

Planning Board Minutes – December 16, 2024 Monthly Meeting

Meeting called to order and opened at 7:00M by Chairman George Dowse was held in the Town meeting room at 56 Geneva St, Dresden NY.

Present: Chairman George Dowse, Robert Miller, Mike Warner. Floyd Hoover, vacant seat

Others Present: Gary McIntee, Grant Downs, Jerad Miller, Logan Rockcastle, Peter Sorgi

Chairman led the Pledge of Allegiance.

Minutes of November presented, motion by Chairman 2nd Bob, with the correction regarding consumption under cannabis business, carried by all.

New Business:

Site Plan Review SPR24-3, Applicant: City Hill Excavating, Inc, 2183 State Rt 14, Penn Yan, NY 14527. Site Address: Same. Applicant proposes a 12,490 ft² addition to their equipment garage. Jared Miller appeared to present his application.

This building will be used for equipment and maintenance thereof.

May add another employee for this maintenance.

Engineer Logan Rockcastle explained the site plan. There will be a new septic system with oil separator included.

Discussion on parking area, gravel area Code Officer stated there is plenty of parking area.

This application requires a SEQRA short form review. Chairman declared the Planning Board to act as lead agency in this review 2nd by Bob, carried by all.

Chairman read the SEQRA short form questions to the members for decision. Each item was read and a negative finding was determined.

Motion by Bob 2nd Mike to accept the completed SEQRA and its finding, a negative declaration, that the proposed action will not result in any significant adverse environmental impacts. Carried by all.

Motion by Bob 2nd Floyd to approve the Site Plan SPR 24-3 carried by all.

Site Plan Review SPR24-4, Applicant: Carner Development Group Inc., 16 Church St, East Aurora, NY 14052: Site Address: Downey Rd, Penn Yan, NY 14527.

Applicant proposes to construct a campground consisting of primitive camp sites, RV sites, cabins, hobbit houses and lakefront tree houses on 42.6 acres at the subject location. Logan Rockcastle Engineer, and Peter Sorgi Atty. appeared on this application.

Number of RV sites have been reduced from prior site plan. Screening from adjacent properties will be achieved with plant screening following grading. Conifers, Spruce and Pine will be planted

Discussion on the dissolution of subdivision of parcels. What impact will this have on the Town revenue from this project.

Questions on lakefront access. Will campground visitors be allowed access to lake. Treehouse visitors will have lakefront access only. Campers will be instructed of this.

Question, what will prevent visitors from wandering on adjacent properties creating a nuisance.

A split rail fence at the rear will have signage regarding private property and trespassing.

Councilman Grant Downs inquired as to the length of the camping season.

Mr. Rockcastle stated May to October, the waterlines will be winterized after that.

He questioned the septic and water systems, what size and for how many units. Will there be full hook ups.

Mr. Rockcastle stated yes on the RV sites.

Question on Short term rentals. Will the cabins, hobbit houses be short term rental

Mr. Rockcastle stated no. The RV sites will be 14-day rentals.

Councilman Bruce Henderson asked if existing treehouses be combined with campground for a tax pilot project.

Mr. Rockcastle stated they will file for a one parcel pilot.

This application was submitted for Yates County Planning Board review scheduled for 12/19/2024.

Motion by Chairman 2nd Michael to send this project plan to engineer for review, carried by all.

Special Use Permit SUP24-5: Applicant: Carner Development Group, 16 Church St, East Aurora, NY 14052: Site Address: Downey Rd, Penn Yan, NY 14527.

Applicant proposes to construct a campground consisting of primitive camp sites, RV sites, cabins, hobbit houses and lakefront tree houses on 42.6 acres at the subject location.

Brief discussion on traffic flow in and out of the campground by way of Downey Rd.

As there is a SEQRA Long Form required Bob declared the Planning Board intent to be Lead Agency. Attorney Peter Sorgi representing Carner Development Group will send out letter of notification indicating the Planning Board intent to be lead agency of SEQRA on this application.

No further discussion, no action taken

Old Business: Cannabis Law, Code Officer will research overlay to help determine area allowed for this business.

Updating laws: Planning Board will identify updates needed for existing laws and draft amendments to present to Town Board. Definitions, solar etc.

Meeting Date Changes: Due to Federal holidays January and February meetings are one week later. January 27th and February 24th.

Chairman accepted Mike Warners resignation due to relocation, Chairman extended the board and on behalf of Town, heartfelt thanks to Mike for his service to the Town.,

There being no further business before the board, Bob made a motion to adjourn 2nd Mike carried at 8:50PM.

Respectfully submitted,
Betty Daggett- Secretary