

Planning Board Minutes  
May 22, 2019

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

Chairman Maron: The first order of business is to approve the minutes from April 24, 2019. Do I have a motion to accept those?

Ms. Fairbanks: I'll make that motion.

Ms. Severance: I second.

Chairman Maron: Are there any changes or suggestions to it? All in favor? Approved.

- **Resolution 2019-12 Minutes Approval**

Resolved: to approve the minutes of the April 24, 2019 meeting.

Moved by: Ms. Fairbanks

Seconded by: Ms. Severance

In Favor: Ms. Fairbanks, Ms. Fitzgerald, Ms. Severance, and Chairman Maron

Opposed: None

Chairman Maron: The next item is **Camp Dudley, Tax Map No. 76.1-1-32.000** – Minor Division to Affinity Group. I think that from now on, when someone turns in a map for a project they should include a second map to let us know the broader locale. I had a hard time understanding where this was at first. We should be able to easily identify where it is. My understanding is that this property is located by Stacy Brook and Mountain Spring Road. Affinity Group owns one 80-acre lot there and want to buy this lot from Camp Dudley to add to the 80 acres. There wouldn't be any change in building rights.

Mr. Hainer: They'll produce a map and the whole property will be merged as one piece. In the future I can send a link to the county website where you can view an aerial map by tax map number.

Ms. Fitzgerald: I'd like to make a comment on the request for a bigger map to be submitted. That's our job. That's the Planning Board's job to look it up and know where it is.

Mr. Hainer: Right, the county has the aerials. I can send the links. The problem is when they submit a small tax map on a large page and it's very hard to read.

Chairman Maron: All they need to do is take a map of the town and put a little note of the location. I think that if someone's making an application they should provide all the materials.

Ms. Severance: As this has been part of tax exempt property, will that now have its own-

Mr. Hainer: It'll merge with the Affinity Group property and will be taxable.

Ms. Severance: So it comes back on the taxes. And they have a right-of-way? Is that from their other lot?

Mr. Hainer: Affinity has a right-of-way into their current property and that will remain with the merge.

Mr. Fitzgerald: Will Dudley still be going to Stacy Brook for camping and things like that?

Chairman Maron: They have yurts up there.

Mr. Hainer: Their access is from Stevenson Road.

Chairman Maron: Do we know why they're buying it?

Ms. Severance: They've been logging their own property for their buildings.

Chairman Maron: Okay.

Mr. Hainer: There's also a water supply up there. They can use that for their winery.

Ms. Severance: Did you say development rights go with that?

Chairman Maron: Yes, they do. How's the area zoned?

Mr. Hainer: 8.5.

Chairman Maron: What's being asked of us is to classify this division. It's a Minor Division because it's "the division of a parcel of land such that no new building lots are created and not adversely affecting the development of the remainder of the parcel or adjoining property and not in conflict with any provision or portion of the town land use plan or zoning regulations or policy set forth in these regulations." That defines this property.

Mr. Hainer: A new deed will be drawn up and there'll be a map that you'll have to sign. It is a Type II action under SEQR part 617.5(c)(16) – a granting of individual setback and lot line variances and adjustments.

Chairman Maron: We need a motion to designate this as a minor division.

Ms. Fitzgerald: I so move.

Ms. Severance: I'll second.

Chairman Maron: Is there any discussion? All in favor? Approved.

- **Resolution 2019-13 Camp Dudley Minor Division**

Resolved: To classify the division of Camp Dudley Tax Map No. 76.1-1-32.000 as a Minor Division and a Type II action under SEQR 6 CRR-NY 617.5(c)(16).

Moved by: Ms. Fitzgerald

Seconded by: Ms. Severance

In Favor: Ms. Fairbanks, Ms. Fitzgerald, Ms. Severance, and Chairman Maron

Opposed: None

Note: The map will be presented for the chairman to sign and the two properties (Tax Map No. 76.1-1-32.000 and No. 76.1-1-33.000) will merge into a new, single deed.

Chairman Maron: Other business – I drafted a letter and sent it to Sheehans to notify them about approval of their permit and asking them to report back in six months.

Ms. Severance: Do you have a copy of the letter?

Chairman Maron: I don't. We can get a copy to you.

Ms. Severance: Should we – as a Planning Board – review those letters before they go out?

Chairman Maron: I don't know.

Ms. Fitzgerald: I'd like to comment on that. We've already agreed in the past that copies have to be distributed to the members to address any comments, additions, or corrections before it goes out. In the past, maybe before your time, we had problems with things going out differently than what the board had agreed on. It's important that the board has a chance to look at the letter before it goes out.

Chairman Maron: Okay. I thought about that. I decided not to because I wanted to get it out to them. In the future we can review it. It just means that anything we get approved could take a month for the recipient to get a notification.

Ms. Fairbanks: What if you send it in an email with a reply by date?

Mr. Fitzgerald: I think that can be done. People who don't get email would have to come in and get a copy.

Ms. Severance: To offshoot from that - I think it's crucial that we work together as a team. If there's a site visit, we set it up and go together. I think it's vitally important that we follow a protocol. If there's a need to go out and see something we go together. If not, it's your word against someone else's.

Ms. Fitzgerald: There isn't supposed to be a site visit with one or two people. It should be the board.

Ms. Severance: Those are things that I have to look at and read to see what the protocol is because I didn't know. I think it's important that we represent ourselves in that fashion.

Ms. Fitzgerald: I might add that we don't enforce. We have a code officer. We approve applications with certain conditions, but we don't go out and make individual adjustments. We can make adjustments based on reports from the code officer. We don't have the right to go on people's property on our own.

Chairman Maron: What you're saying makes sense. I agree with it all. And this question comes up: Is Delaney Road a private road or public road? I was under the assumption it's a public road.

Mr. Hainer: I asked Dennie [Westover] the other day and he said it's public up to a point where there's a turnaround spot. It's not very far up the road. Other than that, it's a private road.

Chairman Maron: Other business. At the last meeting we started to discuss McGee's property. I think we should look at the permit at the next meeting.

Ms. Fitzgerald: If there's nothing further, I move that we adjourn.

Ms. Fairbanks: I second.

Chairman Maron: All in favor. Meeting adjourned at 7:25 p.m.

Respectfully submitted,

Julie Schreiber, Secretary