

Town of Windsor Planning Board

Meeting of April 25, 2012

Chair Shelly Johnson-Bennett called the monthly meeting of the Town of Windsor Planning Board to order at 7:34 pm. Also present from the Board were Dave Brown, Eve Neureuter, Doug Saunders and Bruce Cameron. In attendance was Supervisor Randy Williams, Councilman Tim Bates, Town Engineer Ron Lake, land developer David Ballard, Keystone Engineering Principal Ken Ellsworth and John Current of the Pyramid Brokerage Co.

On the motion of Mrs. Neureuter, seconded by Mr. Saunders, the board approved its March 28 minutes as presented.

Mr. Ballard presented a commercial plan for The Commons at West Windsor, a 72 acre tract at 62 North Road. It showed the land divided into 18 lots with commercial development on 16 of them. Mr. Current said he has been reaching out to commercial property developers for the project. Mr. Ellsworth added that most professional developers are not willing to wait up to 18 months for a project to be shovel ready and asked how the project could be moved forward. Chair Bennett suggested they prepare a preliminary development plan along with a draft Generic Environmental Impact Statement (GEIS) with the understanding that each business sited in the plan must receive site plan review. Mr. Lake supported this idea and said each business' site plan could be approved within 90 days. Chair Bennett said the GEIS could become part of The Commons at West Windsor's marketing plan and that it also could be called a preliminary plat plan with the provision that they could return later when lots are created. Final plat approval would have to occur within a year, she added. Mr. Ballard said he would have a water tower erected for community water service to The Commons, if necessary. He added he would be willing to buy the landlocked 20-acre property adjacent to the westbound exit off I-86 to expand The Commons or give the owners a right of way. Mr. Ellsworth said he will return with a conceptual development plan and a draft GEIS after discussing details of the proposal with Mr. Ballard.

Code Enforcement Officer Brown reported the Broome County Planning and Economic Development found no significant objections to Kevin Kennedy's site plan for a propane filling station at 519 Old Route 17. It did note there are risks placing the filling station within the preliminary new 100-year floodplain boundary. Mr. Brown also issued four building permits for March, including one for Mr. Kennedy's propane filling station.

Chair Bennett distributed a proposed revised site plan review which would be applicable for commercial and industrial uses in all zoned areas. She reviewed the proposal and, on the suggestion of the town engineer, a Storm Water Prevention Plan (SWPPs) was added to additional requirements the Town Board may ask of the applicant. Supervisor Williams suggested adding the Town Attorney to those to whom the Town Board will refer all complete applications. On the suggestion of Mr. Saunders, a wind-powered generating facility was added to required site plan submissions. On the motion of Mr. Cameron, seconded by Mrs. Neureuter, the board decided to change notification of the public hearing on the site plan from "all adjoining properties" to "all properties within 500 feet" in order to remain consistent

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with the agricultural district notification requirements. On the suggestion of Mr. Cameron the board decided to do a final review of the entire proposal at its next meeting before forwarding the document to the Town Board. Supervisor Williams said the proposal would need to be reviewed by the Town Attorney and added he thought the Planning Board proposal was a good start and better than what Windsor currently has. He encouraged the board to finish their review and then send the proposal to the Town Attorney and Town Board members for review.

On the motion of Mrs. Neureuter, seconded by Mr. Saunders, the board adjourned at 9:21pm. Its next meeting will be Wednesday, May 30, at 7:30 pm in the Planning Board room in the Town Hall.

Respectfully submitted,

Bruce Cameron, secretary