

**LEROY
PLANNING BOARD MEETING**

February 28, 2017

Present: Bob Dawley, Chair; Corrine Sprague, Tom McGinnis, Gerry Calmes, Bill Mowry, Dave MacKenzie

Absent: Jack Hempfling, Joan Tresco

Others Present: Jeff Steinbrenner, LeRoy CEO/ZEO, Laura Brodie, Meghan Gaffney – United Wind representative, Joan Scott, Bill Scott, John Garner, Pat Davis, Ken Davis, Fawn Will, Manley Vosburgh, Shakeel Cheema, Ray Detor, Bill Kettle

Chairperson Dawley opened the meeting at 7:00 P.M. Chairman Dawley asked for a motion to approve the meeting minutes from the last meeting, January 17, 2017. The only requested change was under “Organizational Meeting”. G. Calmes abstained from the vote making him the new “Vice Chair. Correction was noted and Laura Brodie will make the change to the record. With the change described above, the **MOTION** was made by C. Sprague and seconded by T. McGinnis. The motion passed unanimously with vote as follows: “**AYE**” B. Dawley, C. Sprague, T. McGinnis, G. Calmes, B. Mowry, D. MacKenzie; “**NAY**” none.

Land Separation: John Garner of 8626 West Bergen Road would like to separate 4.063 acres off of his property. He would like to sell the land to his son, and hopefully sell him the remainder of the land at a later date. A **MOTION** was made by T. McGinnis and seconded by D. MacKenzie to approve the land separation. The motion passed unanimously with the vote as follows: : “**AYE**” B. Dawley, C. Sprague, T. McGinnis, G. Calmes, B. Mowry, D. MacKenzie; “**NAY**” none.

Sign Permit: Premier Sign Systems would like to update the existing Kwik Fill gas station signs and canopy located at 1010 West Main Road. The signage will remain the same size, with the only significant change being the sign by the road will be electronic so a person will no longer need to hand-change the numbers. A **MOTION** was made by B. Mowry and seconded by T. McGinnis to approve the sign update request. The motion passed unanimously with the vote as follows: “**AYE**” B. Dawley, C. Sprague, T. McGinnis, G. Calmes, B. Mowry, D. MacKenzie; “**NAY**” none.

Review of Windmills: Meghan Gaffney from United Wind will be back in to show pictures and answer remaining questions from Planning Board and neighbors and share information from her discussion with LeRoy Airport/FAA. Several people from the neighborhood where the windmills would be placed were in attendance, as well as the owner of the LeRoy Airport. They are listed above in the “Others Present” section. The two parties who wish to build the windmills are Dick Warne and Les Hungerford. Both have properties located on Griswold Road. The intent of including windmills within this meeting was to answer questions and concerns. There will be no action until a recommendation is

returned to us from the county. According to Meghan – she met with a representative from the FFA and because the tower would be under 200’ tall, there is no lighting requirement at the height it is claimed to be built, there is no danger to aircraft. The windmill energy will be consumed on site. They are allowed to harness 110%, the windmills would be configured to meet that standard and not go above it. The tower construction is to be tri-pod and it is not one solid piece. The bottom 12’ of rungs would be removed so to discourage anyone from attempting to climb the structure. Meghan also brought updated maps to show the new location, but she did not bring enough for hand-outs. No further action regarding the windmill issue was taken at this time. No further action will be taken until we get information back from the county.

Vacant Building Registry: Review latest version of Vacant Building Registry so it can be sent out to the Village and Town Board. At this time the registry has been given back to the Town Supervisor to review at their last meeting. One more reference to “Medina” was found and has been removed. The document is now available without any red marking and has been sent to Bill Kettle as representative for the Village of LeRoy.

Mobile Homes Town Code 165-41.2.B, 41.4, 41.5.D.2: Discuss changing 125 feet to 250 feet as in 165-41.2.B, add a section D emphasizing single mobile homes are not permitted other than through sections A,B,C, and unoccupied mobile homes for more than 365 days are required to be removed and no replacement 165-41.4, and should mobile homes be increased from 20 feet to 40 feet. 165-41.5.D.2. Due to the length of time spent on the windmill issue, this has been put on hold until our next meeting.

Article V PUD: allows for total and/or partial PUD’s. Should we eliminate Article V (PUD) from the Code, currently there are no districts in the Town. After consideration, T. McGinnis asked the question “what harm is it to leave it?” He feels it gives the property owner a little more latitude – it eliminates need for several variances. Without PUD listed, the owner would be required to have variances for height/setbacks/etc. A **MOTION** was made by B. Mowry and seconded by T. McGinnis to leave the PUD listed as it is. The motion passed unanimously with the vote as follows: “**AYE**” B. Dawley, C. Sprague, T. McGinnis, G. Calmes, B. Mowry, D. MacKenzie; “**NAY**” none.

Shakeel Cheema: Mr. Cheema is the new owner of the former “G’s” gas station on East Main Street. He approached the board to discuss removing the fire suppression system from the existing canopy. He has previously spoken to The Code Officer and the Fire Chief. Both parties feel that it is best to leave the fire compression in place and utilize it when his station opens. The board asked questions and discussed his request. The board members were in agreement that they were not in the position to override decisions from the Fire Chief. The end determination was to suggest Mr. Cheema attend the next Fire Commission meeting. The board members wished him good luck and told him they would be there purchasing both gas and coffee.

At 8:20 P.M. a **MOTION** was made by C. Sprague and seconded by G. Calmes to adjourn the meeting. B. Dawley suggested that the Court Room be set up to hold the March

Planning Board meeting. The motion passed unanimously with vote as follows: **AYE** B. Dawley, C. Sprague, T. McGinnis, G. Calmes, B. Mowry, D. MacKenzie; **NAY** none.

Respectfully submitted,

Laura Brodie, Recording Secretary