

Town of Windsor Planning Board

Meeting of August 26, 2015

The August meeting of the Town of Windsor Planning Board was called to order at 7:41 pm by Acting Chair Eve Neureuter, in the absence of Chair Shelly Johnson Bennett. Also present from the Board were Carl Gordon, Doug Saunders, Fran Stone, and Bruce Cameron. In attendance were Zoning Board of Appeals Chair Mahlon Guernsey and board member Lisa Goetz, Code Enforcement Officer Dave Brown and Jerry Henschman of 350 Dunbar Road.

On the motion of Mr. Gordon, seconded by Mr. Stone, the Planning Board unanimously approved the minutes of its June 24 meeting as presented. Mr. Brown reported he has received no information from Marianne Burke regarding the Shady Rest Mobile Home Park and that the Town Board's public hearing for Aug. 27 on the Comprehensive Plan additions have been rescinded with no new date set due to computer issues with the document.

ZBA Chair Guernsey reported a potential buyer of property abutting Route 17 at the southern terminus of Frost Road wants to place a billboard on the property. He added that the property is in a commercial zone so it would first have to go before the Planning Board for a use permit and a site plan. CEO Brown said he had rejected the proposal because the Zoning Ordinance's Section 93-23B states "No advertising sign shall be erected or maintained in any "C" Commercial District" and that the half-acre lot lacks sufficient square footage. Mr. Gordon suggested the buyer get a determination from the state Department of Transportation if a billboard can be placed on property adjacent to an interstate. Secretary Cameron suggested that the Town Attorney do this investigation for the town and that the Town Board then decide whether the ZBA and Planning Board should proceed on this issue. Members informally agreed with this idea. ***NOTE: The following day Terry Pritchard (721-8736) of DOT said this section of the highway is not yet designated as I-86 and billboards are allowable).***

CEO Brown also reported that the owner of the old school house on Fox Farm Road wants a business area variance for the property which lacks an approved sewage system. He added that a woman who owns 2.3 acres on Piper Hill Road wants to have her property rezoned commercial. Members said this would be spot zoning in an agricultural district.

Secretary Cameron presented a state Department of Environmental Conservation bluestone quarry application from J. Nicholas Balducci of 774 Anne Road to expand his Honey Hollow Quarry from 5 to 31 acres. Members questioned the hours of operation starting at 5am each weekday and Saturday. Instead they suggested an 8am start time. On the motion of Mr.

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Saunders, seconded by Mr. Stone, the Planning Board unanimously decided to advise the applicant, DEC, Town Board and Town Highway Superintendent of its concerns about:

- Compliance with Section 68 of the Town Code pertaining to Noise Control (LL #4-2010);
- The impact of truck travel on town roads;
- The applicant's plan to mitigate the deposit and tracking of stone and dust on town roads (as prohibited by Section 43 of our Town Code [LL #3-2009]); and
- The starting hours of operation with the suggestion they be moved from 5am to 8am.

On the motion of Mr. Gordon, seconded by Mr. Saunders, the board adjourned at 8:43pm. Its next regularly scheduled meeting will be Wednesday, September 30, at 7:30pm in the Town Hall.

Respectfully submitted,

Bruce Cameron, secretary