

Town of Windsor Planning Board

Meeting of February 25, 2015

The February meeting of the Town of Windsor Planning Board was called to order at 7:36 PM by Chair Shelly Johnson Bennett. Also present from the Board were Carl Gordon, Eve Neureuter, Doug Saunders and Bridgette Elliott VanNorman as acting Secretary. Secretary Bruce Cameron was out of town. Also in attendance were Code Enforcement Officer Dave Brown, Jerry Henehan of 350 Dunbar Road and Town of Windsor Councilman William McIntyre.

On the motion of Eve Neureuter, seconded by Doug Saunders, the Planning Board unanimously approved the minutes of its January 28, 2015 meeting as presented.

Mr. Brown discussed having legislation for setting time frames for demolition of unsafe buildings from due to snow collapse, fire, etc. Mr. Saunders stated that the Towns of Kirkwood and Colesville have laws that order if the building is unsafe and needs to be demolished, it must start within 30 days and finish by 60 days of said determination. After discussing several possibilities, Mr. Brown and the Planning Board decided to wait for the NY State Law that is currently being drafted that will address this issue.

The Planning Board then turned to the Comprehensive Plan to discuss any further suggestions it has following the joint working meeting with the Town of Windsor Board. The first recommendation is on Page 2, Paragraph 5 to read as follows:

"The Town of Windsor will encourage and assist development of the basic utilities such as water, sewer, communications, natural gas and other energy sources within its borders as a way to aid general development..."

Next suggestion is to the new proposed Paragraph 6:

"The Town of Windsor is very rich in natural resources including natural, gas, oil, wind, sun and water. These are energy sources that can fuel residences, government buildings, businesses and industry. With energy being a driver of the economy, the Town will allow for the development of natural gas, oil and water and will allow the capture of wind and sun."

Mr. Henehan asked about the necessity for these changes. Chair Bennett explained it is necessary to include language in the Comprehensive Plan in order to put in place further regulations or enact ordinances.

The Board then focused on Page 41. The NYS General Municipal Law has been reorganized so the number has to be verified according to Chair Bennett.

In the first paragraph of Zoning Ordinance, add the words 'of zoning' following 'variance requests and interpretations.'

Chair Bennett stated the Town lacks the ability to carry over from district to district. She suggests we find out from the ZBA the number of variances and are they use or area variances.

In the next paragraph, second sentence, change 'was' to 'were.'

Add a paragraph on Page 43 under Conclusions to read as follows:

"The restrictive nature of the Town Zoning Ordinance limits the development of energy driving technology. The wealth of natural resources in the Town of Windsor lends itself to the development of solar, wind, natural gas, water and biomass energy. The changing technology will allow these resources to develop cleaner and safer for the preservation of the rural nature of the Town. Therefore, energy development is encouraged with sound best management practices."

On Page 49, add a new Goal 5, Objective 1 to read:

"*Encourage solar and wind power application through both residential and commercial application.

*Encourage the re-use of overburden and by-products of the timber industry through bio-mass development.

*Encourage the study and development of natural gas and oil extraction.

*Encourage, where practical, the development of hydro-electric power.

*Develop local laws to regulate energy driving practices in a manner that is safe and in concert with current technological advances."

The Planning Board then turned its attention to the Action Plans beginning on Page 61. Under 'Revise timber and mining local laws...', the DEC is responsible for anything over one (1) acre. Under 'Develop a wind turbine local law...', the timeframe is now covered under NYS Article 10 of PFC.

On Page 64, add two new Projects:

*Review and adopt a plan for energy sources

*Develop local laws to address energy driving technology.

Mr. Henehan asked what is the rush to change these sections only instead of doing a whole revision of the Comprehensive Plan.

Chair Bennett explained there is no rush for gas and oil, but there is for solar and wind and added that a quick update usually occurs every 5-10 years but a whole rewriting of a Comprehensive Plan is only every 20 years. Our current Comprehensive Plan was revised in 2006.

Mr. Henehan then voiced his opposition for natural gas development in the Town and included that beta sites are a big mistake. He also shared there is a strong smell of mercaptan around the compressor station. Mr. Brown stated Broome County is investigating the smell.

Chair Bennett gave a thorough explanation as to why use laws benefit the Town and its residents.

On the motion of Mr. Gordon, seconded by Mr. Saunders, the Board adjourned at 9:30 PM. Its next meeting will be Wednesday, March 25 at 7:30pm in the Town Hall.

Respectfully submitted,
Bridgette VanNorman, acting secretary