

PLANNING BOARD MINUTES
JANUARY 25, 2012

Chairman Johnston called the Meeting to Order at 7:05 P. M. with the following members present: Mr. Dwight Anson, Mrs. Evelyn Brant, Mr. Chris Maron. Excused, Ms. MaryLou Fitzgerald and Mr. Alan Hipps. Also in attendance, Alternates, Mr. Courtney Fair and Ms. Cynthia Fairbanks. Mr. George Hainer was excused and in attendance was Secretary, Barbara Breyette. Guests in attendance; Mr. Steve Denton, Plant & Property Manager, representing Camp Dudley, Mr. Kevin Hall, Land Surveyor, representing Mr. Richard and Nancy Kohler, Ms. Nancy Page, Pat and Sue Dougan and Mrs. Alison Hain.

Chairman Johnston - First, I'm going to welcome Chris Maron to the Board, Chris has been promoted from Alternate to Regular member, congratulations, Chris.

Mr. Maron - Thank you.

Chairman Johnston - I want to welcome Cynthia Fairbanks, Cynthia has been appointed as an Alternate, welcome Cynthia.

Ms. Fairbanks - Thank you.

Chairman Johnston -- Do you know everybody from the Planning Board, should we introduce ourselves?

Ms. Fairbanks - I know everybody.

Chairman Johnston - Next, we have some elections to do. We need to elect a Chairman and a Vice-Chairman and our By-Laws also say we have to elect a secretary. Let's start with the easy one first. Would somebody please move that we elect Barbara Breyette to be our secretary.

Mr. White - So moved.

Mrs. Brant - Second.

Chairman Johnston - Any discussion? All in favor, carried.

Mr. White - I move we appoint Bill Johnston as the Chair.

Mrs. Brant - Mr. Maron - Second.

Chairman Johnston - Any discussion? All in favor, carried. Thank you for your confidence, and Vice Chairman, Craig was our Vice Chairman, we need someone to be a Vice Chairman to conduct meetings in the event I'm not available.

Mr. Anson - How about Alan Hipps.

Planning Board Meeting
January 25, 2012

Chairman Johnston - Alan would be a good man to do this and I don't anticipate missing too many meetings, so I think Alan would be good. The reason I'm hesitating, he's spending a lot of time in St. Lawrence County right now, probably, why he's not here this evening. If I knew I wasn't going to be here, I know Alan would make a point of being here, so I go along with your suggestion, now and I think that's a good idea. How do the rest of you feel?

Mr. Anson - If that's a motion, I second it.

Mr. White - Second.

Chairman Johnston - All in favor, carried. Barbara, could you advise Alan of the good news.

Secretary - Yes.

Chairman Johnston -- **MINUTES** - Minutes of the December 14, 2011 meeting were emailed to you, may I have a motion to approve please.

Mr. White - So moved.

Mrs. Brant - Second.

Chairman Johnston - Is there any discussion about the minutes. All in favor, carried.

Because, there was a lot of interest in that particular meeting, I asked Barbara to put the minutes on line, as soon as she had completed them, and I think that's a good policy from now on, ok. Just put them online, keep it noted that they're "unapproved", until we do approve them. It's surprising how many people are interested in the Planning Board minutes.

Secretary - Bill, would you like the Agenda posted to the web site prior to the meeting?

Chairman Johnston - Sure.

The first item on the Agenda, after the Minutes, is the Kohler -

Richard Kohler - Tax Map No. 66.66-2-7.100 - This is actually not a subdivision, it's a Minor Division, Kevin you're here to explain what this is all about.

Mr. Hall - Yes.

Chairman Johnston - Ok, you may have the floor.

Planning Board Meeting
January 25, 2012

Mr. Hall - Mr. Hall referred to the Preliminary Map of Survey for Richard E. & Nancy D. Kohler - Dick Kohler has been negotiating with the State of New York to acquire the small piece of property in front of his house.

Chairman Johnston - Does everybody know the house we're talking about? The Dodge's old house.

Mr. Hall - So, he's finally come to an agreement, the State has deemed it "surplus" property, he's had to purchase it. I had to do a different map for the DOT, he owns one acre, here, his house, he's going to pick up about four-tenths of an acre, takes the boundary - right now it's only about ten feet off his house, and with this addition, it will be closer to 75 feet, it's the top of the bank, the bank will still be owned by the DOT. As part of the process, the Town was notified, the adjoining land owners of Lee Park, when the DOT was going through its procedures. The Town Board wrote a letter recommending this property be sold to the Kohler's and we're finally at a process where we needed the Town Planning Board to review and approve the Minor Division, and then I can finish up the mapping for both the Town and the State.

Chairman Johnston - Ok. Let me just read the definition of Minor Division, (attached, page 3A) for everyone's information. Then under "Procedures", once we classify this as a Minor Division, "it shall so notify the applicant, who may then proceed without necessity of Planning Board approval of the Division or Public Hearing". If we classify this as a Minor Division, then that's the end of the process. I spoke to George about this, when I first came in, and George said, "that Dick Kohler didn't realize that he didn't own this land". It came as a bit of a surprise to him, he thought he owned this land. I believe he approached the State, is that right, Kevin?

Mr. Hall - He started the motion -

Chairman Johnston - He started the process to try to acquire this land and it took a little while before the State administrative officials agreed that this was ok to go ahead - they were a little nervous about a negotiated land sale.

Mr. Hall - Actually, it was 2005 when he first talked to me about it.

Chairman Johnston - I think a motion is in order to classify this as a Minor Division, so would someone move.

Mr. Anson - So moved.

Mrs. Brant - I'll second.

Chairman Johnston - Any questions?

at the same time it meets with the subdivider, and in no case shall the board fail to make such recommendations within thirty (30) days of submission of the Sketch Plan. In addition, the Planning Board shall review the location of the proposed subdivision for the presence of any adverse physical, biological, aesthetic or public considerations limiting development of the site as shown on the natural and man-related resource maps on file in the town offices. If the site falls within a questionable area denoted on such maps, the Planning Board may request the subdivider to consult with appropriate technical review or assistance agencies (such as but not limited to the Soil Conservation Service and the State or County Department of Health) to determine appropriate measures to mitigate or eliminate potential problems. Provided that, the findings or recommendations of such agencies shall not be binding on the Planning Board or the subdivider.

Classification of the subdivision shown by the Sketch Plan as a Minor Division or as a Minor or Major Subdivision shall be made at this time by the Planning Board. Where the Planning Board determines that a particular division constitutes a Minor Division, it shall so notify the applicant who may then proceed without necessity of Planning Board approval of the division or public hearing. If the Sketch Plan is classified as a Minor Subdivision, the subdivider shall then comply with the procedure outlined in Step 2A. If it is classified as a Major Subdivision, the subdivider shall then comply with the procedures outlined in Step 2B. The Board shall also determine at this time whether the subdivision shown by the Sketch Plan is a "Regional Subdivision" and thereby subject to the additional requirements of Step 3 of this Part.

Step 2A. Procedural requirements for subdivisions classified as Minor.

A. Application and Fee.

Unless otherwise agreed by the Planning Board and the subdivider, the subdivider shall submit an application for Minor Subdivision Plat approval within six months after classification of the subdivision shown by the Sketch Plan as a Minor Subdivision by the Planning Board and the Board's

3A

Planning Board Meeting
January 25, 2012

Mr. Maron - I have a couple of questions. How come the State wouldn't just have a 32 foot line going along the road, you have any idea why, you have any history of it.

Mr. Hall - Yes, actually there was a house on there before the highway taking and when the road was relocated to where it is right now, it went through the house, so instead of condemning a piece of the land, they came down that whole parcel. This whole line was an old deed line for parcels number 26 and number 27 of the New York State highway.

Mr. Maron - they took the ROW -

Mr. Hall - When they relocate roads, they sometimes take more, what they were taking so much of the lot that was there before, where the road used to be, quite a bit east, they didn't leave enough for the guy who would do anything, so they just took it off and that's why it isn't just a straight -

Chairman Johnston - The Dodge house was moved also.

Mr. Hall - there was two houses there -

Chairman - and there was one that was demolished.

Mr. Hall - Is that how it worked.

Secretary - And Joe Rhinehart's was moved across the street.

Chairman Johnston - The house on the island.

Mr. Hall - Ok.

Mr. Maron - Who cuts the grass?

Mr. Hall - The top of the bank, I'm willing to bet the Kohler's, I'm sure if you look at it, you would think, I own to the top of the bank and the bank or some portion down the line is the highway. He was quite shocked when it came to light that he didn't own what he thought he did.

(The Town mows the lower portion.)

Chairman Johnston - Ok, are there any other questions or any other discussion? Let's vote on this then, all in favor, carried. Thank you.

Mr. Hall left the meeting at 7:22 P. M.

Chairman Johnston - Alright, next item on the Agenda -

Planning Board Meeting
January 25, 2012

Camp Dudley - Tax Map No. 76.1-1-32.000 - is a proposal from Camp Dudley. Oh, by the way, before we get into this, George normally would assist in explaining these projects, George has a toothache and he is unable to be with us this evening. So, I'm going to ask you, Steve Denton, if you would like to explain to the Planning Board what you're applying for.

Mr. Denton - Sure, absolutely. Basically, what we're looking to do is, which all of this started with the shoreline erosion, when we had to take five (5) cabins off line, and we had to make alternate housing by using two of the buildings on campus, we still needed housing so we purchased three (3) yurts. In the packet, if you don't know what a yurt is, there's a photo of one. We purchased the three yurt structures and we put them on the main campus, now that the cabins are available, the bank restoration is complete, those cabins are back on line, we have three yurts that we want to make use of. They're not cheap to just tear down and stow away. What we would like to do in talking, we'd like to utilize our Stacy property a little bit more. One of the things we would like to do is to just to relocate these yurt structures on our Stacy property, there's two lots, one is 101 acres, the other is 192 acres - what we would like to do is relocate these yurt structures on the 192 acre parcel, utilizing them for campers for overnights with the campers, possibly using them for staff, if staff wanted to stay. Right now we have the lean-to areas, Stacy 1 and Stacy 2, which are lean-tos. We would be using these in the same way. What we plan to do, is have no road going into them, they will be accessed by foot, only. We would access it from the Stevenson Road, the old farmhouse, letting them walk up through, and get to the yurts, that way. There would be no electrical to them, for lights, we would use battery-operated lanterns, and we would have combination Co2 and smoke detectors in them, what's in them right now. That's what we're looking to do, is put them to good use and utilize the Stacy property a little bit more.

Chairman Johnston - George advised me that this is going to be a Class B project and also a Special Permit project. Because it is a "B" project and a Special Permit, the review process is a little more elaborate than normal, but it would be a minor Special Permit project, so even though it's a little more elaborate, it's the more streamlined version. We will need to have a Public Hearing on this and also I think it would be a good idea, I assume it would be feasible for us to make a site visit.

Mr. Denton -- Absolutely.

Chairman Johnston - Ok. Is it within easy, relatively easy walking distance from the road.

Mr. Denton - It's closer, it's very steep, though. It's steep to get to, the one way, we can access it a little bit closer by

Planning Board Meeting
January 25, 2012

going up by the Barn, go in the road to Stacy 1, lean-to and from there it's up on the hill, so it's not an easy trek to get there, by any means. We could probably even from the road be able to look at that Stacy Brook and look across and see up on the hill, possibly where it would be, if you would like to do that.

Chairman Johnston - Ok.

Mr. Denton - Ken might be familiar with the area that we're talking about -

Mr. White - Yes.

Mr. Denton - I know he knows where Stacy 1 lean-to, it's right up on the hill from Stacy 1.

Chairman Johnston - What do you think, Planning Board members, are any of you up for a hike?

Mr. Denton - If you like we could arrange it, absolutely.

Chairman Johnston - Chris.

Mr. Maron - Yes.

Chairman Johnston to Mr. White - Ken, I know you're busy during the day?

Mr. Denton stated where Stacy 3, which is up further, the yurts would be east of that, to Mr. Anson, regarding old logging roads.

Mr. White - Sometimes they went up from the farm house at the barn.

Mr. Denton - They log it, there are some old logging roads, matter-of-fact it goes right through where one of the yurts may be.

Mr. Fair - Is there a clearing?

Mr. Denton - There's not much that we have to do there, we picked up three spots where we would need to do the least clearing. The director really likes trees, so he doesn't want to cut anything that we don't have to. The only thing that we need to cut, is something obviously that might be over it because of the tent material that they're made out of, not really tent material, but we don't want anything hanging over so that if it falls it drops through it. It's somewhat of a tent, the structure.

Chairman Johnston - Courtney, are you up for a hike?

Mr. Fair - Sure.

Planning Board Meeting
January 25, 2012

Chairman Johnston - Ok.

Mr. Fair - Preferably, for me, Monday, Tuesday, Wednesday.

Chairman Johnston - Ok, I think we should do this sooner, rather than later -

Mr. Denton - Sure, because it's good right now.

Chairman Johnston - Yes, that's what I assume. How about Monday, Monday work for you, Chris?

Mr. Maron - Yes.

Chairman Johnston - Where should we meet you?

Mr. Denton - Right at Camp, would be the best place, and then we can -

Chairman Johnston - We'll meet you at the Administrative office.

Mr. Denton - Right at the office is great, you just give me a time.

Chairman Johnston - Ok, how is 9:00 A. M. for everyone.

Mr. White - Why not at the barn.

Mr. Denton - We could meet you at Stacy Barn, that would be fine, too.

Mr. Fair - That would be easier for me, too, I know right where it is.

Mr. Denton - We will meet you at Stacy Barn.

Chairman Johnston - Ok, great. Could you let MaryLou know, Barbara.

Secretary - Yes, I'll send an email reminder.

Chairman Johnston - I think we should do this as soon as we can, if we have a big snowstorm it might be difficult to get to it. Do any Planning Board members have any questions, of Steve?

Mr. Anson - I was just going to for my own curiosity, I was just wondering if any of the lean-tos were affected during the -

Mr. Denton - No.

Mr. White - There's just two lean-tos up now?

Planning Board Meeting
January 25, 2012

Mr. Denton - There's two sites, there's Stacy 1 and Stacy 2. There are two at each.

Ms. Fairbanks - Are they for sleeping?

Mr. Denton - The yurts?

Ms. Fairbanks - Yes.

Mr. Denton - Yes, just like the lean-tos, we want to use them in the same way we use those. They would go up, do overnights.

Chairman Johnston - Are there any other questions? In the interest of moving this project along expeditiously, I think we should have a Public Hearing at our February meeting, is everyone ok with that?

All agree.

Chairman Johnston - And, at our February meeting, once we've done the site visit, we'll also do the Class B Checklist and George has a Special Permit checklist that we'll go through and complete at the meeting after the Hearing. Anything else on this?

Mr. Maron - Are the doors going to be open in the winter, are the doors locked in the winter?

Mr. Denton - Probably not, it's just easier to leave them unlocked, if someone comes across them, they can go in, rather than break into it.

Mr. Maron - They would be covered.

Mr. Denton - Yes, we would leave the covering on and just close the door.

Mr. Maron -- Yes.

Chairman Johnston - Ok, I think you are all set for now, Steve.

Mr. Denton - The Public Hearing on the 22nd.

Chairman Johnston - Yes, on the 22nd at 7:00 P. M., it will be first on the Agenda, actually it would precede the meeting. We'll see you Monday, at nine.

Mr. Denton - Alright, thank you.

Mrs. Hain arrived at the meeting.

Planning Board Meeting
January 25, 2012

Chairman Johnston - We're now to "Other" business, I know there is one item of "other business" that we need to take care of and that is the Town Board has approved the Complete Streets Resolution and they have opted to send the actual carrying out of this program back to the Planning Board.

They would like the Planning Board to create a committee to follow through with the intent of the Complete Streets program and I was wondering, Chris and Courtney if you would like to continue and be the chairs or co-chairs of that committee.

Mr. Maron & Mr. Fair - Yes.

Chairman Johnston - Why don't you two put your heads together and decide where you want to go from here on this. I think it would be good to include Denny Westover on your committee and maybe you can get a couple more of the Town Board members to be on the committee and if you want to open this up and get other people involved, that are not on the Planning Board, if you think there's somebody that would, I think you should reach out.

Mr. Maron - May be a couple of churches together, the library.

Chairman Johnston - Do any Planning Board members, other than Chris and Courtney want serve on this committee

Mr. White - I'll serve.

Chairman Johnston - Ken, great.

Ms. Fairbanks - Am I allowed?

Chairman Johnston - Of course you are. Chris, do you want to say anything further about this, at this point?

Mr. Maron - I was at the meeting last night, I just think that Jessica Buehler did a great job answering questions from the Board. The Town Board was very positive.

Chairman Johnston -- Great.

Ms. Fairbanks - I know a little bit about it, but could you explain it again, please.

Mr. Maron - Complete Streets is a program where they recognize that transportation is for more than just wheels. It's a resolution that the Town passed, when they have any road projects, really any projects, to see how to incorporate the thoughts of people riding bikes or people walking. It doesn't require them to do anything, it's for them to just consider the bikers and walkers and be concerned about meeting those needs. It doesn't require them to spend any money but it also puts the Town in a position to get grant money if they do have grant

Planning Board Meeting
January 25, 2012

proposals, there's a Town resolution that stands behind a project and this is sort of a wish list. It's good for public health and also recognizes that 30 - 40 percent of people do not drive. It's also good for the local economy, too,

Ms. Fairbanks - Sure, you get people walking.

Mr. Maron - We consistently think about how we want our Town, maintain our population and the local economy and we want to put in place programs that will attract families. The Complete Streets program is something that a family would consider moving to a place, that a community would actually make it easier for bikes to get around more often. People would appreciate that.

Chairman Johnston - Thank you, Chris. Does anyone else have any other business they want to bring up?

Mr. Fair - More thinking about the, is there any contact list of the committee members, email, just being able to contact everyone by email.

Chairman Johnston - You want to set up an email group?

Mr. Fair - Yes, so I could contact that list.

Secretary can forward Planning Board members email to Courtney.

Chairman Johnston - Anyone else have anything?

Mr. Maron - I want to thank you for coming to all the meetings, having you there was very positive -

Mr. White - and I thank you for filling the seat as Chair, again, this year.

Chairman Johnston -- Your very welcome, Mr. White. I think this meeting is winding down, is there any other business?

Mr. White - I move to adjourn.

Mrs. Brant - Second.

Chairman Johnston - All in favor, carried, good-night, everyone.

Meeting adjourned, 7:35 P. M.

Respectfully submitted,

Barbara A. Breyette, Secretary