

## Planning Board Meeting

Wednesday April 2<sup>nd</sup>, 2025

Regular and Zoom agenda

1<sup>st</sup> Wednesday of every month.

**Present:** Chairman Jennifer Grossman, Vice-chair Ricky Barnhart, Ryan Edwards, Elizabeth Williams, Robert Eckert, John Veleber

**Absent:** Des Lambe

Chairman Grossman opened the regular meeting with the Pledge of Allegiance. On a motion by Richard, seconded by Ryan, the minutes of March 5, 2025, were approved and distributed.

7:02 p.m. Regular meeting temporarily closed per Chairman Jennifer Grossman; public hearing opened to discuss the Lundquist subdivision.

### **Public Meeting Opened:**

Bruce Fulton discussed rights to the parcel, notices to the Democrat, driveways and parking, structures allowed, and other items previously discussed at earlier Planning Board Meetings.

Chairman Grossman asked if there was anyone that would like to make a comment about this subdivision. It was asked if this is eligible for review during our moratorium as it's not a major subdivision 239 review. That was discussed and resolved and there were no other questions.

Chairman Grossman then closed the public hearing and resumed the Regular Planning Board meeting.

A motion was made by Ryan to leave the public hearing, seconded by Elizabeth and was carried.

## **Regular meeting re-opened**

### **St. Paul's Church**

Next up for review and approval by the planning board for the final subdivision, St Paul's church.

As nobody from the church was present or on zoom, it was decided to forward this for next month's meeting, in case they choose to attend.

### **Renee Edwards**

Renee is having a problem with her mother's recently subdivided property and the new house on White Lake Rd. She stated that she lives at the end of the cul-de-sac on what was previously an 84-acre lot that was subdivided. To grant full estates they made 14 lots out of the 84-acre parcel. However, NYSEG is claiming that she does not have the right of way right where her house is going right now.

Renee believes that she does and that it's written in her paperwork and does have a copy of that. She also has a copy of the paperwork from before the 84 acre was divided.

A lot was discussed re easements from her mother's old place, 553 plans, aerial vs underground wires, digging trenches, and cost.

Chairman Grossman stated that the board has reviewed this, and they feel that the decision of NYSEG is unreasonable, and that the evidence and deed show the fact that this was approved 40 years ago and it was always the intent that it would be build on and that having access to electricity was reasonable and expected.

### **Onteora Scout Reservation:**

Chairwoman Grossman mentioned to the board that in 2016 camps were removed from the zoning district so "it became a nonconforming use, meaning it was pre-existing to the zoning change and it's allowed to stay but typically nonconforming uses you don't want to see expanded, you don't want to see changed."

However, the camp is coming back to us with a request for seven pavilions (on a parcel of hundreds of acres), they want 7 pavilions each 14 feet by 24 feet and the question is, is this part of the preexisting nonconforming use?

According to Glenn Gabbard they have stated it will not increase campers, that these are shelters provided primarily for fall weather, outdoor cooking, etc., and does not increase in any

way the camp population. They want to know, because we have a moratorium at the moment, if we would discuss whether this does require a site plan review by the board or is this again the existing nonconforming use to have these pavilions added.

Again, they will not increase the camp population, these are without foundations, they're simply a "lean to" type of structure.

The decision was to have them come to the next meeting, present to the board, and then the board can make a decision. The board invited them to the next planning board meeting to share the details and at that time a decision can be made re if their plan is acceptable and does not require any further review, if that's the case.

Chairman Grossman then gave a reminder that April 8th is a zoning review meeting, it's the 10th or 11th meeting because we're in a market where we're reviewing all our zoning and land use spreads and are going to focus on steep slopes, ridge lines, and tree harvesting. 6:00 to 8:00 PM and we'll also be looking at the agricultural section and some farmers will be joining us to talk about that too so April 8th 7:00 PM here

Chairman Grossman closed by announcing that we have just created a pro housing committee. Anyone that's interested should please just let her know if they want to join. They will be looking at opportunities, grants, locations, etc. to provide workforce housing or starter home housing and senior housing opportunities.

At that time Chairman Grossman made a motion to adjourn, and it was carried unanimously.