

Town of South Bristol Zoning Board of Appeals Meeting Minutes Wednesday, June 22, 2016

Present: Robert Bacon
Tom Burgie
Albert Crofton
Jonathan Gage
Carol Dulski
John Holtz

Absent: Tom Brahm

Guests: Bill Grove, Architect
Fritz Minges, Property owner
Dan Marshall
Judy Voss
Steve Cowley
Ann Jacobs
Mary Ann Bachman

Call to Order:

The meeting of the Town of South Bristol Zoning Board of Appeals was called to order at 7:38 p.m., followed by the Pledge of Allegiance. All board members were present except for Tom Brahm.

Reading of Vision Statement:

Board member, Jonathan Gage, then read the Comprehensive Plan Vision Statement.

Minutes:

Chairperson Burgie called for a motion to approve the August 26, 2015 meeting minutes as written. Robert Bacon made said motion which was seconded by Albert Crofton. The motion was unanimously accepted by all board members present. Aye: 6; Opposed: 0

New Business:

Special Use Permit:

Application #2016-02-Z
Tax Map #185.10-1-2.100
Hawks Road LLC
6289 Old Post Road

Chairman Burgie: There is two things that this board generally deals with. One is a variance which is a granting of an exception to the town code. That is not what we are doing here tonight. A special use application is allowed by the town code, however, a special review by the zoning board of appeals is required. There is certain criteria required to be met to be approved but it is in accordance with the town

Town of South Bristol Zoning Board of Appeals Meeting Minutes 6.22.16 ó Approved code when we grant the special use. That is what we are going to be doing today. So there is no exception. There's been no denial or anything in that nature because this request is if it meets all requirements then it is in accordance with town code based upon that.

Let's start out with relaying the Rules of Order:

We like to remind the applicants that the board members are their friends and neighbors and as such will grant relief whenever reasonably possible.

That we need to balance the needs and wants of the applicant if granting the variance, in this case the special use, against the potential detriment to the community at large as defined in the town code.

The board must grant by statute if it meets the requirements in the town code and only if it meets the requirements in the town code, we will grant a special use.

May at our discretion impose reasonable conditions that are directly related to and incidental to the proposed use of the property.

Any questions about those rules?

This has been placed in a newspaper right? It has been published?

Diane Graham: That the meeting has been held today yes.

Tom Burgie: I am sorry.

Diane Graham: It is automatic that the meetings are held.

Tom Burgie: The application?

Board Member: Tom's question is the application put into the newspaper?

Diane Graham: No, not a public hearing.

Tom Burgie: It is a little bit different because in a request for variance that it is absolutely necessary. I am not sure that it is required in this case to be honest with you. Special use is something we don't deal with very often. I don't believe a notice that has been scheduled for this meeting. Have I got a copy of that?

Diane Graham: The agenda was put on the website and that it is advertised that there is a ZBA meeting. Otherwise it would say cancelled.

Tom Burgie: Okay. What has been published is this preliminary special use permit discussion for:

Application #2016-02-Z
Tax Map #185.10-1-2.100
Hawks Road LLC
6289 Old Post Road

Tom Burgie: Okay. There is a number of things that are required that you demonstrate in this case. This is your chance to tell us what it is that you are trying to do, what your application is for, and we will then be checking off whether or not we have addressed each of those issues. Would one of you like to speak?

Bill Grove: Sure. I guess I will start. I am Bill Grove, Grove Engineering. The engineer who prepared the site plan I guess the steep slope site plan and a few different versions of the septic plan as we worked toward getting septic approvals on a lot for both houses. I was contacted by the Ryans and Minges. I think it was in the fall of last year. They had explained that they bought this property which is next door to their parents' house. Immediately south of this lot is the Ryan house.

Fritz Minges: 1980 or around that time period.

Bill Grove: Quite a long time. So this lot came up for sale and the siblings Fritz's wife Mora and her brother Jim Ryan decided to go in together to buy this property. There was an existing cottage on this property in the area of the footprint where the Minges house is shown ó south cottage. They bought it with the idea they would share the property. The first idea that they had was to build one house with kind of separate wings for each family. We kind of explored that to try to figure out if it was doable. How the connectable structures with the common area or be just a breezeway going back and forth with the architect, with the applicants to try to figure out what was the best way to do that. We decided in January that it would be good to have a meeting with Phil here at the town. So we scheduled a meeting in January of this year. We went in and tried to just get his thoughts on what would be acceptable from a code perspective. We sat there for a while and talked about it. He was thumbing through the code book and he said you are in the lake residential district. Well you can have two separate dwellings in a LRD by special use. So it was news to us at the time. That is the best way to go about it. They decided they wanted to keep the property as one instead of subdivide it into two separate parcels. The plan now is to spot two separate houses on their each with their own septic system. We decided not to try to share a septic system. It was George Barden's recommendation that we try to keep things separate. We are having some other issues in the watershed with the current systems that are starting to fail that are shared by one, two, or three different families. We are trying to avoid that whenever possible and that is why we decided to go with two separate systems. We don't have septic approvals yet. We are working through that with George Barden at the Watershed office. I suspect we will have that and I do not know if you will make that a condition of the approval? I know we will have to go back to the planning board to get site plan approval and I am sure that will be a condition of theirs that we have septic approval for the two properties but I do not see that as a big hurdle. Same with the steep slope portion of the site plan it has gone to Kevin Olvany at the county. He's gotten back to us with some comments that I responded to and I have not heard back yet on that. That was prior to the planning board meeting that we were at last week. So we were at the planning board meeting last week and I believe the planning board voted to recommend that the special use be granted based on what they saw. I think that brings you up to speed. I know Mr. Gage you were out there at the property and the cottage that was there was demolished and both footprints are now staked in the location that they are going to go. So the south cottage from where I had it on the plan we are sliding it back from the steep bank and rotating it slightly counter clockwise so that it is not as close to the edge of the steep bank. We met code requirements with the proximity to the bank. It makes everyone feel a little bit better if we stay away from the edge of the steep bank. We slid that back and rotated it slightly to give a little bit more of a view - north down the lake. The main driveway to the property comes down from the, if you are looking at the plan, the upper left corner. If you come down Hawks Road to the circle, you head north on the gravel road off of that it brings you just off the paper and the driveway does a scooch back and cuts down to the property.

Jonathan Gage: That is Old Post Road once you come off of Hawks and head north. The driveway is off of Old Post.

Tom Burgie: Both of these residences are going to have the same address?

Bill Grove: That's a good question. I do not know if they would be an A and B or they would have separate numbers. I would assume that they would have separate numbers.

Fritz Minges: That has not come up before. Interesting.

Bill Grove: You would not want them to be the same in case there was an emergency there and go to the wrong house.

Tom Burgie: One of the requirements in the town code 170-30(a) is all said structures shall have the same postal address. I believe that they have to have same postal address to qualify for a special use.

Bill Grove: Okay.

Fritz Minges: It will be under the Hawks Road LLC so that is all getting the mail there.

Bill Grove: Phil Sommer does the house numbering. I will work with him to make sure they are numbered the same to meet the code but numbered differently for 911 purposes. Whether it be A and B or north and south designation. The driveway that comes from the bottom left hand corner of the property was recently installed to provide access from the parents' house over to this property without having to go all the way back to onto Old Post and down. It is relatively flat across there. They put a culvert in with that driveway. It is flat from the paved driveway and parents' house on the south side over to Hawks Road LLC property.

Tom Burgie: But they are considered to be on the same access road or driveway?

Bill Grove: Yes.

Tom Burgie: For emergency purposes, emergency vehicles?

Bill Grove: Yes. That would be the Old Post Road. One of the questions Kevin Olvany had was the access easements into the property. There is already an easement that is in force. I do not believe that they would need an easement on the other portion of the driveway because it is just there for convenience at this point.

Chairman Burgie: Do we have any other visitation reports? Anybody take a look at it?

Jonathan Gage: I was there yesterday. I saw that they moved the site back from the edge of the cliff, which is a good thing. The further away you get from the lake the better.

I had a couple of questions. One thing Kevin Olvany mentioned to you was about the trees being saved. Are there going to be more trees out or is that pretty much it?

Bill Grove: I know we have to clear for the septic areas. As far as the houses, I am not sure what state it is in now. I have not been down there in a few days.

Fritz Minges: We will have to remove more trees where the house footprint is. Just being there on the other side for 35 years. We know the importance of having trees on that bank. That is absolutely a goal to keep as many of those as possible.

Jonathan Gage: What is the square footage of these?

Fritz Minges: They both are about 3,000 square feet.

Jonathan Gage: Is it single story?

Fritz Minges: It is going to be two stories. It is about 2,000 up and 1,000 down. Three bedrooms on first floor.

Bill Grove: Both with walk out basements.

Fritz Minges: Master on the first floors and then two bedrooms and common area on the second floors.

Jonathan Gage: Okay.

Fritz Minges: We have a house next door which has a lot of stakes also so we were able to build ours a little more compact and still be able to utilize the Ryan's house for guests and more children or whatever.

Jonathan Gage: Is the tramway currently there or is that proposed?

Fritz Minges: No that is there. It was put in by Mr. Keller years ago. It was definitely something he put in, he is an engineer but it is not the sturdiest in the world so we haven't decided yet what exactly we are going to do with that. It was operable last year when we had electricity. Not sure we could get anyone to ride it. I think my brother-in-law did do it just to say he did it.

Jonathan Gage: Where the previous house was tore out I see it is open ground now. Is that going to be just filled in or is it going to be a patio there?

Fritz Minges: We are working with Dan Hackett on the hardscaping of that whole area. Our house which is the south house is pulled back pretty far from where the existing house was. It is surprising when you look at where it was dug out how close to the bank the previous house was. We are pulling it back significantly. We want to have some sort of walk out from there and then the idea is that we will have a patio in between two homes. So that will be more of a common area for both places. It is a close family. We spend a lot of time together. We have at the current house in certain our expectation is with the new homes and with the Ryan house to the south that will be very much a family unit.

Bill Grove: This is the one shows the old footprint of the cottage. Even from where that shows we are rotating the cottage counter clockwise and sliding that southeast corner.

Carol Dulski: You said the house is going to be moved back? How far back?

Bill Grove: To this corner of the house. Somewhere around fifteen feet probably if I were to guess at an angle compared to the old footprint.

Fritz Minges: We had discussions last weekend with James Wentworth who, is to the north, was over taking a look at everything. The Ryans obviously to the south, to the south of them the Gordons, to the north of Wentworth is Jeremy Fields. So everybody is aware of what we are doing.

John Holtz: By moving the Minges house back you are going to be pretty hard up against the drop off.

Fritz Minges: The driveway.

John Holtz: It drops off there. Would that mean that the back porch is going to be gone?

Bill Grove: It will be close to walk-in grade from the driveway into the upper floor of the house and the walk-out basement below that. There will be probably more fill in the front then cut in the back side of the house to accomplish that.

John Holtz: Okay.

Fritz Minges: Initially where the house was I think we were coming down six feet from the driveway to that first floor so by backing it up we are going to be able to come up a little bit more. That would be great if we could have a straight shot in.

John Holtz: I walked down the stairs and did not go all the way down to the beach. I was looking for rock or shale or something on the bank and all I saw was dirt. If that is dirt, it is highly erodible. Do you know how far down the bedrock?

Bill Grove: I don't. I know when we did the deep holes for the septic system for the north cottage up against that north property line it was surprising how deep we dug and found good soil for a septic system. It was gravelly/sandy down to like 60 some inches I believe. I was expecting to find shale shallower.

John Holtz: Does that give concern bottom of the slope dirt you know? That black fence what's that called shoji screen or something?

Bill Grove: Silt fence.

John Holtz: That already had like mud had been building out along the bottom of it. Especially you just did something to the house so that is all freshly worked up and probably a lot more washable. I do not know if you have the driveway route to the hard surfaces channeling that water? Is there going to be some kind of diversion?

Bill Grove: There is. Yes. Part of Kevin Olvany's comments was to divert any upland drainage away from the disturbed areas. I did not show that very well on the plan that you guys see but to address that in the revised plan to divert any water around that as well as provide discharge point for storm water from the houses, from the roof liters and footer drains.

Fritz Minges: That is something we have to work out from Dan Hackett also we talked to him about quarterly stages having that set up so that the water does go off to the two gullies on each side.

Bill Grove: Right.

Fritz Minges: And keep it away from that bank.

Bill Grove: So on the plan that

Fritz Minges: Good news the Keller house which was even closer, as far as we can tell, has been there since 1910 maybe. It seems that it had been there a long time. The stairs that are in there have been there a while too but they have not gone away either which is a good thing. The bank has held pretty well there.

Chairman Burgie: The issues that you are talking about right now are being dealt with under the site plan review application given to the planning board?

Bill Grove: Yes.

Chairman Burgie: One thing we need to keep in mind is we are only reviewing this as a special use application request tonight and planning board will deal with a site plan review and steep slope concerns and things of that nature. We are not going to approve or disapprove based on that tonight. It is all interesting with background information but we need to deal with specific things on the special use application with two residences. Anybody else have questions?

Next the SEQR status is a requirement for us to consider also. As I look at SEQR regulation under 617(c)(9) is a type II action construction or expansion of a single family, two family, or three family residence on an approved lot including provision of necessary utility connections as provided in paragraph 11 and the installation maintenance and/or upgrade of the drinking water, water well and septic system are all type II actions. Under type II actions, actions in this section are not subject to review under this part, therefore, as a type II action no further action is required, no further review for SEQR. In the site plan review the planning board may have more issues with that but it is considered a type II action as I recall and therefore we do not need to do a full SEQR review or anything of that nature.

Any comment on that?

Public Hearing Opened

Chairman Burgie: I am going to open up for public hearing. Anyone from the public, neighbors or anything of that nature, any other documentation we have that would be of interest here this is the time to offer that?

Okay. Then we will close the public hearing.

Public Hearing Closed

Any public or municipal officer documentation is appropriate to this case. There is information here. I do not believe it has to do with special use application as much as the site plan review. The code

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enforcement officer has reviewed the property is located within 500 feet of an agricultural district. An agricultural data statement should be reviewed prior to action by the referring board. Phil Sommer has reviewed and found no active farms registered within 500 feet of the property.

Do we have any other documentations that has been submitted?

Diane Graham: What is that?

Chairman Burgie: Have we seen anything else?

Diane Graham: No. I have not seen anything updated. I know they have updated materials but I do not have them.

Chairman Burgie: We have no comments from neighbors or anything of that nature that has been submitted?

Diane Graham: None that we are aware of.

Chairman Burgie: Okay. Then it is time for ZBA discussion. The things that are necessary for us to grant the special use application is:

1. The owner must own all structures on lot.
2. Additional residential structures permitted as a special use shall not be leased or rented.

I think that is in your application?

Fritz Minges: Correct.

Chairman Burgie:

3. All said structures shall have the same postal address.
4. All said structures shall be served by the same access road or driveway for emergency vehicles.
5. A site plan shall be submitted with the application for the planning board review and approval.
6. Landscape found necessary by the planning board shall be provided.

The last two are considerations for the planning board. You have submitted an application to the planning board for site plan review. The other four items we are going to ask the questions again just so we can document as findings to support granting of the special use permit.

Anyone have any discussion, ask questions on, or discuss whatever?

Jonathan Gage: My points on building section were all answered.

Chairman Burgie: The only thing we are really permitted to look at is does it meet the requirements of the special use as defined in the town code. If it does meet those requirements, then the permit will be granted. The planning board will deal with the site plan approval and any landscape that will be required.

Further considerations here we want to make sure:

- That it is consistent with the Comprehensive Plan of our town;

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- That it is consistent with the purposes of the zoning law which is within the special use list of requirements it is necessary;
- The proposed use will not adversely affect the character of the neighborhood;
- The proposed use will not be detrimental to nearby properties;
- The proposed use will not have an adverse impact on the physical or environmental conditions of the neighborhood or district; and
- Meets all conditions for land conservation districts or any other restrictive overlay districts. I don't believe that it is in a restrictive overlay district.

Judy Voss: That's the windmills. I think that is the windmills. So you are good.

Chairman Burgie: We have already talked about the SEQR (State Environmental Quality Review Act) which this will be a type II action.

Document of Findings - This is the time when we document why we selected as a board to approve or disapprove.

Finding #1: SEQR that this is a type II action under section 617.5(c)(9) "construction or expansion of a single-family, a two-family or a three-family residence on an approved lot including provision of necessary utility connections as provided in paragraph 11 and the installation, maintenance and/or upgrade of a drinking water well and a septic system;" is a type II action and, therefore, not subject to any further review.

A motion was made for finding #1 by Chairman Burgie and the motion was seconded by Jonathan Gage.

Roll call vote of the board:

Aye: 5 T. Burgie, R. Bacon, A. Crofton, J. Gage, C. Dulski ó Alt. #1, J. Holtz ó Alt. #2

Opposed: 0

Finding #2: The owner of the lot must own all structures on the lot and the owner of the lot does own all structures on the lot.

Albert Crofton: Does that mean there is going to be four owners? Is that correct?

Bill Grove: LLC would be the owner.

Fritz Minges: The LLC is the structure, is the overriding owner.

Chairman Burgie: So there is single owner which is the LLC?

Fritz Minges: Correct.

Chairman Burgie: It has multiple members of it?

Fritz Minges: Correct.

Chairman Burgie: Okay. Understandable.

A motion was made for finding #2 by Chairman Burgie and the motion was seconded by Robert Bacon.

Roll call vote of the board:

Aye: 5 T. Burgie, R. Bacon, A. Crofton, J. Gage, C. Dulski ó Alt. #1, J. Holtz ó Alt. #2

Opposed: 0

Finding #3: The owner has indicated that additional residential structures permitted as a special use shall not be leased or rented.

John Holtz: Does that provision hold as long as the LLC is the owner?

Judy Voss: No, no the special use permits run with the, I am sorry Tom.

Chairman Burgie: Special use permit runs with the land.

John Holtz: It is forever?

Chairman Burgie: Correct.

John Holtz: Does that include like even Air B & B?

Judy Voss: Right, can't have it.

John Holtz: Okay. I vote yes. Thank you for answering my questions.

A motion was made for finding #3 by Chairman Burgie and the motion was seconded by Carol Dulski.

Roll call vote of the board:

Aye: 5 T. Burgie, R. Bacon, A. Crofton, J. Gage, C. Dulski ó Alt. #1, J. Holtz ó Alt. #2

Opposed: 0

Finding #4: That all structures will have the same postal address.

A motion was made for finding #4 by Chairman Burgie and the motion was seconded by John Holtz.

Roll call vote of the board:

Aye: 5 T. Burgie, R. Bacon, A. Crofton, J. Gage, C. Dulski ó Alt. #1, J. Holtz ó Alt. #2

Opposed: 0

Finding #5: All said structures shall be served by the same access road or driveway for emergency vehicles.

A motion was made for finding #5 by Chairman Burgie and the motion was seconded by Albert Crofton.

Roll call vote of the board:

Aye: 5 T. Burgie, R. Bacon, A. Crofton, J. Gage, C. Dulski ó Alt. #1, J. Holtz ó Alt. #2

Opposed: 0

Finding #6: Site plan has been submitted with the application for the planning board review and approval.

A motion was made for finding #6 by Chairman Burgie and the motion was seconded by Albert Crofton.

Roll call vote of the board:

Aye: 5 T. Burgie, R. Bacon, A. Crofton, J. Gage, C. Dulski ó Alt. #1, J. Holtz ó Alt. #2

Opposed: 0

Finding #7: The proposed use is consistent with the comprehensive plan of the town.

A motion was made for finding #7 by Chairman Burgie and the motion was seconded by Carol Dulski.

Roll call vote of the board:

Aye: 5 T. Burgie, R. Bacon, A. Crofton, J. Gage, C. Dulski ó Alt. #1, J. Holtz ó Alt. #2

Opposed: 0

Finding #8: The proposed use will not adversely affect the character of the neighborhood or be detrimental to nearby properties.

A motion was made for finding #8 by Chairman Burgie and the motion was seconded by Albert Crofton.

Roll call vote of the board:

Aye: 5 T. Burgie, R. Bacon, A. Crofton, J. Gage, C. Dulski ó Alt. #1, J. Holtz ó Alt. #2

Opposed: 0

Chairman Burgie: I believe the next item is the proposed use will not have an adverse impact on the physical or environmental conditions of the neighborhood or district should be addressed as part of the site plan review and steep slopes law which is not really part of the special use application. So unless anyone else has a finding that they would like to make here.

Robert Bacon: Tom, I thought we needed to have a condition around the septic being approved and the steep slope permit being approved?

Chairman Burgie: Okay. We can make that condition. That's going to be part of the review by the planning board I believe.

Robert Bacon: Okay. I think that is one reason to add.

Chairman Burgie: Do you see that differently? Do you want to make that motion?

Robert Bacon: I would be conservative so I will make a motion that:

Finding #9: The special use permit be granted on the condition that the planning board reviews the septic permit and the steep slopes development permit.

A motion was made for finding #9 by Robert Bacon and the motion was seconded by Albert Crofton.

Roll call vote of the board:

Aye: 5 T. Burgie, R. Bacon, A. Crofton, J. Gage, C. Dulski ó Alt. #1, J. Holtz ó Alt. #2

Opposed: 0

Chairman Burgie: Any other discussions or findings? Okay. Then I will petition the board members to offer a motion to approve or deny the applicant request for special use.

A motion to approve the application was made by Jonathan Gage and it was seconded by Carol Dulski.

Roll call or vote of the board.

Aye: 5 T. Burgie, R. Bacon, A. Crofton, J. Gage, C. Dulski ó Alt. #1, J. Holtz ó Alt. #2

Opposed: 0

Chairman Burgie: Subject to the site plan review and approval by the planning board you will have your special use permit.

Fritz Minges: Great. Thank you.

Bill Grove: Thank you.

Forming Committee of Comprehensive Plan

Chairman Burgie: The town board met and some members had a discussion and correct me if I am wrong. A committee is being formed which the request is for four members of the community at large who are not board members not participating on town government here to be on the committee along with one member of town board, one of the planning board, and one of zoning board to review and recommend changes to the comprehensive plan. It is recommended that a comprehensive plan be reviewed and changes made as necessary once every five years. This was adopted in 2008 ó eight years ago so this is a little bit overdue. So we are in the process that notification did go out for community involvement. I assume we received any

Judy Voss: A couple.

Dan Marshall: Would you like me to speak to this?

Chairman Burgie: Yes. Please.

Dan Marshall: What you said so far is absolutely correct. We did meet at a workshop on a Saturday morning and the decision originally was to have two members from zoning, two members from planning, a town board member, and work with residents. The more we read about planning for comprehensive plan it sounded as if it would be better to have more residents than elected officials or appointed officials. So we decided that we would go with the idea of four residents and the board members as Tom just explained. Can we allow for the possibility that there was a large amount of people interested in the job?

We could conceivably make it a nine member as opposed to seven. Judy Voss then went ahead and advertised for two weeks and it was a six by six ad in the paper. It was not just something in the Want Ads. We received exactly one response to it. So the thought was well we need to rethink this just a little

bit. So we reasoned that the planning board members, zoning board members, and the town board members are obviously residents of the town as well. So if more than one of you were interested in participating that we would open that up as a possibility. We do have I think three or four people fairly

certain to be members on the committee. We would like to have at least one member of the zoning board. As I just stated if more than one of you are interested, we would be interested in hearing about that as well. This is a project that really needs to get started. It's overdue as you pointed out before. We would really would like to see it get rolling hopefully by July. We could have a committee put together and approved by the town board. We would give that committee some authority. One of those things being whether or not to be to use an outside consultant for help for such things. There has been talk that yes maybe we do it is time to finally bring an outside consultant in. The last two comprehensive plans that I am familiar with were done on a local basis. Just about every one, both of them I believe utilized a survey of some kind. I think probably we created our own survey at that moment. We might want to use an outside consultant creating that type of thing or we can elect, the comprehensive planning committee could elect to just say you know what let's review what we already have. It is quite possible that what we already have with a few tweaks is what we are looking to do here. Whether that is the case or not that is what the comprehensive plan has to go out and determine. Typically the question is well how much time is this going to involve and what are the meetings going to be like. We kind of had proposed that we would say the meetings would be one meeting a month. I can't remember the day.

Judy Voss: It is on a Wednesday I think.

Dan Marshall: I think it was a Wednesday. I think it was probably the first or the second one. The third and fourth are planning and zoning boards. We said it should not last more than an hour and a half. After an hour and a half you are kind of toast anyways. Especially if you are meeting in the evening. So that's kind of what we are thinking about. Now will how long will it take in terms of months? That would probably end up something that that committee will have to determine. It depends on how much you think the current one needs to be changed or what have you. There is money in the budget this year to allow for outside consultant if it's deemed necessary. The argument originally was that it probably wasn't enough but the more I talk to people about maybe all we really need to do is look at the one the we have now and tweak it, update it. It might not require as much as we thought which would be a good thing. You know that certainly it is always nice to save a little money here and there. So that is what I am asking this group of people. I would hope that at least one of you would be interested in joining the committee. If more than one of you are, that great. We would be interested in that as well, but we do have to make some kind of decision fairly soon here. Probably in the next, our town board meeting is July 11 so I would say that is my drop dead date as far as trying to get a committee up and running and that is where we will go from there.

Chairman Burgie: Another consideration we discussed that morning in the workshop was we did not want all lake front residents or one area of the town to form this committee. We wanted to spread it out so we had people from more than one concern out of all incorporated in the district.

Dan Marshall: A diverse crowd sounds very important. Obviously what happens on the lake isn't going to be much interest to the guy on W. Gulick Road. There are issues on W. Gulick Road logging, hunting that kind of thing that the residents along the lake do not even think about. We have to be able to have that whole gambit of things covered. In the past getting folks on the west side of town has always been kind of a challenge. I think we have at least one that might be interested at this time. I am looking at all of you pretty much you are all from either the lake or I do not know what we call where John is - midtown.

John Holtz: I am in the center of paradise.

Judy Voss: He is in the valley.

Dan Marshall: That is what we are asking for. It is sort of a big project but if you are really excited about the town and what is going on, what we want to maybe prevent from happening in the future or what have you. That is what our mission is.

Robert Bacon: So Dan question for you. I know you said you couldn't estimate how much work is there that we must have some history when we went through the review in 2008?

Dan Marshall: Fortunately right behind me is Ann Jacobs and Ann was involved with that. Speak to it Ann, if you would please.

Ann Jacobs: They put in a lot of hours into it. It was run by a small committee generated the survey and stuff but I don't believe that this would require as many hours because we already got the format. I think it's like Dan said it is a matter of tweaking it.

Robert Bacon: Okay.

Dan Marshall: Any other questions?

Carol Dulski: I expressed some interest in doing so I do not know if that helps? I talked to Judy Voss about it. I saw the ad.

Dan Marshall: Thank you.

Judy Voss: I volunteered myself to be the secretary for the committee. Ann Jacobs said she wanted to be part of the committee, Herman Arndt, and Bessie Tyrrell. There is a couple that was here Urciuoli's they are from Lower Egypt I believe. I am trying to think, I think that is it.

Dan Marshall: Give it some thought. Let us know.

Judy Voss: Carol has already stepped up.

Dan Marshall: If anyone else is interested. The contact person is Judy. Just send here a note/email saying yes I have got an interest. What I would love to have is twelve or thirteen people asking for a job that needs seven. We would conceivably go to nine if there was enough people of interest. You just have to start to worry a little bit about it becoming too unruly with too many people, but on the other hand if you have a group like that you could probably assign portions of the plan, sections of it, chapters of it, whatever you will and let everybody kind of specialize on something or whatever. Food for thought.

John Holtz: I would like to say that I would be interested even though two of my neighbors are and if you needed someone a non-board person as being only the second alternate I would be willing to resign the board to become a citizen person. I would be willing to do that. Also I think rather than think of geographic location being a disqualifier maybe a philosophical team of rival citizens termed as because you have Hilary and Trump are both from New York but they are not the same person.

Dan Marshall: It would never be a disqualifier I do not think.

John Holtz: I just wanted to throw that out there.

Dan Marshall: We just want to try and get as much involvement as possible. If nobody from a certain section of town steps up then we are not going to go out there and draft somebody.

Bert Crofton: Are there any gaps where you do not have somebody? In terms of geographic location.

Dan Marshall: We are probably still lacking on the west side.

Judy Voss: Route 64

Dan Marshall: That is what we have folks. Feel free to give me a call or Judy if you think you want to ask something else. Like I say the idea is not to make this so burdensome that you regret you were ever a part of it. Once a month for an hour and a half really is not all that big a time commitment. I would hope but I cannot guarantee it I would hope it would be less than a year. There you have it.

Judy Voss: Thank you Carol and John.

Dan Marshall: Well thanks to all of you for your work tonight.

Judy Voss: Yes.

Dan Marshall: That is all I have for you.

Chairman Burgie: Does anybody have anything else that they need to discuss tonight?

Robert Bacon: There was an applicant in last August from Woodville. Has that been withdrawn or just disappeared?

Judy Voss: The one from August. The last meeting. I cannot remember what it was. Do you remember?

Robert Bacon: It was the elevator/walkway.

Chairman Burgie: It was an extension of the deck with an elevator. There is no walkway.

Judy Voss: In Woodville?

Chairman Burgie: There is stairwells up and down but they never came back with updated information.

Judy Voss: Is that Jonathan Sacks?

Albert Crofton: It was three houses that were very close together and it wasn't clear if they had asked either of their two neighbors about this. It was a really tight situation.

Judy Voss: I could not see that happening anyways.

Chairman Burgie: Colleen or Phil conveyed back to them that one of things we need to take into account is the visual impact on the lake. They gave us absolutely no drawing, no nothing. They did not give us good dimensions of what they wanted to do or any idea of the visual impact. Until they did that we really did not want to entertain it with the board. They never came back in.

Judy Voss: It probably would cost a lot of money.

Chairman Burgie: I cannot imagine what it costs a lot of money to come up with some sort of artist rendition of what it would look like. He could have scribbled it out himself and said this is what it is going to look like but they did not come back with anything.

One other thing on the gravel pit expansion that

Judy Voss: Guy Rogers

Chairman Burgie: Guy Rogers is in the initial stages of an application to expand the gravel pit. The DEC has contacted the planning board chairman and me to suggest that they take lead agency for the environmental review SEQR and we both concurred with that. They have the expertise we do not have the expertise to do that. So that's where that one is right now. We do not have an application in front of us right now but they will take lead on the SEQR review.

Diane Graham: The one application was for Bopple Hill Road. This committee did not hear it but they have not come back to bring updated information.

Chairman Burgie: There is another application that had been submitted that went to the Ontario County Planning Board first for review. What they want to do on that property is going to require two or three variances. There are steep slope concerns, septic concerns, there are numerous different things. The Ontario County Planning Board recommended denial at this point without significant further information. Our planning board has not acted on it yet either. They are waiting for additional information to come in based upon the Ontario County Planning Board comments and request for information and, therefore, it has not come to us for a variance either because all these things need to take place first.

So there are two applications out there but there are things that have to happen before we can hear them.

Anything else that we have? Any additional comments, questions, or information? May I have a motion to adjourn?

Motion to Adjourn:

Being no further business, Robert Bacon made a motion to adjourn the meeting and it was seconded by Jonathan Gage. The motion was unanimously accepted and the meeting was adjourned at 8:43 p.m.

Respectfully submitted,

Diane Scholtz Graham
Board Secretary