

PLANNING BOARD
MINUTES
SEPTEMBER 25, 2013

Chairman Johnston called the Meeting to Order at 7:03 P. M. with the following members present: Mrs. Evelyn Brant, Mr. Ken White, Mr. Chris Maron. Alternates present Ms. Cynthia Fairbanks and Mr. Brian Houseal. Also in attendance, Mr. George Hainer Building/Codes Officer and Secretary, Ms. Barbara Breyette. Guests in attendance, Mr. Donald Rush, Mountain Properties, LLC, Ms. Heather Liberi, Mr. Wayne E. Deswert, Sr. and Mr. Matt Foley.

MINUTES: The Minutes were approved on a Motion by Mr. Chris Maron, second Mr. Ken White, all in favor, carried.

Chairman Johnston - The next item on our Agenda -**Heather Liberi - Tax Map No. 66.66-6-10.000 - Construction of new home in Special Village Center District** - Would you like the opportunity to tell the Planning Board what your project is.

Ms Liberi - Gave dimensions of proposed home, three bedrooms two baths, 42 feet wide x 52 feet deep, two-car garage.

Chairman Johnston - So, you're proposing to build this house on the lot that you currently own, so you would be putting a second house on the lot?

Ms. Liberi - Right.

Chairman Johnston - George, is there enough acreage to do that?

Mr. Hainer - Yes, there is. There was originally two lots, at some point they were combined, they were two separate lots, each with a building right.

Chairman Johnston - I believe this particular parcel falls within Special Village Overlay Zone, and we're going to have to have a public hearing just as we did for your house, Heather.

Ms. Liberi - Yes.

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Chairman Johnston - and we'll have the public hearing at the next Planning Board meeting. I don't anticipate any issues, there weren't any with your house, I don't anticipate any here. George, do you have any concerns you want to raise, any points you want to make about this.

Mr. Hainer - At this time it's considered one lot, even though there's an imaginary lot line (referring to map, Page 2A). So, there's two houses, at this time, Heather's going to own both houses, one lot, but any future time, if they wanted to apply for the subdivision, to separate the two lots, it would be necessary to comply with zoning setbacks. They are complying with zoning setbacks, actually on both structures, the new structure has the proper setback. The only issues would be water, sewer and electrical, the lines coming in. Now, the water runs across the front, and that shouldn't be a problem. The sewer, crosses the front of the house, has a manhole way over here down to the Yacht Club, so that tap in is going to be probably a challenge, and probably have to come in front of the road. Now, if you decide to go on your property or something, across the other lot, even though it's one lot, at some point in the future if you subdivide it, there will have to be maintenance easements, and the same thing with the power line if that goes across the back, I don't know what the power company is going to require, but that too, if it's buried or goes overhead, there would have to be easements. Other than that I don't see any, the driveway, the highway commissioner has already signed off on the driveway, I really don't see any issues with anything.

Chairman Johnston - Do any Planning Board members have any questions?

Mr. Maron - The only question I'm thinking, the garage, how will people access the garage?

Mr. Deswert - The garage would be to the left.

Mr. Maron - The driveway fronts in that direction.

Mr. Deswert - Usually you have to back out on Arsenal Road, that plan -

Mr. Hainer showed the map with the location of the driveway, (attached, page 2A).

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Mr. Maron - Ok, thank you.

Chairman Johnston - Any other questions?

Ms. Fairbanks - When you were talking about electrical, sewage, in the future, will you have to spell out the issues how they would be solved.

Chairman Johnston - Well, they would be solved in one of two ways. One way to solve it would be not have the utilities cross the lot that Heather's house is on. In other words, they would go down to the street and connect somehow. That would probably be the simplest and most straightforward way to do it. If there were practical difficulties, and any of the utilities had to cross Heather's lot, in the future if the lots were divided and the houses sold separately, there would have to be an easement and maintenance agreement for those utility lines. That adds a little bit to the complexity of any future subdivision.

Ms. Fairbanks - So, any approval the Board would give -

Chairman Johnston - would have a condition to that effect, that's right.

Mr. Hainer - And, our sewer ordinance may require, I know we've had problems in the past, way, way, back we've had people put sewer lines in crossing over other people's property, now the supply lines are failing, they don't have proper easements and it's difficult now, they have to run to the streets, it becomes really a problem. We try to avoid that. In this situation, I don't know exactly how, whether you're connected on Arsenal Road or somewhere right in here, whether you would come out along the road and tap in.

Mr. Deswert - There's some sort of ROW, both sides of Arsenal Road ----

Mr. Hainer - Right, the services are there, it's just a matter of getting to them, that shouldn't be a problem.

Ms. Liberi - I've already had to sign an agreement with National Grid.

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Chairman Johnston - Anything else? Alright, we'll schedule a public hearing for next month, Barbara, could you please take care of that

Yes.

Chairman Johnston - Thank you. Ok, that's all for you tonight.

Ms. Liberi and Mr. Deswert expressed their thanks and left at this time.

Chairman Johnston - Your welcome. The next item, Matt.
Matthew Foley - Riverat Electric - Tax Map No. 57.1-1-12.000-Submission of sketch plan. Three-lot subdivision. - Would you like to take an opportunity to tell the Planning Board what you're going to do or propose to do.

Mr. Maron - I am requesting to be recused from this project.

Chairman Johnston - Ok. Matt, I'm going to give you the opportunity to explain your project.

Mr. Foley - What do you want to know?

Chairman Johnston - Please tell us about it.

Mr. Foley - At this time could not hear Mr. Foley. He was asked to speak louder.

Mr. Foley - This is the bakery and County Route 10, this is the lot that was divided and just sold, last year. Now this map (sketch map) does not show the APA boundaries, but this area by the brook is classified Hamlet, this is Rural Use and this property on the other side of the brook is Rural Use and what we're proposing to do is, we bought this property a number of years ago, this is our house, it surrounds the house property on three sides, you look at the side yard from the house basically, at the time there was no zoning in the Town of Westport, this is classified Hamlet, the people we bought it from were very clear that they were going to sell it to someone ---

~~We had a couple of meetings on site with the APA staff and one of the things found out from that, if you subdivide a piece of property along one of their land-use boundaries, it's non-jurisdictional to the Park Agency. The other~~

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thing we found out is that if you try to subdivide partly Hamlet and partly Rural Use, the Park Agency has jurisdiction over the whole thing. So, this is partly an effort to split the property up enough so that I could sell my house and there's no plan to do that, just so that I could sell my house have the side yard go with it without selling the whole hundred acres. It's also an effort to simplify it, future subdivision, which we don't have any plans to do that.

Chairman Johnston - On the drawing that George is holding, am I understanding you to say, that the blue colored piece is going to be divided into how many lots?

Mr. Foley - Three pieces.

Chairman Johnston - Three pieces, and where are the lines going to be?

Mr. Foley - Along the Park Agency's Hamlet along the brook, I think it's about 1,200 feet back from Route 22, pointed to map.

Chairman Johnston - Yes.

Mr. Foley - This will be one lot, the other side of the brook will be a separate lot and this will be -

Chairman Johnston - Ok.

The rest of the conversation was referring to the map and not able to hear the individuals.

Mr. Foley - The only other thing about the property is Verizon has a lease to build a cell tower in here, they've been paying us a little bit of money every year to keep that in force, we have no idea when they are going to build anything.

Chairman Johnston - Matt, you've dug test pits, right.

Mr. Foley - Yes, we've dug some, and this as you know is classified as Hamlet, is not a real good piece of property for building, there are steep slopes by the brook. The field you see from Route 22, has a clay hillside, which has a history of slumping in various places. Once you get up into the woods you can get a couple of houses up there,

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we've dug one good test pit here, dug some good ones here, although it appears the farther we get away from the road the better the ground conditions are and we haven't had a good one yet, over here. From here, all the way down that way, it's all uphill to the treatment plant.

Chairman Johnston -- George, do you have any comments that you would like to make?

Mr. Hainer - I think as far as the sewer, you can't plan on one in that area, they have to go under the road.

Mr. Foley - There's a pump station here -

Mr. Hainer - We just need one test pit on each lot (could not hear rest of statement).

Chairman Johnston - You don't see any issues, ok. Any Planning Board members have any comments or questions? Ok, I guess we'll schedule a Public Hearing for this one for next month, right, George?

Mr. Foley - You see this map with the actual zoning

Mr. Hainer - This is an actual sketch map -

Mr. Foley - We've wondered what to do with this property, because the other three quarters is all Resource Management, but this is actually the only developable property, here --

Chairman Johnston - Yes.

Mr. Foley - and (unable to hear, referring to subdivision). The other problem is access from Route 22, here and here, that's it.

Chairman Johnston - Ok, anything else anyone wants to bring up. Alright,

Mr. Foley - We have a brand new hiking trail through here.

Chairman Johnston - Ok, that's good. So, Barbara, would you put a notice in the paper for a hearing for this, as well. George, do we need to formally classify this as a Minor Division?

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Mr. Hainer - Minor Subdivision.

Chairman Johnston - Minor Subdivision, ok. Do we do that by motion?

Mr. Hainer - Yes, Minor Subdivision and then we will send it to the County.

Chairman Johnston - We need a motion to classify this as a "Minor Division", Ken, thank you, second,

Mr. Houseal - Second.

Chairman Johnston -- No discussion , all in favor, carried. We will need to do SEQOR on this, right, George? Ok, just keep that in mind, make a note of that, Barbara.

Donald Rusch/Mountain Properties LLC - Tax Map No. 66.56-1-13.000 - Special Permit - Master plan to locate more storage units on property.-Mr. Rusch, you have the floor if you care to tell us about your project.

Mr. Hainer - Are you going to schedule a site visit for Matt or Heather.

Chairman Johnston - I don't see a need to do a site visit for Liberi, anybody wants to drive by it they can, feel free. Does anyone want to take a walk on Matt's property?

Ms. Fairbanks - I would.

Chairman Johnston - You want to Cynthia.

Ms. Fairbanks - Yes.

Mr. Houseal - I know the property and the road but I would like to see what the house looks like and the lots on that map.

Chairman Johnston - So, you would like to have a site visit. Why are you recusing yourself to Mr. Maron.

Mr. Maron - The hiking trail on his property and I was out on the property building a bridge with him.

Mr. Houseal -I concur with his recusal.

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Chairman Johnston - Brian, if you would like to walk the property, that's fine.

Mr. Houseal - I'm actually fine, I know the property.

Chairman Johnston - Ok. I walked it with Matt about a year ago, when the APA was there, looking at the test pits.

Go ahead Mr. Rusch.

Mr. Rusch - Thank you, my name is Don Rusch, I own the apartment complex here, self storage. I put up two buildings, one up about five years ago, this other one, this year and I want to expand, I'm full already. I'd like a master plan, not that I'm going to do this all at the same time, but, instead of coming back to the Planning Board every time I want to put up a building, I figured I would mark down a couple of perspective places to put buildings in the future. There's five acres of property, here's the main building, that everyone knows, the old Track Side building, there's an apartment, here, a four-bay garage here, these two yellow buildings (attached, 8A), represent the two self storage I have right now and there's a culvert with a trench that goes through here that empties from a pond that's back here, so I can put some buildings along the edge here, buildings on either side. Maybe in the future I might think about putting a little bridge over this little culvert area, and maybe that will be sometime in the future, that's way off. For now I'm just looking to maybe put up another three or four buildings.

Chairman Johnston - George, a Hearing is required because this is a Special Permit?

Mr. Hainer - This is a Special Permit, now. The other buildings required variances, but we've updated our Law to allow that use, in that Industrial Zone, so now it's a Special Permit.

Chairman Johnston - Ok, are there any issues that you want to bring up, George?

Mr. Hainer - No, I think the property is suitable for this. They're maintaining a ROW through there, how much 50 feet, I think 20 feet is required coming through here.

Chairman Johnston - You would recommend a 50 foot, ROW?

FOR BECCA LOCATION AS PER SURVEY BY K.C. HAYBOLD DATED 5/1

Proposed

SET 4' LONG
3/4" IRON PIPE
TO GRADE.

Backfilling
with
sand

Proposed
Building

S 55°-54' E
177.02'

S 34°-06' W
180.00'

PROPOSED
BUILDING

0.5858 Ac.

308.47'
N 11°-36' E

212.22'
N 11°-36' E

WIRE FENCE 3/4" IRON LINE

SET 5' LONG 3/4" IRON
PIPE TO 0.5' ABOVE GRADE
0.3' NORTH OF FENCE COR.

8A

61
72
81

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Mr. Hainer - Right, I know we discussed it in the past and
-

Mr. Rusch - One of the things I've had to toy with is self-storage is, people need to see the building, I've got this old four-bay garage here that was maybe one of my options is also to tear this old garage down and give me more visual as people go by, they actually see the self-storage in the back of this building. I don't want to say right now, "I'm going to tear this building down", but it's something that I've considered. Right now, I wanted to get the building up this year, but I don't think that's going to happen, I wanted to get one right over here, as soon as possible.

Mr. Maron - What are they made up of?

Mr. Rusch - Steel, galvanized.

Mr. Maron - Are they insulated too?

Mr. Rusch - There's a little bit of insulation on the ceiling, stops condensation, a vapor barrier.

Chairman Johnston - Do you have any plans to do any landscaping, as part of this?

Mr. Rusch - No. I have exterior lights, I maintain the grass.

Mr. Houseal - Is this residential over here?

Mr. Rusch - Yes.

Mr. Houseal -- Is that where you would go with your landscaping idea?

Mr. Rusch - There are trees here and the railroad tracks here. This is a pretty substantial hill back here, I know there's another residence back here, you can't see her house.

Mr. Hainer - Is that Sally Morris, that big lot?

Mr. Rusch - Yes, there's a driveway that goes down and out above here.

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Chairman Johnston - George, this would be a Minor Special Permit or a Major Special Permit?

Mr. Hainer - It's probably a Minor.

Chairman Johnston - Yes. Any other questions?

Mr. Rusch - I know in meetings in the past there was discussion whether or not warehousing -

Mr. Hainer - Now it doesn't matter because we've changed the Law.

Chairman Johnston - George, we'll also have to do a SEQR on this.

Mr. Hainer -- SEQR and we'll also have to go to the County too.

Chairman Johnston - Right, Chris.

Mr. Maron - What does the culvert look like, is it part of an open brook?

Mr. Rusch - Actually the culvert is, goes under the railroad tracks, this is just a big ditch that I put in, years ago because someone had put in steel culvert that had all collapsed and there were some flooding issues that were down here so this is like a little, probably six, eight feet wide, 10 feet deep.

Mr. Maron - That on the side.

Mr. Rusch - No, it's just a ditch and it's from the pond, back up here. There's no APA jurisdiction here or anything.

Chairman Johnston - We need a public hearing notice for this one as well, Barbara and we'll need to do SEQR. I just want to mention at this point that I'm not going to be at the Planning Board meeting, I'm going to be away, Barbara, too, and we'll need to find somebody to Chair the meeting. Hopefully, Alan Hipps is available to do that, but I would just like to mention that and acting on this particular application the Planning Board should go through

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the findings criteria for the Special Permit, tick those off as they, so that we keep a record of that.

Mr. Maron to Mr. Rusch - Is this a time sensitive thing you're looking at?

Mr. Rusch - Not anymore.

Mr. Maron to Chairman Johnston - Should we wait until you're back?

Chairman Johnston - I think whoever chairs the meeting, in my absence, can do as good a job as I can do. I have great confidence, whoever fills my shoes.

Mr. Houseal - I have a rookie question, is there a time clock here.

Chairman Johnston - Yes, there are time clocks here -

Mr. Houseal - When the gentleman comes in does that start the clock?

Mr. Rusch - Actually, I wanted to be here last month, there wasn't a Planning Board meeting.

Mr. Maron - So the time clock is the public meeting, once you set it we have 30 days to approve or disapprove the project -

Chairman Johnston - No, it's after the close of the Public Hearing, and I believe we have 62 days, is that right, George?

Mr. Hainer - Yes.

Chairman Johnston - Brian, this is an invaluable piece of information that I carry around with me, these are the pages from the Special Permit section of the Zoning Law, all taped together. This is the one section of the Law, of the Zoning Law, where we actually pay attention to the Law fairly often, we see Special Permits a lot. So, I would suggest you make yourself your own scroll, unless you take a look at mine. There are "findings" that the Planning Board is supposed to make. I think, we always make an effort to get these findings in the minutes.

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Mr. Rusch - I would also like to mention, your mentioning law here, I'm curious how the County can put up buildings and advertise storage, I didn't think the County was supposed to compete with private businesses.

Chairman Johnston - I didn't know they were doing that.

Mr. Rusch - Well, there's a sign up there, now, when you drive by,

Chairman Johnston - At the fairgrounds?

Mr. Rusch - Yes, at the fairgrounds. I'm wondering, since I'm paying so much in property taxes, how the County can hire County employees, County property and expect me to compete with the County as far as renting out storage space?

Chairman Johnston - I don't know the answer to that question.

Mr. Rusch - I just want that to be part, I'm bringing that up.

Chairman Johnston - Yes.

Mr. Rusch - So, that it's on the record.

Chairman Johnston - Sounds like a question for the County Attorney.

Mr. Rusch - The Town needs every bit of business it can get and to have to compete with the County, that's not right.

Chairman Johnston - Are they providing a comparable type of storage facility, to what you're providing?

Mr. Rusch - I don't know, there's so many different types of storage.

Chairman Johnston - I know that they've -

Mr. Rusch - They're storing boats.

Chairman Johnston - Boats, right, I know they've stored boats there.

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Mr. Rusch - They just built a brand new building.

Chairman Johnston - I don't know, that's a good question.

Mr. Rusch - The more I think about it the madder I get, especially when I get the tax bill.

Chairman Johnston - Is there anything else regarding this matter? Let's move on then.

Mr. Rusch left at 7:33 P. M.

Chairman Johnston - Item six.

NYS Department of Transportation - Tax Map No. 57.56-4-8.210 - Route 22 Slope repair. Village of Wadhams. Repair of falling slope along portion of NYS Rt. 22 by constructing an earthen buttress with internal drainage system.

This appears to be an information item. George, do you have anything to say about this, other than what's written on the Agenda. Does everyone know what we're talking about?

Mrs. Brant - Where is it?

Chairman Johnston - It's kind of across the street from the Stafford's house.

Mrs. Brant - Ok.

Chairman Johnston - Where the road is slumping, they're going to fix it.

Ms. Fairbanks - Across from the park.

Chairman Johnston - I understand Chris, that you went to the Town Board and urged them to write a letter requesting that the sidewalk be part of the project.

Mr. Maron - Right, yes.

Chairman Johnston - And the Town Board did this.

Mr. Maron - Right. They sent a letter asking that there be a sidewalk built or that it be extended to stairs going down to the park.

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Mr. Houseal - Is this across the street where Kevin Raines lives?

Chairman Johnston - Yes, right.

Mr. Maron - This is where the slope -

Mr. Houseal - Yes, yes. There should be a sidewalk -

Mr. Maron - pick up the sidewalk.

Mr. Houseal - At least widen the right lane.

Chairman Johnston - What they're going to do as I understand it, they're going to bring in, maybe they're going to excavate the material that's slipping, I presume that's clay, and maybe they're going to be putting rocks or something, but they're going to buttress, they call it a buttress, so they're going to build out with fill, maybe boulders or something, whatever they use, they're going to create a buttress to support the road.

Mr. Houseal - When you say buttress, is that in sense a retaining wall, that buttress straps on it?

Chairman Johnston - No, I don't think it's a retaining wall, I think it's material that they're going to bring in -

Mr. Houseal - Lay up another rip-rap type of arrangement -

Chairman Johnston - I --

Mr. Houseal - with heavier material.

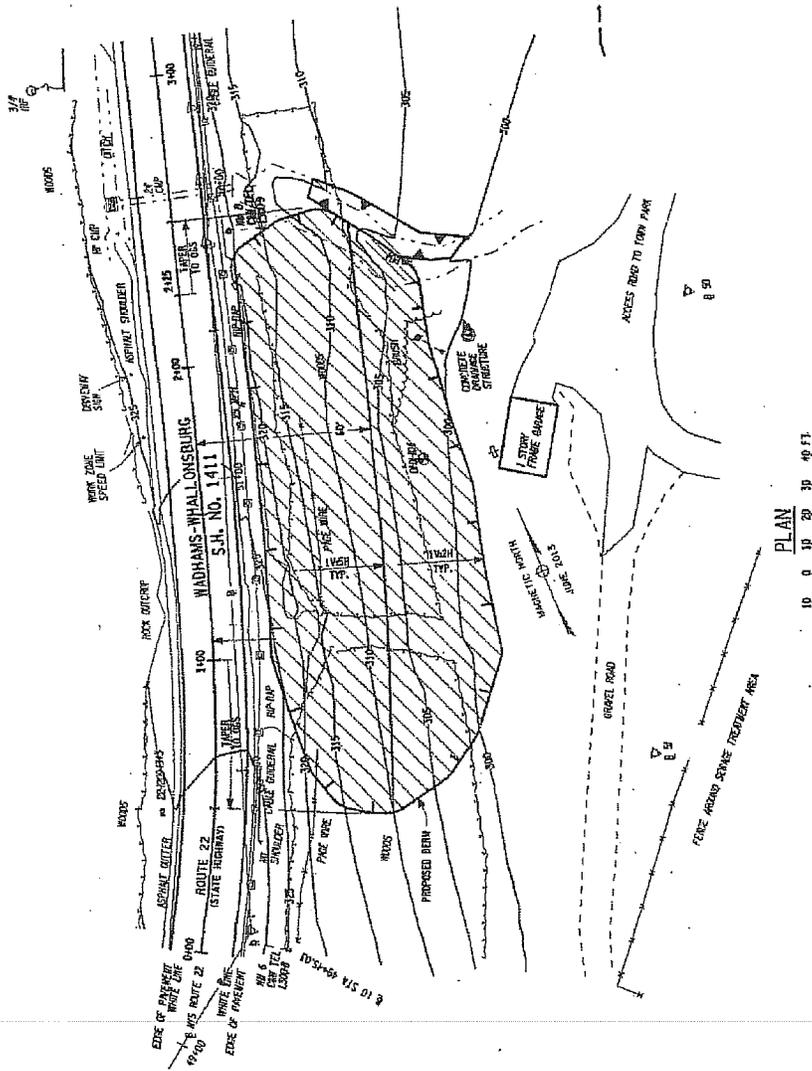
Chairman Johnston - I guess so. George, do you know more specifically?

Mr. Hainer - There's a diagram, (attached, page 14A), there, which shows a little more.

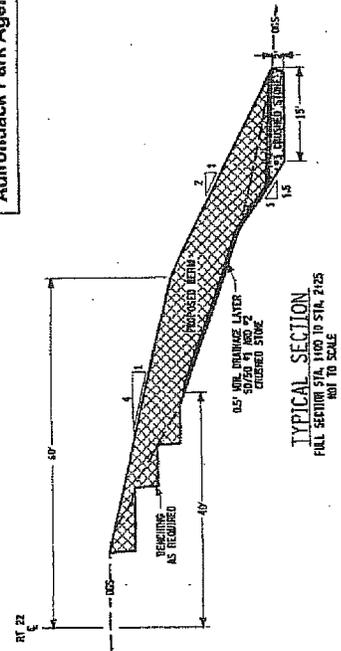
Chairman Johnston - So, if they do that, it's conceivable then that there would be additional space, but whether there's additional space sufficient for a sidewalk, I don't know.

Mrs. Brant - You need a sidewalk all the way down to the new bridge.

RECEIVED
 AUG 22 2013
 Adirondack Park Agency



PLAN
 10 0 10 20 30 40 FT.



TYPICAL SECTION
 FULL SECTION STA. 1000 TO STA. 2105
 NOT TO SCALE

NOTES.

1. USE ITEM 200.04 FOR PROPOSED BERM. COMPACTION ACCEPTANCE TO BE DETERMINED BY EIC OR HIS REPRESENTATIVE.
2. FOLEY 600 & 600 YEL. L300-8 HAS APPROX. CENTERLINE = STA. 0+05.
3. UP TO 3 FEET OF TOPSOIL CAN BE PLACED ON BERM SURFACE IF REQUIRED.

ALTERED BY: **ENC**

AFTER SEAL: **AUGUST 12, 2013**

DESIGN SUPERVISOR: **Michael L. Prizma**

PROJECT NUMBER: **070180**

CONTRACT NUMBER: **RT 22 - WADHAMS SLIDE REMEDIATION**

DRAWING NO.: **SR-1**

SHEET NO.: **1**

NEW YORK STATE DEPARTMENT OF TRANSPORTATION REGION 10

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TOWN OF WESTFIELD, TOWN OF WESTFIELD									
COUNTY: ESSEX									



DESIGN SUPERVISOR: MICHAEL L. PRIZMA
 PROJECT NUMBER: 070180
 CONTRACT NUMBER: RT 22 - WADHAMS SLIDE REMEDIATION
 DRAWING NO.: SR-1
 SHEET NO.: 1

14A

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Chairman Johnston - Right. That was a -

Mr. Houseal - (could not hear, re a berm), they could lay up boulders and put fresh stone on that -

Mrs. Brant - They took out a lot of boulders out of the river when they were working on the new bridge.

Chairman Johnston - They're still there, I know.

Mr. Maron - I made a quick presentation to the Town Board and the Town Board approved sending letters to them -

Chairman Johnston - I think we were all kind of chagrined to discover that the new bridge in Wadhams is not going to have a sidewalk.

Ms. Fairbanks - Yes. Even now trying to look over -

Chairman Johnston - Yes, and I happened to drive up Route 22, through Willsboro, a couple days ago, and I noticed that their bridge, over Route 22, has sidewalks on both sides.

Mr. Maron - I think they only build sidewalks, if there's a sidewalk going to a sidewalk.

Mr. Hainer - Now we can't build sidewalks, on either side -

Mr. Maron - I know, it's true. Chances are the bridge was designed, obviously more people are thinking about pedestrian traffic and sort of slipped through, I don't think it ever came before the Planning Board.

Mr. Hainer - There was two sidewalks on either side-

Mrs. Brant - At one time.

Chairman Johnston -- I think this is a real shame, because that bridge is going to last for 50 to 70 years, I'm guessing, and

Ms. Fairbanks - There's the Library on one end of it and the bakery on the other, things to do -

Mr. Maron - The bridge in Whallonsburg where the sidewalk is on one side of it.

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Chairman Johnston - Right.

Mr. Houseal - How wide is the bed of the bridge?

Mr. Hainer - I think it's somewhere around 32 feet.

Mr. Houseal - So, before they get the lines down, there may be the opportunity at least to paint a line for a fairly wide pedestrian lane.

Mr. Hainer - But, do they want to encourage pedestrians. If we connected a sidewalk to either side of it, would that fly or not? Your not going to stop anyone walking on it but to encourage -

Mr. White or Mr. Houseal -- Make the driving lines narrower and put a bike lane on either side, maybe, at least on one side.

Mr. Maron - Vermont roads rate not as high as expected in their roads being bicycle friendly, and one of the things they're doing is narrowing the width of the road from 12 feet to 11 feet and then allowing for the extra foot to be for bicycles. I'm not sure how wide the lanes are going to be there but it would be a good idea and also it said that it slows down traffic.

Mr. Houseal - That would be my recommendation, if they can.

Mrs. Brant - They have after-school programs or reading programs and there's children from the Village that have to walk across the bridge to go home (from the Library).

Mr. Hainer - At least with the sidewalk there's a curve there and it gives you some protection. I know I take pictures there every week, usually on Sunday, and it never fails, I'll walk on the bridge against traffic and be as far over, literally hugging one side or the other, when the cars come down they're like three or four feet away from me, it's just amazing how far away they are. The narrow lanes down and have the people walking on the bridge.

Chairman Johnston - Could I ask Chris, you and Brian would look into this, see what you could find out.

Mr. Houseal - Do you have any highway engineer we could go to on this?

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Mr. Hainer - The highway Engineer, Joel Harwood is the project engineer on it at the General Composites building, next to E. W. Adams.

Mr. Houseal - So the Planning Board never saw plans or specs on the bridge?

Chairman Johnston - No.

Mr. Hainer - Just like when they repaired up by the train station, we tried to get a sidewalk under the bridge or tunneled, but make some accommodations to go from the Depot Theatre to the other side.

Mr. Houseal - They have to asphalt that still, the bridge base right?

Chairman Johnston - I don't know.

Mr. Hainer - I don't know, there's not much room there between the bottom of those openings, there's only about -

Mr. Houseal - Is there other -

Chairman Johnston - Has the Town Board, have they said anything, do they have any concerns about this?

Mr. Hainer - I think they discussed it at a meeting and I think they sent a letter to DOT.

Chairman Johnston - Maybe you should check with Dan Connell, Chris, to see what the Town Board is doing about this.

Mr. Maron - Ok.

Chairman Johnston - We talk about pedestrians in Wadhams, probably at every other meeting because of the situation where you don't really have a safe access to the park and now with these two projects, where you might have been able to improve the situation, it doesn't look like anything is going to happen.

Mrs. Brant - ~~The sidewalks that are left are a disgrace in~~ Wadhams. You don't want to walk after dark. We used to have nice sidewalks in Wadhams.

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Chairman Johnston - Well, the remnants are there.

Mrs. Brant - Same with the sidewalk that goes to the cemetery, that use to be a nice walk, and they promised to put it in when they tore part of it up with the water works. All the sudden the money disappeared and they didn't do it.

Chairman Johnston - Let's move on to item seven - **Bob Lewis** - **Tax Map No. 66.2-1-19.000** - Information item. Would like to purchase former SPCA building.

Mr. Hainer - He couldn't attend tonight. He would like to buy the SPCA and open his fishing charter business there. Everyone received the information. He would like to run a four-month operation, renovating into sort of an apartment on one side. He's not sure if he's going to sell fishing supplies, what kind of retail shop he might have. He wants to blow up some big pictures of fishing on Lake Champlain and put them around the interior of the building as he renovates it.

Chairman Johnston - Would this be an allowable use, in that district?

Mr. Hainer - Yes, it's commercial.

Chairman Johnston - Would he need to apply for a permit to do this?

Mr. Hainer - That's the thing, depending on the extent, whether he considers it a home occupation or if it's a commercial use then he's actually going to have a retail operation there then that's what we have to decide, maybe I have to decide.

Chairman Johnston - I think you have to decide.

Mr. Hainer - Exactly, where the line is. If he's living there and, now he's talking about launching his boat right from the boat launch site, but in the future I don't know if he would dock it somewhere else, at the Marina and have it available. I'm thinking it may be the Special Permit route, if he goes for the full-blown retail outfit type of thing.

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Chairman Johnston - I hope he does something in terms of addressing the aesthetic needs of the building and property. It is not the most sightly place in the world and it would be nice to see it improved.

Mr. Houseal - The SPCA is demolishing parts of it now, to give to the Clinton County SPCA -

Chairman Johnston - Really.

Mr. Houseal - taking out the cages.

Chairman Johnston - Oh.

Mr. Houseal - So, there will be the aftermath of a partial demolition out there, and I would recommend anything we could do to encourage a buyer or someone come in to develop it and add the aesthetic part of this is fine, but otherwise it will be a vacant building.

Mr. Hainer - And that's why I'm thinking Special Permit would be more suitable to get the whole landscape -

Chairman Johnston - This is just in the discussion stage.

Mr. Hainer - Yes. Right, he wants to purchase it and he wants to know he can do it. If it's commercial you can do it, it's just a matter of filling out the application and submitting it, he doesn't want to commit to buying it unless he knows he can do it. He just wanted feedback from the Board, that's one issue, landscaping.

Chairman Johnston - It sounds like it's a project that could be approved, but encourage him, please George, please to deal with these aesthetic issues.

Mr. Hainer - Right. Hopefully, we'll have an application in, two meetings from now, when you're here.

Mr. Houseal - The Board was favorably disposed and we did not see major obstacles upon submission of your application.

Chairman Johnston - Thank you, Brian, beautifully phrased. We have it on the tape.
We're up to item eight - **Complete Streets** - Chris do you want to handle this.

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Mr. Maron - I met with the Town Board and gave them our list of people to be considered on the Complete Streets committee. There really hasn't been much action. I talked to Dan, yesterday, I sent over the list and we talked about it -

Mr. Houseal - Is Brian on the list?

Mr. Maron - I think so.

Chairman Johnston - I hope so.

Mr. Hainer - They discussed the list.

Chairman Johnston - Brian is a landscape architect, he should be on the list.

Mr. Maron - I think he is, if he's not he will be added. There was a list to be considered and it's a pretty long list. Dan asked how many would be on it, so I just wanted the Planning Board to look at the list to see if there was anyone they wanted or not.

Mr. Hainer -- I was at the meeting, they discussed it at length.

Mr. Maron - Really.

Mr. Hainer - There were a few people they eliminated because they were moving out of the area or they were not residents of the Town, they could be ad hoc members of the committee but they can't vote, any kind of voting.

Mr. Maron - Ok.

Mr. Hainer - But, there was two or three people -

Mr. Maron - Tim Barnett was on the list and he doesn't live here but he has a house, he would be good -

Chairman Johnston - He's a property owner, he would be very good on the committee.

Mr. Maron - Absolutely.

Mr. Hainer - Like Rick Hoffmann has moved to Plattsburgh, two or three names came up. Before we go further I just

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want to get back to the fairgrounds thing. Historically, the fairgrounds have always had rentals, storage, various items up there, boats and cars, forever. They replaced the building that was there, it was dilapidated so they rebuilt it. They've rebuilt quite a few buildings up there. Whether, Don has a legitimate gripe, I don't know. It's new in so far as it's visible, they use to store them in the back barns.

Mr. Houseal - I think it's because of the new sign.

Mr. Hainer - We had the similar thing when the motor site, camp sites were up there, the Barbers complained about that.

Chairman Johnston - they have boarded horses, too, haven't they?

Mr. Hainer - Right, but there's nobody in the business of boarding horses, that I know of. No one complained about that.

Mr. Maron - It's sort of an issue there I guess. If they board horses, nobody actually pays attention that they are boarding horses and they don't know and they don't get paid.

Mr. Houseal - It's probably worthwhile to make that inquiry because if the County doesn't have a legitimate mandate to do that, there are private businesses that it's detrimental to, especially to us-

Mr. Maron - especially to if they aren't really keeping track of people paying for boarding horses there, is anybody really keeping track of people paying for storage. Theoretically, you could store things there and nobody is really checking on it, really it could be undermining potential business.

Mr. Hainer - So, a letter from the Planning Board asking that question would be great.

Chairman Johnston - since you're going to be talking to Dan about the road and the bridge, you could bring this up, too.

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Mrs. Brant - The horse people as I understand, changed their policies and have clamped down on the race horses. They were lax and that irked some other horse people. I know the County has sent out letters to them.

Chairman Johnston - Asking them to run a tighter ship.

Mrs. Brant - Yes, and they have asked a couple to leave because they will not pay.

Mr. Maron - This might be an issue for the Chamber of Commerce.

Chairman Johnston - I see item nine on the Agenda, which is "Other". Is there any "Other Business"? There being none.

Mr. White - I move we adjourn.

Chairman Johnston - Second.

Mr. Houseal - Second.

Chairman Johnston - all in favor, carried.

Meeting adjourned, 7:52 P. M.

Respectfully submitted,

Barbara A. Breyette
Secretary