

Bruce Cameron, secretary