

PLANNING BOARD
MINUTES
JANUARY 23, 2013

Chairman Johnston called the Meeting to Order at 7:00 P. M. with the following members present: Ms. MaryLou Fitzgerald, Mrs. Evelyn Brant, Mr. Dwight Anson, Mr. Ken White, Mr. Chris Maron and Alternate, Ms. Cynthia Fairbanks. Also in attendance, Mr. George Hainer, Building Codes/Zoning Officer. Secretary, Barbara Breyette was excused from this meeting. Guests in attendance, Mr. Stites McDaniel.

Chairman Johnston stated there was a typo on the Agenda, it states, "Re-appointment of Chairman and Secretary", as far as I'm concerned we can re-appoint the Secretary but as to the re-appointment of the Chairman, I think that's up to the Board to decide whether they want a new Chairman or not. Any volunteers?

Ms. Fitzgerald - I move that we keep the status as is.

Mrs. Brant - I second it.

Chairman Johnston - Any discussion?

Mr. Anson - I third it.

Ms. Fairbanks - Am I to be appointed this evening?

Chairman Johnston - Yes, you're going to be an active Board Member, tonight. Thank you.

Ok, there's been a first, second and third, any discussion?

Ms. Fitzgerald - Thank you.

Chairman Johnston - All in favor, carried. I appreciate your vote of confidence, very much.

Barbara, has submitted the Minutes of the Special Meeting and the November 28th Meeting. I looked back, and I think we approved the Minutes of the November 5th Meeting, but we do have the Minutes of the 28th to approve. (The Chairman was correct, the November 5th, 2012 Special Meeting Minutes,

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were approved at the November 28, 2012 Meeting). May I have a motion to approve, please.

Mr. Anson - So moved.

Chairman Johnston - Thank you, Dwight. Second.

Ms. Fairbanks - I second.

Chairman Johnston - Thank you, Cynthia.
Any discussion on the Minutes of November 28, 2012 Meeting. There being none, all in favor, carried.

Welcome Mr. White.

Mr. White - Thank you.

Chairman Johnston - Ok, George, it looks like we have a information item, could we hear from you on **Riverat Glass and Electric - Matthew Foley - Tax Map No. 57.1-1-12.000.**

Mr. Hainer - I don't know much about it, except Matt has applied to the APA. I guess you were at a meeting that they had about him.

Chairman Johnston - I was at his property about a year ago, when the APA people walked the site, I know he's interested in, he's already created a minor division, he deeded, sold some land to Bruce Misarski, and I think he wants to -

Mr. Anson - What exactly is this, is it on 22 or is it on Route 10?

Chairman Johnston - The land he sold to Misarski or what we're talking about, now?

Mr. Anson - What we're talking about now.

Mr. Hainer - Route 10 and then it goes over - there was a map -

Chairman Johnston - I think he wants to create a division along APA boundary lines.

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Mr. Hainer - Along the Hamlet line, (referring to map) Route 10, so you have Rural and the Hamlet line, but it looks like he wants to do a three-lot subdivision, so whether he wants to take his house out and then create the boundary along,

Ms. Fitzgerald - Is it next to the insurance agency?

Mr. Hainer - Yes, I think it's right there, the dot here, I think is his house and this is the Rural part and this is the Hamlet part. But, until he applies, --

Chairman Johnston - He hasn't submitted anything here, to the Town yet.

Mr. Anson - George, maybe it's pretty close to being across the road from where Helen Eagle's, across from the Wadhams Water Plant.

Mrs. Brant - Yes, he owns all that to the corner.

Mr. Hainer - Right, so I guess until he applies -

Mrs. Brant - It runs right over to Route 22, what use to be Stafford's.

Mr. Hainer - According to them, it doesn't look like he has filed the first, the permit is numbered 93-177, which has not been recorded yet, so, evidently the subdivision with Bruce hasn't been recorded yet.

Chairman Johnston - It states here in point five, "you propose a three-lot subdivision that will divide the property along the Hamlet and Rural Use land use area boundaries as shown on the APA Land Use and Development Plan Map". But, it doesn't provide a map, or there's no map in this package.

Mr. Hainer - If I do run across the map, I'll forward it to you and I'll call him up and ask what's going on.

Chairman Johnston - Yes. I don't think there's anything we can really do or say at the moment, until we have something submitted by Matt, as well as see a map.

Mr. Hainer - Right.

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Chairman Johnston - The next item on the Agenda—
Elizabethtown Community Hospital - Tax Map No. 76.2-1-5.004
They've deemed the application complete and they're just
looking for a sign-off from us.

Mr. Hainer - Right.

Mr. Anson - Sign-off from what?

Mr. Hainer - What ever concerns the draft letter or "no
comment" letter, if the Planning Board has any concerns.
Any concerns about lighting, vegetation, screening, line of
site.

Chairman Johnston - Keeping the exit clear of snow.

Mr. Anson - Who's taking charge of that?

Chairman Johnston - It's all in the APA's hands

Mr. Hainer - They want our comments.

Mr. Anson - Oh, we gave them, didn't we.

Ms. Fitzgerald - No, we said, "it was approvable".

Mr. Anson - Ok.

Ms. Fitzgerald - They wrote back and asked for comment.

Mr. Maron - I would say as far as the lighting, especially
if they are not open, they shouldn't have any night lights
on.

Ms. Fairbanks - Or, if somewhere down the road they decided
to be open at night, would they have to come back here, if
they had a plan without lighting?

Chairman Johnston - I hope that they issue a permit that's
comprehensive enough, that they don't have to come back for
something like that. Why don't we, if we feel we should
say something, why don't we just make the normal comment,
that we "would like them to use downcast lighting"

Mr. Anson - Yes, because I think there should be some
lights around there.

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Mr. Maron - And if possible when they are not there to have the lights off.

Mr. White - Are you looking for a motion to accept this.

Chairman Johnston - They're asking for a comment from us and we either write a letter or sometimes, George just calls them, don't you, George.

Mr. Hainer - Right, but they need something in the minutes, they need something formal.

Chairman Johnston - Ok. So we're going to recommend downcast lighting, I think we should also mention something about the -

Ms. Fitzgerald - Snowbanks?

Chairman Johnston - Snowbanks.

Mr. Maron - What about the snowbanks.

Mr. Hainer - There was a fatal accident.

Mr. Anson - That's what caused that fatal accident before, where the woman was killed - the snowbanks were very close to the road and they were pushed way up.

Chairman Johnston - That's kind of a maintenance issue, but I think it's something that could be in the permit, maintain the site distance. I think the only other thing was the, had they agreed to the plantings on the south side, or is that something we should mention, George?

Mr. Hainer - I think they agreed to it.

Mr. White - I thought that they had.

Chairman Johnston - Agreed to that.

Mr. Hainer - Yes. They're going to have it in their permit, anyway. That was a concern we brought up.

Chairman Johnston - Ok, the purpose of the plantings on the south side would just be to break up that south facing façade. Is there anything else.

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Mr. Maron - The lighting when they're not open.

Chairman Johnston - Turn it off?

Mr. Maron -- Yes.

Chairman Johnston - Ok, off when not open.

Mr. Anson - I don't know, I think they should have at least one light on -

Chairman Johnston - Sort of a security light?

Mr. Anson - Yes.

Mr. Maron - Inaudible.

Ms. Fitzgerald - I think there should be a light, some light, even a shallow one.

Mr. Maron - The thing is, one of the attractive features of this area is when you drive on the rural roads, that you just see blackness or if the moon is out and you see moonlit snow.

Ms. Fitzgerald - But, I think the -

Mr. Maron - To have lights along the country side, just makes it look like everywhere else.

Ms. Fitzgerald - But, I think -

Mr. Maron - It will look like everywhere else.

Ms. Fitzgerald - I think safety overrides --

Mrs. Brant - For security.

Mr. Maron - Well actually different studies show that areas that are lit up are actually less safe than areas that are dark.

Ms. Fitzgerald - We're not talking about -

Mr. Maron - Because of the increased lights people are walking around -

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Ms. Fitzgerald - That's taking into consideration -

Mr. Maron - Lights alert people -

Ms. Fitzgerald - A lot of light not just a tiny -

Chairman Johnston - How do we want to resolve this?

Mr. Anson - I think there should be some type of a light on, a light on after dark.

Mr. Maron - Nobody's there.

Mr. Anson - It's a hospital and they're going to have medicines in there, if it's totally abandoned it's a chance for somebody to try do something. The way things are going now, you better look at things that way.

Ms. Fairbanks - If somebody wants to rob it, they'll know that it's not open.

Mr. Anson - I don't mean a great big light, I mean some kind of a light should be on.

Chairman Johnston - Could we say something like "minimal security lighting"?

Mr. Anson - Yes.

Ms. Fitzgerald - Sure.

Mr. White - Or entry-way lighting.

Mr. Maron - What a compromiser.

Chairman Johnston - We'll do a letter to that effect. Is everyone in agreement on this?

Mr. Anson - I agree on that.

Chairman Johnston - Ok.

Mr. Hainer - I want to hear the verbatim minutes on this one.

Chairman Johnston - On "Other" we got our schedule for the coming year in front of us. The other thing I want to

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mention is that we have a guest tonight, this is Stites McDaniel sitting in front of us. Stites has applied to the Town Board or he has expressed an interest to the Town Board for serving on the Planning Board and I invited him to come here tonight, just to introduce himself and to meet the Planning Board and for the Planning Board to meet him. So, Stites, why don't I give you the floor for a couple of minutes. Why don't you introduce yourself and tell us a little about your background and why you're interested in the Planning Board.

Mr. McDaniel - Sure. Hello, everyone, my name is Stites McDaniel, I'm a new resident of Westport, my wife and two children and I just moved into the McDonough house on Main Street, a little white two-story with a porch up top and downstairs. For the past, about four years, I was a director of the Outdoor Ed. Center at Poke-O-McCready, over in Willsboro, with that job, I actually lived on site, there. For a little while before that, my wife and I actually lived in Essex, moved to the area about six years ago, now, for her to go back to school, with the intent to move somewhere else. But, as soon as we got up here we knew we were staying. One of the reasons why I would like to get on the Planning Board, actually, it was Chris that turned me on to the opportunity and originally I balked a little bit at it, because with two young children I spend as much time as I can with them. The more I thought about it, the more my wife and I talked about it, not only is it one of those opportunities to fulfill your civic duty but it's also an opportunity to shape what I assume is going to be our home for a long time. The part of seeing Westport grow because I think you all agree that you want it to see it continue on and the legacy that perhaps you have created as the Planning Board now. I see a lot of younger families moving in and I think that I would like to be a voice that should be heard and represented here and as I said I hope this to be our home for a long time. I would like the opportunity to see not just how my family the entire Hamlet grows, I think it would be a great opportunity.

Chairman Johnston - Good, great, very positive remarks, thank you.

Mr. McDaniel - Thank you.

Mr. Anson - How long you been living in Westport?

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Mr. McDaniel - Just a couple of months now. We closed on the house in December. But, as I said, we've been in the area, between Willsboro, Essex and Westport for six years, now.

Mr. White - How old are your children?

Mr. McDaniel - Two-and-a-half and four months. I'm a school teacher, right now I'm teaching at the Bridport Central School in Vermont, about 35 minutes from here. Teaching, probably my last job teaching there, but nonetheless, I have meetings over there and the two-and-a-half year old and the four month old, they're a little confused they didn't see me this morning, they won't see me until they go to bed.

Chairman Johnston - Well, this meeting isn't going to be that much longer, so you will get a chance. The vacancy that exists is for an alternate position, we have two alternates on the Planning Board and Cynthia Fairbanks is one of the Alternates and the way it's worked over the years, is people that come on to the Planning Board usually start, typically start as alternates, and then as regular vacancies open up, alternates get moved up to the regular Board. Chris moved up from alternate, I think Dwight, you were an alternate at one point, Ken you were one. I think everybody here was an alternate, so, it's kind of the way it works. Do any other Planning Board members have any questions of Stites.

Ms. Fitzgerald - How do you spell your first name?

Mr. McDaniel - My first name is Joseph, but I'm a fourth, so I go by my middle name, Stites.

Ms. Fitzgerald - Ok.

Chairman Johnston - I have Stites resume, which Supervisor Connell emailed to me, I should have made more copies, I'll pass this around.

Is there anything else anyone wants to bring up?

Mr. Maron - I would like to ask about Complete Streets, as you recall when we passed that Resolution, it was to form a committee, also to be a Complete Street committee and to sort of keep that on the Agenda. It really wasn't said who

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would be on the committee, so I'll probably talk to Bill and Dan to see who might be on that, so we can keep the project moving forward. One of the things that came from the Complete Streets program but didn't get enacted, was that there was \$2,500 available to put into crosswalks, so people can more easily cross the road. One of the places was up on Main Street, when the sidewalk comes down by the cemetery, it just sort of stops and then picks up on the other side of the street, that isn't the most safe of crosswalks and the other one is down at Sisco Street or School Street, that kids cross Route 22, there isn't a crosswalk there. The money was approved, but unfortunately the Town didn't get a State permit actually, to make it happen. It's still on the Agenda, so hopefully they'll get more money so that can be put into place. That's one of the things that will happen with the Complete Streets program and will be qualified for money to help put in infrastructure to aid people walking about.

Mr. Hainer - Is the money available from Complete Streets, or is it a match, or what is it.

Mr. Maron - No, it's totally available, \$2,500, it really wasn't through Complete Streets it was through something called the Healthy Heart.

Mr. Hainer - So, is that money still available?

Mr. Maron - No. It's gone.

Mr. Hainer - We voted on that.

Mr. Maron - Yes. I talked to Dan, it sounds like, through the story he got, the State was really slow in approving it, and then when I talked to him, he said the County Highway guy never actually turned it in. Maybe, we'll have a better opportunity next time.

Chairman Johnston - I received an email today from this Healthy Heart organization, which I forwarded to you Chris, did you see it?

Mr. Maron - I haven't seen it yet.

Chairman Johnston - I'm not sure how I got on this email list, but I'm on it, and one of the announcements was that a significant amount of money through this program, was

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awarded to Saranac Lake and Malone for sidewalks and I think that's something we should keep our eye on because there are some areas in the Village and also in Wadhams -

Mrs. Brant - Wadhams needs some new sidewalks.

Mr. White - Saranac Lake did a huge restructuring of their sidewalks, last year.

Mr. Maron - Josh Wilson, was in Westport, they have this cool aerial photography thing that the County has, that you can really hone in on places. He has copied pictures of areas in Westport that need crosswalks, so it makes it much more explicit.

Chairman Johnston - Send him to Wadhams.

Mr. Maron - He got some of Wadhams, too.

There's a lot of kids in Wadhams.

Mr. Maron - I know.

Mrs. Brant - There was a discussion that we never see any children in Wadhams and she (?) counted 55, checking house to house, you don't see children out on the street like we used to.

Chairman Johnston - Well I did encounter one of the youths of Wadhams a number of years ago, on a skateboard, going down the middle of Route 22.

Ms. Fairbanks - Sometimes there are children at the playground, playing basketball.

Chairman Johnston - Part of that park project, was to construct a walkway from Church Street into the Park, I don't know where that stands.

Mrs. Brant - They said they ran out of money, cause the Cemetery Association agreed to sign a lease for a strip along the side of the Cemetery so they could have a path through there.

Chairman Johnston - It shouldn't take a great deal of money,

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Mrs. Brant - That sidewalk was never put back in after they put the sewer system in, it was the sidewalk that went all the way down -

Chairman Johnston - But, did constructing a footpath from the road into that Park is something that could be done by a volunteer work project?

Mr. Maron - I think the Church has a requirement that they want a chain-link fence built between the path and the Cemetery.

Mrs. Brant - We require a fence along one side next to the stones, because otherwise it's too easy for kids to be over on to the stones and we've had problems there before. Which is why a fence, part way.

Chairman Johnston - The matter that George was bringing up is that apparently, we will be faced with in the very near future, with a Village Center Overlay District review for a proposed house, center of the Village. George has drawings of this so, if we're done with the Regular meeting, why don't we adjourn and just go over and take a look at these drawings and then you can stay as long as you want and leave when you're ready.

Mr. Hainer - We'll be getting it next week.

Chairman Johnston - I think you should stop over at this table and take a look at the drawings, that George has, because this will be coming up and I would imagine that there might be some amount of controversy over this and the reason I'm saying this is that the property in question is currently undeveloped. I think the people that live in the vicinity of this property are used to seeing it undeveloped, and when a house is proposed for it they might not like the fact that a house is proposed there.

Mr. White - What's the proposed location?

Chairman Johnston - It's the corner, you know where Old Arsenal Way curves around to the south behind Toomey's house, that lot there, there's a house proposed for that lot.

Mr. Maron - On the Lake side of the road or the other side.

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Across from Hoffmann's.

Ms. Fairbanks - Inaudible.

Chairman Johnston - Well, I don't know really what the protocol here is, it's not like the last time where we had multiple applicants and we gave each one a grilling -

Ms. Fairbanks - A grilling.

Chairman Johnston - A grilling and a ranking, are you suggesting that we recommend -

Ms. Fairbanks - Sure.

Mr. White - Well, I have some serious concerns, I mean University of Delaware, being a graduate, never having beat the University of Delaware.

Chairman Johnston - Both my wife and son went to the camp in Delaware that he was a counselor at too, so I have similar concerns. Camp Arrowhead.

Mr. McDaniel - Yes.

Chairman Johnston - Ok, Cynthia, are you offering a motion that we recommend Stites, be appointed to an Alternate's position?

Ms. Fairbanks - I so recommend.

Mr. White - I'll second.

Chairman Johnston - Discussion. None voiced. All in favor, carried.

Mr. White - I move we adjourn.

Chairman Johnston - Ok, all in favor, carried.

Respectfully submitted,

Barbara A. Breyette
Secretary