

PLANNING BOARD

May 21, 2022

MEMBERS: Robert Harris - absent
Robert Spencer - Acting Chairman
Beverley Snell
Margaret Darroch
Steve Urtel
Michael Hartman - Code Enforcement
David Haylett - Attorney

The meeting was called to order by Acting Chairman Robert Spencer at 6:30 p.m. Chairman Spencer read the notice of the public hearings.

Public Hearing

Kari and Dan Heidemann – 2437 Johnson Creek Rd - Tax Map No. 43.00-1-75.1

Site plan Approval and SEQR Review to Construct Three Cabins on the Property for Recreational Purposes in Furtherance of Existing Use on the Premises

Mr. Heidemann presented the board with overhead drawings that depict where the cabins will be located on the property. He said that this property was a campground, but that it had not been used as such for a period and that he and his wife would like to use it as a campground again.

Code Enforcement Officer Michael Hartman stated that the Heidemann's had been through the processes for the Public Health Department and were approved. They have also completed major property clean-up efforts.

Mrs. Darroch asked whether the campground would be open continuously or if it would have an off-season. Mrs. Heidemann stated that camping would be available for three seasons, but that they would like the option to hold some winter events.

Mrs. Darroch asked if there were any plans to expand beyond the three cabins set forth in the drawings. Mr. Heidemann said they are planning the three cabins for now but would like the option to expand at some point. Code Enforcement Officer Michael Hartman stated that he would like to see the Heidemann's start with three cabins, but not limit them to that. He said he would like to see them have 10 or 15 more cabins and thinks that would be more advantageous for their business. He stated that the land they own is about 50 acres and there is plenty of room for expansion. He stated that the application submitted was revised for the variance on the electrical code. He stated that the electrical code variance would need to go through the state.

Mr. Urtel asked what size the cabins would be. Mrs. Heidemann stated the cabins would be 14'x20' or 14'x24' and they are all planned to have two points of exit. She stated they would like

to build more cabins as the business becomes more profitable. Mr. Heidemann stated that the cabins would be pre-built and dropped on site as a completed unit.

Mrs. Darroch inquired to whether there would be signage for the campground. Mr. Hartman said there is a sign at the road with two dim lights pointed onto it. He states that this adheres to town code for signage.

Mrs. Snell asked if there would be any bands or loud music events held at the campground. Mr. Heidemann stated that this could be a higher class, niche style campground. Mrs. Heidemann said that clientele would be booked ahead of time and that they would be careful so as not to upset neighbors in the area. She stated that they want to keep a good reputation.

Mrs. Snell inquired about garbage pickup. Mrs. Heidemann stated that garbage pickup would be taken care of privately.

Mrs. Snell asked if there are bathrooms in each cabin. Mrs. Heidemann stated that there would not be bathrooms in each cabin. However, there are shower houses with bathrooms as well.

Mr. Hartman stated that he feels the Heidemann's have crossed every t and dotted every I when it comes to their business and have done everything by the book.

With no further comments, Chairman Spencer closed the public hearing at 6:45 pm

Attorney David Haylett noted that a SEQR had been submitted.

MOTION by Beverly Snell, seconded by Margaret Darroch to accept the SEQR with a small or no impact.

Ayes: 4 Nays: 0 Carried

MOTION by Margaret Darroch, seconded by Steve Urtel to approve the site plan to construct three cabins on the property for recreational purposes in furtherance of existing use on the premises.

Ayes: 4 Nays: 0 Carried

MOTION by Margaret Darroch, seconded by Beverly Snell to amend the site plan approval to include up to twenty cabins for recreation use. If there is interest in adding more than twenty cabins, the Heidemanns must submit another site plan application

Ayes: 4 Nays: 0 Carried

Motion by Robert Spencer, seconded by Beverly Snell to adjourn the meeting at 6:50 pm.

Ayes: 4 Nays: 0.

Rachel Kushner
Secretary