

Minutes
Warrensburg Planning Board
December 1, 2020

Board Members Present: Susan Hull, Sharon Sutphin, Suzanne Tyler

Board Members Absent: John Franchini, Sandi Parisi

Others Present: Bernie Baker, Patti Corlew (Zoning Administrator)

Meeting Commenced at 7:00 p.m.

Mrs. Sutphin - I'm going to call the Town of Warrensburg Planning Board meeting to order. Today is December 1, 2020; it's 7 o'clock. We do have a quorum. First item on the agenda is the approval of the minutes of the previous meeting, which was June 2, 2020. Has everyone had a chance to read the minutes?

Mrs. Hull - Yes.

Mrs. Sutphin - Any changes?

Mrs. Tyler - Nope.

Mrs. Corlew - The only correction I note is the, I neglected to put John Franchini's name on there. I don't believe he was at the meeting, but I didn't put him on as members absent so we need to correct, add that.

Mrs. Sutphin - Okay.

Mrs. Tyler - I'll make a motion to accept the minutes with the correction or the addition of John.

Mrs. Hull - I'll second that.

Mrs. Sutphin - All in favor.

Mrs. Tyler - Aye.

Mrs. Sutphin - Aye. Opposed? Abstained?

RESOLUTION #2020-11

Motion by: Suzanne Tyler

Second by: Susan Hull

RESOLVED, to approve Planning Board minutes of June 2, 2020 (with the above correction).

DULY ADOPTED ON THIS 1ST DAY OF DECEMBER, 2020 BY THE FOLLOWING VOTE:

Ayes: Susan Hull, Sharon Sutphin, Suzanne Tyler

Nays: None

Mrs. Tyler - There's usually more of us.

Mr. Baker - Where are they?

(Laughter).

Mrs. Tyler - Other, other plans, I suppose. As long as we have quorum, it's fine. We can continue.

Mrs. Sutphin - Okay. The only other item on our agenda is new business. It's for site plan review 2020-2, tax map number 198.-1-6, 570 Schroon River Road. The applicant is Bernard Baker and it is to allow the operation of a seasonal boat storage business. Mr. Baker, would you like to let us know what...

Mr. Baker - Do you want me to stand up or?

Mrs. Corlew - No, you can stay there.

Mrs. Sutphin - Okay. You can stay there.

Mrs. Tyler - We can hear you.

Mrs. Sutphin - As long as they can hear you 'cause that "mike" should pick you up.

Mr. Baker - Alright, all we want to do is... I just want to... I've had a chance to talk to a few marinas and they've been after me to use some of my yard for boat storage, 'cause it's handy for them, from the Northway, both ends, and we had the sawmill there previously since the 30's. So we've shut that down since my uncles and dad has died and so now I'm trying to just keep money coming in so that we who are left don't have to pay the taxes as much as they are 'cause they're quite expensive. I put it into a forest act, but that's still quite expensive. So I was approached about this, parking some boats in there and I said well, I says, I'll do it, but the one thing that stopped me was I didn't want to have a problem in the middle of the winter when there's snow and people would say oh you can't do that; you gotta get the boats out of there. That would be impossible. So I said, well, I'll go through the hoops, which I did. And ran into the some problems, but we straightened them out and so that's about what I want to do. I realize I'm not in the hamlet. When I was on the Planning Board, I tried to get us in the hamlet and it didn't work out that way, so.

Mrs. Corlew - The APA doesn't want to give up too much, do they?

Mrs. Sutphin - What are your hours of operation going to be?

Mr. Baker - They're going to be from October to May. I don't want to look at them all Summer and I don't want trailers there.

Mrs. Sutphin - Right.

Mr. Baker - Just going to have 'em shrink-wrapped and then just park 'em there for over the Winter.

Mrs. Sutphin - Are they all going to be shrink-wrapped?

Mr. Baker - Yes.

Mrs. Sutphin - Okay.

Mr. Baker - Hopefully.

Mrs. Sutphin - And they're going to be coming just in the day-time or?

Mr. Baker - Yes, they will. There'll be no night time operations.

Mrs. Sutphin - Okay.

Mr. Baker - It'll be daytime and it's only going to be from like I said, October when they start taking boats out of the water to May when they'll start... There's going to be no all summer storage.

Mrs. Sutphin - Okay. And it's going to be boats only?

Mr. Baker - Yes. What other were you thinking? Are you thinking RV's and stuff?

Mrs. Sutphin - Yeah, I was... Whatever. None of that stuff; just boats?

Mr. Baker - I just have boats.

Mrs. Sutphin - Okay. What about additional lighting? Are you going to be putting up additional lighting?

Mr. Baker - I'm sorry.

Mrs. Sutphin - Additional lighting?

Mr. Baker - No.

Mrs. Sutphin - No? How about additional excavation? Just what you've got there?

Mr. Baker - No. We're going to have... You've got some pictures...

Mrs. Sutphin - Yeah.

Mr. Baker - ...that I've taken?

Mrs. Sutphin - Yep.

Mr. Baker - What you're seeing there is, is I've leased the property out for two months so that they can put millings in there when they did the Lake George to Bolton road. I'm kind of friends with people in D. A. Collins and they asked me for use of the lot.

Mrs. Sutphin - Hm hm.

Mr. Baker - They're all gone now.

Mr. Sutphin - Anybody have any questions?

Mrs. Hull - Probably none that are terribly pertinent, but will be the buildings... You'll have to take the buildings down that are there or will you need..

Mr. Baker - No.

Mrs. Hull - ...those..

Mr. Baker - No. I'm just going to use the open... As a matter of fact, I'm not... I, the pictures you've got there are probably going to be the only areas that are, would be used. I'm not... We don't want to look at 'em so we have fields out there that and there'll be nothing in the fields. They're just going to be pretty much where we used to have the log yard.

Mrs. Hull - Okay.

Mr. Baker - That's where it's going to be.

Mrs. Hull - Do you have any idea about how many you'll be able to store? I thought I saw like to 50 to 200 boats. I...

Mr. Baker - Well, (inaudible). It's going to be, I'm going to say 50. I've been counting different boat yards and seeing what they've got in there and I, my, if I use down in front... There's two pictures. There's one of, down in the shop and then there's one over in the other yard. I might use both those yards. I had... I let the people who used to work for us have a wood yard there. They cut wood and sold it to the campsites and stuff. So I'm not letting them do that and I may use that little area also. I can get 10 boats in there. And that's it. I'm not, I'm not looking to be like a marina. I'm just trying to help out a couple people that don't have any place to put 'em.

Mrs. Hull - (Inaudible) the Schroon River Marina.

Mr. Baker - Yeah.

Mrs. Corlew - So just what's pictured here is what you're going to be using, what's in the picture?

Mr. Baker - Yep. Yeah, just that. Pretty much, yes.

Mrs. Corlew - Okay.

Mr. Baker - Yeah. Yeah.

Mrs. Corlew - The County Planning Board wanted to be sure of what...

Mrs. Sutphin - So mostly you're going to be using this like triangular area.

Mr. Baker - Wherever you see all the tailings...

Mrs. Sutphin - Yeah.

Mr. Baker - Where it's all black.

Mrs. Sutphin - Yes.

Mr. Baker - That's pretty much going to be it.

Mrs. Sutphin - Where it's at.

Mr. Baker - Yeah. That's going to be 90% of it.

Mrs. Sutphin - Okay. And then possibly a little bit of overflow on the other side there where they were cutting wood?

Mr. Baker - Yeah. Where you're seeing all those black tailings (inaudible) picture, the one that's got the tractor trailer parked there.

Mrs. Sutphin - Yes.

Mr. Baker - Okay. What's you're seeing is, where that black tailings is, is pretty much where it's going to be.

Mr. Sutphin - Hm hm.

Mr. Baker - But if you look to the north.

Mrs. Sutphin - Hm hm.

Mr. Baker - You'll see, on the same side of the road, you'll see another building and a, like two, two buildings there. I may put about five or 10 boats down in there. 'Cause that's a, you look by those two buildings, you'll see like it's a yellow spot. That's where I had to let the boys do the wood and I'll park some boats in there. That's not a real big area and if it's a big boat, I'm not going to (inaudible) there.

Mrs. Sutphin - Yeah.

Mr. Baker - I'm not going to get anywhere near the road to block the site from the people coming down the road. We used to have a million feet of logs in there by this time of year. So those take up pretty much the space. Susan would know.

Mrs. Hull - Back in the day.

Mr. Sutphin - Anybody have any other comments or questions or anything?

Mrs. Hull - I don't have any.

Mrs. Sutphin - Pretty cut and dry.

Mrs. Hull - I, it seems to be cut and dry. (Inaudible) on the flood plan, is that an issue of any kind?

Mrs. Corlew - I, I don't know... There... He's not building any buildings, correct? You're not putting any buildings there?

Mr. Baker - No, no. I don't... I (inaudible).

Mrs. Corlew - I think that's an area where there, there's no flood plain, but the thing is there are flood plains on the property that are included 'cause they own so much acreage.

Mr. Baker - That's correct.

Mrs. Hull - Okay.

Mrs. Corlew - It's just not in this section and he's not building a building so.

Mrs. Hull - If you've been up Schroon River Road in the Spring, you can see it's flooded. I've had it over the road right by my house.

Mrs. Corlew - Over the road, many times.

Mr. Baker - But all that time that we've had the flooding... When I was a kid, I used to run a boat in that field in the Spring of the year. But it never got to the mill lot because we've always wood piles, tractor trailers, lumber going in and out, logs going in and out and (inaudible) yard where you see black tailings and stuff.

Mrs. Hull - Hm hm.

Mr. Baker - That's never flooded.

Mrs. Hull - Well, that's good. I'm all set. I have no other comments.

Mrs. Sutphin - No questions?

Mrs. Hull - I'm all set. I have no other comments.

Mrs. Sutphin - We'll do the environmental assessment form.

Mrs. Corlew - Okay.

Mrs. Sutphin - Will the proposed action create material conflict with an adopted land use plan or zoning regulations? No. Will the proposed action result in a change in the use or intensity of use of land? No. Will the proposed action impair the character or quality of the existing community? No. Will the proposed action have an impact on the environmental characteristics that cause the establishment of a critical environment area? No. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? No. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation and renewable energy opportunities? No. Will the proposed action impact existing public and private water supplies, public and private waste water treatments? No. Will the proposed action impair the character and quality of historic, archeological, architectural or aesthetic resources? No. Will the proposed action result in an adverse change to natural resources; for example wetlands, water bodies, ground water, air quality, floral and fauna? No. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? No. Will the proposed action create a hazard to environmental resources or human health? No.

Mrs. Corlew - So on the back, you've got to pick one of those boxes.

Mrs. Sutphin - Okay.

Mrs. Corlew - And mark it and sign it and then make a motion on the one that you chose, which is probably that it doesn't have any...

Mrs. Sutphin - Does not result...

(Tape inaudible).

Mrs. Sutphin - Yeah.

Mrs. Corlew - Right.

Mrs. Sutphin - If you have determined, based on the information and analysis above, and any supporting documents, that the proposed action will not result in any significant adverse environmental impacts.

Mrs. Corlew - So somebody has to make that motion.

Mrs. Sutphin - Anybody want to make a motion?

Mrs. Tyler - Why are you looking at me?

Mrs. Hull - I make a motion that we checked..

Mrs. Corlew - That this project doesn't result in any..

Mrs. Hull - This project does not result in any adverse environmental impacts.

Mrs. Corlew - Thank you.

Mrs. Tyler - I will second that motion.

Mrs. Hull - Okay.

Mrs. Sutphin - All those in favor. Aye.

Mrs. Hull - Aye.

Mrs. Tyler - Aye.

Mrs. Sutphin - Opposed?

Mrs. Hull - Thank you for telling me what I was doing.

Mrs. Sutphin - Opposed?

RESOLUTION #2020-12

Motion by: Susan Hull

Second by: Suzanne Tyler

RESOLVED, to deem application SPR #2020-2 by Bernard Baker, tax map #198.-1-6.11, located at 570 Schroon River Road, for site plan review.

DULY ADOPTED ON THIS 1ST DAY OF DECEMBER, 2020 BY THE FOLLOWING VOTE:

Ayes: Susan Hull, Sharon Sutphin, Suzanne, Tyler

Nays: None

Mrs. Corlew - And if I could have your copy, Sharon..

Mrs. Sutphin - Yes.

Mrs. Corlew - ...after you sign it. Thank you.

Mrs. Sutphin - I think we need to approve it.

Mrs. Corlew - If that's what you're ready to do, yep.

Mrs. Sutphin - If someone wants to make a motion.

Mrs. Tyler - I'll make a motion to approve the, this site plan review.

Mrs. Sutphin - 2020-2.

Mrs. Tyler - I got to read it all out? Let me... Okay, I'll make a motion to accept site plan review of SPR or (inaudible) #2020-2. Anybody want to second that?

Mrs. Hull - I'll second that.

Mrs. Tyler - Alright.

Mrs. Sutphin - All those in favor. Aye.

Mrs. Tyler - Aye.

Mrs. Hull - Aye.

Mrs. Sutphin - Opposed? Motion passed.

RESOLUTION #2020-13

Motion by: Suzanne Tyler

Second by: Susan Hull

RESOLVED, to approve application SPR #2020-2 by Bernard Baker, tax map #198.-1-6.11, located at 570 Schroon River Road, for site plan review, to allow the operation of a seasonal boat storage business.

DULY ADOPTED ON THIS 1ST DAY OF DECEMBER, 2020 BY THE FOLLOWING VOTE:

Ayes: Susan Hull, Sharon Sutphin, Suzanne, Tyler

Nays: None

Mrs. Corlew - Okay. That's it. You can come in for your permit when, when you're ready to do so.

Mr. Baker - Okay. I'm not going to do anything until Spring.

Mrs. Corlew - Okay.

Mr. Baker - Should I get the permit before?

Mrs. Corlew - There's no rush.

Mr. Baker - Okay. I'll do it in the Spring when we come back from Florida. Alright, great. Thank you, Board.

Mrs. Sutphin - You're welcome.

Mr. Baker - Thank you.

Mrs. Hull - Thank you for your enterprise.

Mr. Baker - Gotta keep it going up there.

Mrs. Hull - You have to do something.

Mr. Baker - Can't (inaudible).

Mrs. Hull - Yeah, exactly.

Mr. Baker - Okay. Thank you. Good night, everybody.

Mrs. Supthin - Goodnight. Do we have any communications?

Mrs. Corlew - No, I don't have anything.

Mrs. Sutphin - Do we have any comments?

Mrs. Tyler - I have a question while we're here. So in conversation with Kevin, he's mentioned to me a couple of times about a Planning and Zoning workshop. I think we had it set and then...

Mrs. Sutphin - COVID.

Mrs. Tyler - And then COVID, and then we had to set it again and then last time when he and I talked about it, he was looking for like maybe a November or December date. Are we anywhere with that? Is there... Like, and he... And, in speaking with him, it's been about re-writing some codes and I mean, are we at that point where we're ready to re-write codes or?

Mrs. Corlew - I thought it was going to be like next week.

Mrs. Tyler - Yeah, so did I.

Mrs. Corlew - But I haven't heard any more about it. So...

Mrs. Tyler - So is there, I guess, anything...

Mrs. Corlew - I mean, as time got closer, I thought it was going to be talked about more and I'd hear a definite...

Mrs. Tyler - Is it the Planning, is it us that should be initiating this or is it the Town Board that should be initiating it, do you think?

Mrs. Corlew - It's the Town Board.

Mrs. Tyler - Right 'cause they're going to... What they'll do is they'll task us with...

Mrs. Corlew - What's your opinion, yeah.

Mrs. Tyler - Right.

Mrs. Corlew - Yeah.

Mrs. Tyler - (Inaudible). And again, it's just loose conversation but to have a workshop about it and a workshop in my mind is just a conversation in a bigger setting and then we go to the next point.

Mrs. Corlew - Right.

Mr. Sutphin - Well, the bigger setting's probably the problem right now.

Mrs. Corlew - Well, I mean...

Mrs. Tyler - (Inaudible).

Mrs. Corlew - I thought they were going to have it at the Fire Department.

Mrs. Hull - Yes.

Mrs. Sutphin - That's a little bigger.

Mrs. Corlew - Yeah.

Mrs. Tyler - It would be us and the Town Board, right?

Mrs. Corlew - I haven't heard any discussion since beginning of November probably, maybe even October. I don't, I don't know. I heard, I overheard a date being thrown out.

Mrs. Tyler - They talked about it at the last board meeting.

Mrs. Corlew - And but then that's the last I've heard.

Mrs. Tyler - Yeah, right. Okay.

Mrs. Hull - I haven't, I haven't heard anything on the sly either.

Mrs. Tyler - (Inaudible) about it at the dinner table.
(Laughter).

Mrs. Hull - As far as anything specific goes. Just that it was mentioned that the firehouse would make it easier because it was larger.

Mrs. Corlew - Yeah.

Mrs. Tyler - I was just wondering.

Mrs. Corlew - I know that they were setting a public hearing for the special use permit thing, so.

Mrs. Tyler - I don't know.

Mrs. Corlew - I don't know when that is either.

Mrs. Tyler - Okay. Just, just curious...

Mrs. Hull - Soon, I hope.

Mrs. Tyler - And then we're going into the new year next month, so we'll all need to restart our four hours of certification, correct?

Mrs. Corlew - Hm hm.

Mrs. Sutphin - Well, there's on-line stuff that we can do.

Mrs. Corlew - Yeah.

Mrs. Tyler - Which is fine.

Mrs. Corlew - I guess that's all they're going to offer for awhile now.

Mrs. Sutphin - Yeah.

Mrs. Hull - At least that's something. I was kind of glad to get your, your email there and I said, oh, there are some things that we can be doing.

Mrs. Corlew - Yep.

Mrs. Hull - I hope it's not like that AAA class I'm trying to take to get the 10% off my insurance. My gosh.

Mrs. Corlew - That's a long one.

Mrs. Hull - I think I'm on like modular 16 out of 31 and I've got less than two weeks to finish it.

Mrs. Corlew - Yeah, that's a long one.

Mrs. Hull - I'm hoping these won't be quite that long.

Mrs. Tyler - I've taken a couple of the live webinars which I find are ya know, because you're not clicking through a module

training and it's somebody that's giving a presentation, it's a little bit more easily digest-able.

Mrs. Corlew - Hm hm.

Mrs. Tyler - A little bit more engaging 'cause it's a person talking to you. I mean, I prefer the in-person seminars, but...

Mrs. Hull - Yeah.

Mrs. Tyler - So that was all I had was, was question about that and...

Mrs. Sutphin - No comments?

Mrs. Tyler - ...I'll, I'll make a motion to adjourn the meeting.

Mrs. Hull - I will second that.

Mrs. Tyler - There you go.

Mrs. Sutphin - All in favor.

Motion by Mrs. Tyler, second by Mrs. Hull and carried to adjourn the Planning Board meeting at 7:20 p.m.

Respectfully submitted,

Patti Corlew
Recording Secretary

Pb12012020

RESOLUTION #2020-11

Motion by: Suzanne Tyler

Second by: Susan Hull

RESOLVED, to approve Planning Board minutes of June 2, 2020 (with the above correction).

DULY ADOPTED ON THIS 1ST DAY OF DECEMBER, 2020 BY THE FOLLOWING VOTE:

Ayes: Susan Hull, Sharon Sutphin, Suzanne Tyler

Nays: None

RESOLUTION #2020-12

Motion by: Susan Hull

Second by: Suzanne Tyler

RESOLVED, to deem application SPR #2020-2 by Bernard Baker, tax map #198.-1-6.11, located at 570 Schroon River Road, for site plan review.

DULY ADOPTED ON THIS 1ST DAY OF DECEMBER, 2020 BY THE FOLLOWING VOTE:

Ayes: Susan Hull, Sharon Sutphin, Suzanne, Tyler

Nays: None

RESOLUTION #2020-13

Motion by: Suzanne Tyler

Second by: Susan Hull

RESOLVED, to approve application SPR #2020-2 by Bernard Baker, tax map #198.-1-6.11, located at 570 Schroon River Road, for site plan review, to allow the operation of a seasonal boat storage business.

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Ayes: Susan Hull, Sharon Sutphin, Suzanne, Tyler

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