

Town of Windsor Planning Board

Meeting of March 6, 2012

Chair Shelly Johnson Bennett called the special meeting of the Town of Windsor Planning Board to order at 7:30 pm. Also present from the Board were Dave Brown, Eve Neureuter, Doug Saunders and Bruce Cameron.

Chair Bennett asked local businessman Kevin Kennedy to present his site plan for moving his offices to 517 Old Route 17 and add a propane refueling station there. Mr. Kennedy said his offices would be in the old Schrader building southwest of the Carmine Basilio gym while the 1,000 –gallon, 16-foot-long propane tank would be 30 feet to its east. Code Enforcement Officer Brown said the tank does not have to be fenced in while Mr. Kennedy said its hoses –one for small tanks and the other for RVs-- will be contained in a locked, tamper-proof pump-station. He said the filling station would be open seven days a week and he will be employing three full-time people who will be trained and certified by Amerigas. Chair Bennett said the proposal would require a 239m referral and the SQR short form. On the motion of Mrs. Neureuter, seconded by Mr. Saunders, the board recommended to the Town Board it approve the request because it is compatible with the existing commercial uses.

Code Enforcement Officer Brown reported he issued four building permits in January for construction with an estimated value of \$72,000 and two building permits in February for construction with an estimated value of \$25,500. He also advised the board that a resident of GAF Lake Road is interested in resurrecting a PUD (Planned Unit Development) at the lake.

On the motion of Mr. Saunders, seconded by Mrs. Neureuter, the board approved its January 25 minutes as presented.

Mr. Cameron mentioned that he read in the Town Board's minutes that there had been problems with noise from the Laser compression station. Mr. Brown said it was from a vibrating pipe and it was shut down to be wrapped with a noise suppressant.

Chair Bennett distributed copies of the chapters entitled *Roadside Commercial Cases* and *Town Center Commercial Cases* from Randall Arendt's book "Rural by Design. She asked members to read the chapters for ideas that might be applicable to David Ballard's concepts for development off North Road.

Secretary Cameron distributed copies of the Town of Binghamton's Comprehensive Plan referencing to the proposed drilling for natural gas. After discussion, the board made several changes and voted on the motion of Mr. Cameron, seconded by Mrs. Neureuter, to recommend this be added to the Town of Windsor's Comprehensive Plan Goal 1: Maintain a rural atmosphere. If accepted by the Town Board, Objective 4 would read:

“Maintaining the Rural Character of the Town of Windsor. The most significant current threat to the natural resources of the Town is the potential for extensive natural gas drilling, testing, production and transmission. Since the adoption of

this plan, there has been an overwhelming amount of activity and discussion regarding the leasing of property for drilling of natural gas. New York State pre-empted most natural gas related regulations, and the best resolution to these concerns is still being researched. However there are some activities that the Town can undertake now. These include:

- Support the coordinating of seminars for property owners regarding natural gas leasing and potential environmental impacts that should be mitigated in the lease.
- Participate in education and research on local ordinances that can be adopted to regulate the natural gas drilling, testing, production and transmission process. The most promising subject of research appears to be protection of roads through designating routes for gas drilling rigs and associated traffic, benchmarking the condition of roads and entering into maintenance agreements with the drilling companies.
- If local regulations are proposed, consider adopting uniform ordinances in close coordination with other Broome County municipalities.

On the motion of Mr. Cameron, seconded by Mrs. Neureuter, the board adjourned at 8:54pm. Its next scheduled meeting will be **Wednesday, March 28**.

Respectfully submitted,

Bruce Cameron, secretary