

LEROY
PLANNING BOARD MEETING

January 17, 2017

Present: Bob Dawley, Chair; Corrine Sprague, Tom McGinnis, Gerry Calmes, Bill Mowry, Joan Tresco

Absent: Jack Hempfling, Dave MacKenzie

Others Present: Jeff Steinbrenner, LeRoy CEO/ZEO, Laura Brodie, Meghan Gaffney – United Wind representative

Chairperson Dawley opened the meeting at 7:02 P.M. Dawley asked for a motion to approve the meeting minutes from the last meeting, December 20, 2016. The **MOTION** was made by B. Mowry and seconded by J. Tresco. The motion passed unanimously with vote as follows: **“AYE”** B. Dawley, C. Sprague, T. McGinnis, G. Calmes, B. Mowry, J. Tresco; **“NAY”** none.

Organizational Meeting: Election of chairperson and co-chairperson. B. Mowry made a **MOTION** to approve B. Dawley to continue as Chairperson, seconded by C. Sprague. The motion passed unanimously with the vote as follows: : **“AYE”** B. Dawley, C. Sprague, T. McGinnis, G. Calmes, B. Mowry, J. Tresco; **“NAY”** none. Before electing the Vice-Chairperson, Corrine spoke up and said that while she has enjoyed her time on the board, she no longer wishes to continue. Therefore, a new Vice-Chairperson needs to be selected. A **MOTION** was made by C. Sprague and seconded by B. Mowry to elect G. Calmes as Vice-Chairperson. The motion passed unanimously with vote as follows: **“AYE”** B. Dawley, C. Sprague, T. McGinnis, B. Mowry, J. Tresco; **“NAY”** none. G. Calmes abstained from the vote, and accepted the Vice-Chair position. Welcome back Chairperson Dawley and welcome aboard to position of Vice-Chairperson G. Calmes.

Land Separation: Darryl Sehm would like to separate a small piece of property (.231 acres) from his property next to his houses to his property. Mr. Sehm is asking to add 20 feet to his property. This will give him room enough to get equipment into his back yard if the need ever arises. He has purchased the property next door where he is looking to take small piece of land and add it to the property he lives in. He would like to sell the property next door and would like to avoid any issues that may arise with new neighbors. A **MOTION** was made by B. Mowry and seconded by J. Tresco to allow the land separation requested. The motion passed unanimously with vote as follows: **“AYE”** B. Dawley, C. Sprague, T. McGinnis, G. Calmes, B. Mowry, J. Tresco; **“NAY”** none.

Sign Permit: Trite Construction of WNY would like to change the existing Valero gas station signs and canopy located at 7960 East Main Road to Sunoco. The Valero station has been closed for an unspecified amount of time and will be reopening as a Sunoco station. The requested signs will replace the existing signage. The Sunoco signage is actually smaller than the Valero signs. A **MOTION** was made by B. Mowry and seconded by C. Sprague to allow the signs to be replaced. The motion passed unanimously with vote as

follows: “**AYE**” B. Dawley, C. Sprague, T. McGinnis, G. Calmes, B. Mowry, J. Tresco; “**NAY**” none.

Sign Permit: Craig Tesler of Premier Sign Systems would like to put a sign up at 128 West Main St. (Tops Plaza) for a Verizon store opening up. After discussion by the board as to the sign measurements, it was agreed the signs should be approved. There will be a sign placed on the Tops building as well as on the marquee located by the road. A **MOTION** was made by C. Sprague and seconded by G. Calmes to approve the requested signs. The motion passed unanimously with vote as follows: “**AYE**” B. Dawley, C. Sprague, T. McGinnis, G. Calmes, B. Mowry, J. Tresco; “**NAY**” none.

Sign Permit: Jamie Rawleigh of Premier Sign Systems would like to put a sign up at 110 West Main St. (Pod Mall) for a Miracle Ear store opening up. The signage request meets all codes. A **MOTION** was made by J. Tresco and seconded by B. Mowry to allow the sign as requested. The motion passed unanimously with vote as follows: “**AYE**” B. Dawley, C. Sprague, T. McGinnis, G. Calmes, B. Mowry, J. Tresco; “**NAY**” none.

Area Variance – Recommendation to Village ZBA: Fred Johnson of 44 North St. is requesting a three (30 foot side setback variance and a twenty 920) foot front setback variance (on a corner lot, two front yards) to remove and replace the deteriorating foundation under an existing 20’ x 20’ portion of the house. He would like to remove that section of the house and put a full basement for storage and rebuild. During this process he will add an 8’ x 7’ addition to cover the existing outdoor entrance to the basement and square the house up. He will not be any closer to the property lines than what is currently there. Based on the specs, there were no questions from the board. A **MOTION** was made by B. Mowry and seconded by T. McGinnis to recommend to the Village ZBA approve the improvements to said property. The motion passed unanimously with vote as follows: “**AYE**” B. Dawley, C. Sprague, T. McGinnis, G. Calmes, B. Mowry, J. Tresco; “**NAY**” none.

Area Variance – Recommendation to Town ZBA: Dennis Bachulak of 7924 East Main Rd. is requesting a thirty-six and a half (36.5) foot front setback variance. He would like to add a 13’ x 18’ addition to the west side of his home. The addition will be setback 14 feet behind the front line of the house. This has already been presented to and approved by the county. Last year the homeowners were approved for a porch variance. This year they are asking for permission to build an addition. There is no other placement for the addition, and as already stated, the county has no issues with this request. The distance is 66’ to the edge of the road. The setback is further than the existing porch and the variance is necessary for the front only, as the side is good. This is for recommendation to the Village ZBA. A **MOTION** to recommend the ZBA approve the request was made by B. Mowry and seconded by C. Sprague. The motion passed unanimously with vote as follows: “**AYE**” B. Dawley, C. Sprague, T. McGinnis, G. Calmes, B. Mowry, J. Tresco; “**NAY**” none.

Items for review from December 20, 2016: To be addressed during the February, 2017 meeting. Code questions – mobile homes, PUDs, vacant building registry

Review of Windmill Code: Meghan Gaffney from United Wind will be in to discuss her letter to the Town about the Code being created for commercial wind energy systems. The two units they are proposing to install are for residential use. The request to build

windmill are both located in the town on Griswold Road. The tower height will be 140' and with blades included they will be 153'8" tall. Maximum wind control is the reason for the height. For safety, once the windmill reaches a speed of 35 MPH, or power goes down, the windmills "jackknife" to slow themselves down. Also, the pegs are removed from the bottom 15 feet of the tower to prevent curious people from scaling the tower. Meghan agreed to email the site plan to Code Officer Jeff. There are over 70 windmills in the permitting process in western NY. The 24th being commissioned (turned on) this week. Wind Energy has found that upon completion the surrounding properties tend to have no issues with the windmills. The cost of a windmill (start to finish) is around \$80,000.00. They are leased for twenty years, after the time period homeowners may decommission the windmill (deconstruction is included in the agreement), re-lease for another 20 years, or pay for the windmill outright. The lease payments match the actual National Grid monthly invoice. All the projects are FAA approved. Meghan will get in touch with the LeRoy Airport before our next meeting. LeRoy Airport is backup for the Rochester International Airport should the need arise. Meghan will attend the next meeting and will have answers to any remaining questions and more photos of completed projects. At this time, no Special Use Permits (required) have been paid for.

Vacant Building Registry: Continue discussing adding Snow Birds as an exception. Laura Brodie is to locate Jack Hempfling's remarks and add/change to reflect on the registry so that it can be passed on to the Town Board.

At 7:55 P.M. a **MOTION** was made by J. Tresco and seconded by T. McGinnis to adjourn the meeting. The motion passed unanimously with vote as follows: **"AYE"** B. Dawley, C. Sprague, T. McGinnis, G. Calmes, B. Mowry, J. Tresco; **"NAY"** none.

Respectfully submitted,

Laura Brodie, Recording Secretary