

Planning Board - July 19, 2021

Meeting called to order at 7:03PM by Chairman Dave Granzin held in the Town meeting room 56 Geneva Street, Dresden NY.

Present: Dave Granzin Floyd Hoover, Ellen Campbell, George Dowse, Robert Miller

Others Present: Dwight James Code Officer, Gary McIntee, Grant & Linda Downs, Jared Bailey & Lisa Wood

Chairman led the pledge of allegiance.

Motion by Bob 2nd George, to approve minutes of June 21, 2021, carried by all.

Jared Bailey of Back Achers Campground came in with Site plans for an expansion of campsites on his property off of Pompey Road. He is adding 95 sites to the present 39 site campground.

Ellen inquired to the campground address as it does not come up on GPS. "Jared Rd" is a private road off of Pompey Rd, a town road.

Discussion on proximity of new sites, will be on the northern boundary of property.

Ellen inquired if this should be reviewed as a subdivision, Mr. Bailey stated nothing is being sub divided.

Ellen stated her concerned on the concentrated sites, increase in traffic pattern and possible impact on lake. She stated this is a keyhole development and asked who has control over septic system.

Dave remarked that this is not a keyhole development, the campground is a seasonal operation and many of the campers are transient.

Mr. Bailey stated he has all applications for permits submitted to the NYS DEC for septic system.

The NYS Dept. of Health will have control over the water system.

The property has @ 1500' of lake frontage with 2 cottages also on this property. They have wooden docks along the lakefront for campers use.

Grant Downs inquired if there will be boat launching at the lakefront.

Mr. Bailey stated they do not have or intend to have, a boat launch site. Presently they direct boaters to Severn Pt to launch.

The campground was started by his parents over 30 years ago. He has every intention to keep the land in its present

form but with land taxes ever increasing he must try to offset the financial burden with expansion of business sticking to very limited development of land.

Ellen made a motion to table this application for more information, no second to her motion.

Discussion on Energy Code: insulation, water, heat, lighting. The only area that the energy code will apply is to structures ie: the bathhouse.

Motion by George 2nd Floyd to recommend approval of the Special Use Modification of Back Achers Campground Granzin Aye, Hoover Aye, Dowse Aye, Miller Aye, Campbell Nay. 4 Ayes 1 Nay, Motion carried.

The board were presented with minor lot line adjustments to Floyd Hoover property by the Code Officer and concurred with Code decision of minor adjustments and no need for full review.

The Planning Board has once again been tasked to revise their draft of kennel law. Attorney Graff upon review of the final draft offered the opinion that the Town should not legislate operational issues presently under NYS Ag & Markets purview. Town concern should be in design issues.

Ellen would like to see control on maximum number of dogs onsite to avoid a haven for puppy mills.

Question to Attorney Graff, what is the right number of dogs on premises.

Bob inquired if a specific breed variation of size is to be used to factor in for number of dogs on premises.

Ellen will contact Town of Geneva on their kennel law and how they determined number of dogs on premises

George will do a size analysis.

Next meeting agenda: Norbut Solar has requested a sub division of Hansen Point Rd Solar farm. To be divided into three sites for community power.

Motion to adjourn by Dave 2nd George carried at Floyd carried at 8:30PM

Respectfully submitted,

Betty Daggett
ZBA Sec.

