
Members Present:

Public Present:

Gabriella Sperry, Planning Board Chairperson
Cindy Meyers
Angus Eaton
Robert Walker
John Catlett
Frank Haimbach
Aven Kerr
Kandace Eaton, Chairperson
Daniel Persing
Michael Richardson
Stephen Day
Adrian Ooms
John Lyons - Town Attorney
Kim Garrison
Nan Stolzenberg

Claiborne Walthall, Larry Machiz,
Telisport Putsavage, Jane Bernstein
Rebecca Sadlon, Susan Anderson
Cindy Elliot, Devlin Franklin
Meg Agnew

The August 8, 2017 Planning Board meeting was called to order at 7:00 PM by Chairperson Gabriella Sperry and the Pledge of Allegiance was led by Frank Haimbach. Chairperson Sperry began with the Approval of the minutes of the July 11, 2017 meeting motion to approve the minutes as amended with the Boards suggestion to hire a traffic engineer made by Mr. Walker, seconded by Mr. Haimbach, all in favor, motion carried.

Chairperson Sperry reads through the points on the Agenda.

Communications:

Chairperson Sperry reads letter from the Town Board regarding Part II of SEQRA. Chairperson Sperry reads letter from the Traffic Engineer hired by FD. Chairperson Sperry reads the comments received from the ZBA regarding Part II of SEQRA.

Flying Deer Nature Center

122 Daley Road

Continuation

Chairperson Sperry states the Planning Board will now review the points of the Site Plan Review they have done. Mr. Walthall states they have made revisions to the site plan in response to the letter from their engineer. Mr. Walthall presents the Board with copies of the revised map and states it is mostly small notes. Mr. Walthall states #4 is the 26ft driveway will be widened more and angled to edge people towards the Route 9 entrance of Daley Road. Mr. Walthall states #14 is widening Daley Road shoulder for snow removal, #11 and #13 are the added signage and #12 is improved drainage by the Town.

Chairperson Sperry asks if these will disturb the neighbors and Mr. Walthall states it will not, it will improve the road. Chairperson Sperry states the Town Superintendent has stated that he agrees with these changes and the changes to Daley Road will be done regardless of the Approval of FD.

Chairperson Sperry states the Board will now review Part III of SEQRA. Mr. Eaton states the Board is working from a draft and it will be finalized in the end and reads through the narrative done by the Board. Ms. Meyers states deed restrictions should be removed. Mr. Lyons asks if the letter of intent discusses deed restrictions, Mr. Eaton states they are not defined. Ms. Stolzenberg states if it is left in the Board is saying there are deed restrictions and there may not be. Mr. Machiz states the letter reads there are conditions in order for the land to be transferred. Mr. Lyons states the Board does not have to mention deed restrictions if conditions are put on the approval. Mr. Eaton states if the conditions are made that they have to come back for any changes to the land, the Board can take out deed restrictions. The Planning Board agrees and to remove the letter of intent as well. Mr. Eaton states on #3, remove deed restrictions. Chairperson Sperry asks the ZBA if they have any comments, Chairperson Eaton states the Board felt #3 is not traffic related, that #5 deals with traffic. Ms. Stolzenberg asks if the days are 89 or 180, Mr. Walthall states they presently do 89 days but wanted 180 days in the conditions. Mr. Eaton states #5 refers to vehicles per day and road conditions.

Chairperson Sperry reads Mr. Rickert's analysis of other dirt roads in the Town. Mr. Catlett asks about 30 vehicles coming and going, Mr. Day adds 30 round trips in the morning and the afternoon. Mr. Walker states to establish 120 trips per day. Chairperson Eaton adds that many days won't have any traffic at all. Ms. Stolzenberg states to put the notes on the site plan.

Mr. Eaton reads the conclusion from the Planning Board for Part I, II, & III of SEQRA.

Motion made by Mr. Eaton to declare a negative declaration for SEQRA, seconded by Mr. Haimbach, all in favor, motion carried. Mr. Lyons states the Board should also make a motion on the Resolution adopting the negative declaration. Chairperson Sperry reads the Resolution for SEQRA.

Motion made by Ms. Kerr on the Resolution for a negative declaration for SEQRA, seconded by Mr. Walker.

Chairperson Sperry – Aye
Angus Eaton – Aye
Robert Walker – Aye
Aven Kerr – Aye
Cindy Meyers – Aye
Jonathan Catlett – Aye
Frank Haimbach – Aye

The Zoning Board of Appeals now begins the Special Use Permit, Chairperson Eaton reads through the draft resolution for the procedural history. Mr. Lyons states the purpose of the draft is to give a framework. Mr. Richardson states he feels all points of the procedural history are correct. Mr. Persing states the rental apartment should be related to FD and the house is not solely residential, offices will be used. Mr. Richardson states the residence should state it will not be a dormitory for program participants. The Board then agrees the rental should state a resident may or may not be a staff member.

Chairperson Eaton continues reading through the resolution, Mr. Richardson adds that the Septic should state other than the existing for the main house. Mr. Persing asks about the use of the land if FD were to go out of business, Mr. Lyons states that if another camp were to take over they would have to continue in accordance with the permits and would have to come back before the Boards if anything changed. Chairperson Eaton continues through the Resolution, Mr. Richardson comments to change to state in any calendar year and Chairperson Eaton adds remove hours of operation and noise in accordance with the Towns noise ordinance, the Board agrees.

Motion made by Mr. Ooms on everything discussed in the Draft Resolution, seconded by Mr. Richardson, all in favor, motion carried.

Mr. Richardson – Aye
Mr. Persing – Aye
Mr. Day – Aye
Mr. Ooms – Aye
Chairperson Eaton – Aye

Mr. Lyons states he will make the final version to adopt at the meeting on August 24, 2017.

Motion made by Mr. Richardson to Adjourn the Zoning Board at 9:19PM, seconded by Mr. Day, all in favor, motion carried.

Thomas and Nancy Clark
99 Shaker Museum Rd.
Informational

Cindy Elliot, the land surveyor representing the Applicant states there are 13.2 acres owned by Fieldstone Company and they want to take 3.04 acres from this and basically just move an imaginary line to give to the Clarks. Chairperson Sperry asks who is Fieldstone Co., Ms. Elliot states it is Tom Clark.

Mr. Eaton states they need the long form of SEQRA filled out, Ms. Elliot states she has it already done and presents it to the Board. Ms. Elliot adds that the Board has the ability to waive the long form. Chairperson Sperry asks the Board if they have any further questions, the Board has none.

Motion made by Mr. Eaton to deem the Application complete and set the Public Hearing for September 12, 2017, seconded by Mr. Haimbach, all in favor, motion carried.

Meeting Adjourned at 9:43PM

Respectfully submitted,

Erin Costa, clerk

Gabriella Sperry, Chairperson