

Town of Alexander  
PLANNING BOARD REGULAR MEETING  
April 23, 2007

Present: David Kelsey-Chairman, Robert Kelsey, Michael Schmieder, John O'Neil, Linda Higley, Laura Schmieder-Recording Secretary  
WEC: Gerard Buckenmeyer, Frank Morse, John Volpe  
Absent: Barb Spring  
Guests: Karl Bender, CEO/ZEO

The Chairman called the meeting to order at 7:00 pm. On a motion by Michael Schmieder, seconded by John O'Neil, and carried, to approve the minutes of the March 26, 2007 meeting as written. 5- Yes 0- No Motion carried

The Clerk distributed various training flyers for the Planning Board to look at. Included are the Spring Regional Local Government Workshop in Pittsford, the Southern Tier West Local Government Conference in Houghton, and two upcoming classes given by Genesee County on Adult Homes and Zoning, and Site Plan Review. Discussion.

**Unfinished Business**

1. The Town Board requested that the Planning Board look at the possible addition of adding regulations to our Zoning Ordinance regarding fences.

On motion by Robert Kelsey, seconded by Michael Schmieder, and carried by unanimous vote, the Planning Board recommends the following to the Town Board to be incorporated into the Zoning Ordinance:

**SECTION 202 DEFINITIONS**

(amend accessory use definition as follows)

Accessory Use - Use of building, structure or land customarily incidental and subordinate to principal use or building, and located on the same lot. For the purposes of defining accessory uses on residential properties, fences shall be considered accessory uses to residential principal land uses.

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**SECTION 402 SUPPLEMENTARY YARD REGULATIONS, STRIPPING AND EXCAVATION**

(add subsection J. Fences as follows)

J. Fences

1. Residential Fences

Before a fence (other than a temporary one) that will compliment or be connected with a residential use shall be erected, altered or replaced a zoning permit must be obtained from the Building Inspector. A request for a permit shall be accompanied by a site plan which shall show

the height and location of the fence in relation to all other structures and buildings, and in relation to all streets, lot property lines and yards. All residential fences shall adhere to Section 402, J, subsection 2. Residential fences shall be considered accessory uses and shall not be subject to the Site Plan Review process by the Planning Board.

2. Restrictions affecting Residential Fences

- a. Fences may be erected, altered or reconstructed to a height not to exceed eight (8) feet above ground level when located more than twenty-five (25) feet from the street right-of-way line.
- b. Fences shall have a minimum setback of two (2) feet from side and rear property lines.
- c. These restrictions shall not be applied so as to restrict the erection of a wall for the purpose of retaining earth.
- e. No fence shall be erected in a special flood hazard area, except for fences connected with an agricultural use when it can be demonstrated that such fence would not restrict the flow of flood waters nor have an adverse impact on any buildings.
- f. The finished side of the fence shall face the adjoining properties.

**WIND ENERGY COMMITTEE**

The group looked over the document that was given to the Planning Board on April 20<sup>th</sup> to discuss the changes that were made. Basically, it was wording that clarified certain areas in the document that were added by the Attorney. Questions were raised – who does the DEIS? The EAF? Are there generic forms-should they be used? Set back distances were discussed. They are now written as 1,500’, should it be changed to 1,200’?

On motion by John O’Neil, seconded by Linda Higley, and carried, the Planning Board is in agreement with the changes made by the Town Attorney to the Proposed Local Law entitled “2007 Amendments to the Town of Alexander Zoning Law” presented as the April 20, 2007 work document. They also recommend looking at the question of setbacks, now written as a minimum of 1,500 feet from the nearest off-site wind energy conversion facility participant’s residence, measured from the exterior wall of the residence.

Due to the regular May Planning Board meeting falling on a holiday, it was decided not to have a meeting unless something arises.

On motion by John O’Neil, seconded by Linda Higley, the meeting adjourned at 9:05 p.m.

Respectfully submitted,

Laura Schmieder  
Recording Secretary

Next Town Board meeting: May 14, 2007  
Including Public Hearing for Moratorium  
Next Planning Board: June 25, 2007