

Planning Board Minutes  
March 28, 2018

Chairman Chris Maron called the meeting to order at 7:00 p.m. with the following members present: Mr. Dwight Anson, Ms. Cynthia Fairbanks, Ms. Mary Lou Fitzgerald, Mr. Alan Hipps, and Mr. Ken White. Also in attendance was Mr. George Hainer, Building Codes/Zoning Officer.

Chairman Maron: The first order of business is to approve the minutes from last time.

Mr. Anson: They look good.

Ms. Fitzgerald: So moved.

Chairman Maron: Moved by Mary Lou, seconded by Dwight. All in favor? Okay, passed. Our guest, Bobby McGee, is not here. Do you have any idea what he's coming in to discuss, George?

Mr. Hainer: That building that he wanted to have – the storage building.

Chairman Maron: I looked at the permit that we did, but it said that the Planning Board will review the planting and screening progress over a three year period every six months to determine if additional screening is needed. That's Condition two. The first reads: "Property shall have a neat and well-managed appearance, applicant shall install and maintain vegetative screening to the best of his ability so that the vegetation limits views of the property from Lake Shore Road and adjoining properties. Planting and maintaining cedar trees, willow shrubs, or similar species will address this impact. The planted vegetation must be pruned to allow for appropriate site distance. If, and when, any vegetative screening dies, new replacements must be planted. That doesn't seem to have taken place. It also says he shall install a fence to demarcate where the action is and where forest and stream area is and he has done that.

Mr. Hainer: Now, we're coming on the time to put plantings in.

Chairman Maron: That's something to be aware of. We'll wait until he's here.

Mr. Anson: He had a mess up there. That thing the county put in across the road froze and all the water went onto his property.

Chairman Maron: We'll move onto the next item of business: Daniel Benjamin, Tax Map No. 57.3-1-27.110, Site Plan Review. This was the property that came to us several years ago and we approved the subdivision and citing of a couple of housing lots. We also retained site plan review and now he has come to us with a proposal.

Mr. Hainer: The current module is there. He's going to use the existing road and put this garage, a 2,000 square foot home with a four-car garage. He's going to build a 4,000 square foot house near it at some point in the future, in the back corner of the lot. If you go up there, heading toward Wadhams, you really don't see a lot. And this is a low structure, about 17 feet. We don't have architectural review to my knowledge

Mr. Hipps: Just the siting

Mr. Hainer: We can ask for vegetative screening.

Ms. Fairbanks: What about lighting?

Mr. Hainer: He wants to put a small observatory in. He's a night sky person. That's why he wants to be up here.

Ms. Fairbanks: Is it going to be year-round?

Mr. Hainer: I think eventually.

Chairman Maron: So what considerations do we have here? Do we want to go take a look at the site?

Mr. Anson: You can see just about everything he's going to do from the drawings. I think it would be nice if there wasn't any screening to let somebody who's going by know that there is something happening there.

Mr. Hainer: We have sold virtually all of what the attorney general classified as zombie properties – vacant properties, mortgage foreclosures, etc.

Mr. Hipps: What he did really helped.

Mr. Hainer: They're on a registry now. I think we're going to have access in a week or two and then we'll have an update on everything. Most of those houses went to tax auction. Roemischer's back one went and I think the big one has a serious buyer. The one on the corner by the fairgrounds sold and then the one next to Wayne Napper will be torn down. That was sold in auction. The guy bought it site unseen, decided it was too much work and sold it to the next door neighbor, who, from what I hear, is going to tear it down. It's a shame; it's a nice building lot.

Chairman Maron: It wasn't that out of shape, I thought.

Mr. Hainer: The roof is shot in places. The one next to the Catholic Church sold to a couple from Ticonderoga. Two properties sold on Eagle Street.

Chairman Maron: And the one at the top of Congress Street?

Mr. Hainer: That sold and will be renovated. There are a lot of properties that have been sold in the last year and half.

Chairman Maron: Going back to this, it looks to me like the structures will be a little bit back from where the modular home is now and it may be an improvement.

Ms. Fairbanks: Is the road going to be okay?

Mr. Hainer: It's the existing road that's there now.

Mr. Hipps: Does he intend to keep all three of these?

Mr. Hainer: I don't know. When he gets to build this one, I'm not sure if he's going to be able to keep this one.

Mr. Hipps: Because he only has two building rights.

Mr. Hainer: He has two building rights. He could have the guest cottage, but the guest cottage can't be more than, I think, 1250 square feet. I think the modular is 1500 square feet.

Mr. Hipps: What do you know about the water and sewer so far?

Mr. Hainer: There's one well and a septic system in the front. He's trying to get ahold of Peter Gibbs to do a deep hole and perc test. He wants a sheer well, which is all right if there's enough water pressure. He plans one sheer well between these two structures.

Chairman Maron: Did we vote on it? Is there a public hearing or anything?

Ms. Fitzgerald: One time we decided that we would do site reviews for all things. That's my only comment.

Mr. Hainer: What we can ask him to do is stake it out.

Chairman Maron: Sure, we'll take a look at it.

Ms. Fitzgerald: I don't think we'll notice it from either direction.

Mr. Hainer: When you're driving back there's enough of a hill there.

Mr. Hipps: He's beyond the crest of the hill.

Mr. Fairbanks: From my house, I'm going to be able to see these windows and all the light coming out.

Mr. Hainer: It's going to be quite a window. It has to be all safety glass, so it may get changed. These are all concrete panels of some sort, pre-cast siding.

Mr. Anson: I kind of like the looks of this. It's very unique.

Chairman Maron: Anti reflective glass you said? That's a good idea.

Mr. Hainer: We've done that before on the lake.

Mr. Hipps: I don't mean to be a stickler, but we're going to have to be careful with this parcel. You may have to recuse yourself.

Ms. Fairbanks: I'm partly kidding.

Mr. Hipps: I'm just saying, if it does get to that, we have to be careful.

Chairman Maron: We'll ask him to stake it out and then we'll go out and take a look at it and discuss it more at the next meeting.

Mr. Hainer: He seems pretty anxious to get going.

Mr. Hipps: It's a good time to build.

Chairman Maron: Would we approve it at the next meeting or would it have to go to the next meeting after that?

Mr. Hainer: That would be up to you - if you have enough information and are satisfied.

Mr. Hipps: Is this an action that requires —

Mr. Hainer: No, I don't believe so. It's just one of those secondary things that come back because of the sub-division.

Mr. Hipps: So that was the action.

Chairman Maron: Great. Going on to other business, George passed out this ANCA Clean Energy form about a program in Plattsburgh on May 10. Apparently it's going to be about the large-scale solar farms. In the pre-discussion, George was saying that this is an issue that we may be looking into if someone comes in and proposes a large-scale solar farm. It's a question of who has jurisdiction and what we would be considering if someone did come in with such a proposal.

Mr. Hainer: I had somebody call the other day and they wanted to install a large-scale solar farm in Wadhams. You have to start with how big it is, how many collectors, how's it going to be sited. I'm not sure where the APA is on this.

Mr. Hipps: Don't they usually work near high substations and that sort of thing?

Mr. Hainer: Yes that's the other thing. You want to be near three-phase power, ideally.

Mr. Hipps: The old dairy had three-phase didn't it?

Mr. Hainer: I don't know exactly how big or where the APA is on this. I know the state is encouraging solar and it's generally not a problem for a homeowner to put in.

Mr. Hipps: They're allowing other users — residences, and community buildings — to buy a share and then they credit your power bill with power that's created at these solar farms. It doesn't have to be on your house then.

Mr. Hainer: We had talked about it behind the highway garage. Some company came in and wanted to put four hundred panels back there and they never came back. That's something that we've got to start thinking about – look into how we would handle it if we needed to.

Mr. Anson: Last year in Lake Placid they had a lot of information on it. I guess there's a hundred hoops you have to go through.

Mr. Hainer: You mean with the APA?

Mr. Anson: I was just amazed with all the different ones that have their fingers in it. That's what I took from it. Essex Farms has a pretty good one.

Mr. Hainer: But that's dealing with *that* farm. That's supplying power to that farm and I don't know how that's treated. It's probably treated different than a commercial operation wanting to put in four hundred collectors in a field. Like Alan said, they'd have to be near a source to feed into. Three-phase power is the best way to go.

Chairman Maron: Is anyone going to this?

Mr. Hainer: I'll probably go. There's also Local Government Day.

Chairman Maron: Yes, it's coming up. I can't go this year.

Mr. Hainer: The applications are here.

Ms. Fitzgerald: It's April 18<sup>th</sup> and 19<sup>th</sup>. Have the alternates been asked about going to that?

Mr. Hainer: I believe Mr. Tyler has asked all of them.

Mr. Anson: He called them, but they don't have any forms yet

Ms. Fitzgerald: They just have to come in and get them. Forms were sent out online.

Mr. Hainer: I'm sure Julie has emailed them.

Ms. Fitzgerald: Both of those individuals have access.

Mr. Hainer: We have to have them in very shortly.

Ms. Fitzgerald: By the fourth.

Mr. Hainer: We approved attendance last night at the Town Board meeting. Now we have to get the forms in and the voucher.

Ms. Fitzgerald: Is Julie going this year?

Mr. Hainer: I don't know if she's decided yet.

Mr. Anson: I think it might help her if she did.

Mr. Hainer: I guess Jeff Allott is going to be one of the speakers. It's in the packet. There's another sheet with course descriptions.

Ms. Fairbanks: Alan, I don't believe it'll come to that at the site.

Mr. Hipps: I'm sorry to say that, I just thought we ought to be careful.

Ms. Fitzgerald: I guess we need to be alert to lighting. Remember the mess up we got into in Wadhams? With the neighbors complaining that they couldn't sleep at night?

Mr. Anson: Dan [Connell] wrote them a letter and offered to buy them shades for their windows.

Ms. Fitzgerald: And they didn't want shades.

Mr. Anson: No.

Chairman Maron: Is there anything else? Who's planning on going to Government Day?

Ms. Fitzgerald: I'm going on Thursday.

Mr. White: I'll be there.

Mr. Anson: I'm going.

Chairman Maron: Is there anything else we need to cover? I'll take a motion to adjourn.

Mr. White: I move we adjourn.

Mr. Hainer: You wanted to locate the stakes?

Chairman Maron: Yes, to point out where the corners of the building are going to be and we'll go out and take a look at it.

Mr. Anson: It looks like there's going to be a pretty good excavation there.

Chairman Maron: If we could actually see where both of those potential places are going to be-

Ms. Fitzgerald: We can do that before the next meeting.

Chairman Maron: We have a motion to adjourn.

Ms. Fitzgerald: Ken made it and I second it.

Chairman Maron: Motion by Ken, Mary Lou seconds, all in favor? Meeting adjourned at 7:29 p.m.

Minutes respectfully submitted,  
Julie Schreiber, Secretary