

Planning Board Minutes – January 27, 2025 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, Floyd Hoover, James Warner

Others Present: Kathy McGrath, Terry Donahue, Gary McIntee, Bruce Henderson, Grant Downs, Peter Short, a Rep. of Salvation Army, Sarah McFadden, Peter Sorgi, Vanessa Goff

Chairman led the Pledge of Allegiance.

Chairman introduced and welcomed James Warner, newly appointed by Town Board to fill vacant seat on the Planning Board, for the remaining term to 2029.

Minutes of December presented, motion by Chairman 2nd Bob, with minor edit carried.

New Business:

Reorganization:

Brief discussion on the Slate of Officers for 2025.

Floyd offered the following; George Dowse Chairman, Bob Miller Vice Chairman, Betty Daggett Secretary. Secretary cast one vote, Slate presented, approved.

Meeting night 3rd Monday at 7:00PM.

Old Business:

1. 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 campsites, RV sites, cabins, hobbit houses and lakefront tree houses on 42.6 acres at the subject location.

Peter Sorgi, Attorney for Rachel Krajewski, owner of the Downey Rd property appeared to represent this application. He submitted one revised plan to the Code Officer.

Yates County Planning Board reviewed this site plan in December and suggested implementing a “good neighbor” policy, clear signage, fencing, and other protective measures to prevent trespassing and ensure positive relations between the properties. Recommended that under GML 239, the application as presented has a positive countywide impact, provided that the concerns regarding the coordination of security measures are appropriately addressed.

Mr. Sorgi addressed issues and concerns brought to him by surrounding property owners.

Traffic concerns: what will be the scope of a traffic study, needs clarification

Beach access: Updated plan will have signage at all property lines.

The treehouses only will have lake access. To add parameters for camper's access.

Golf Carts: On plan it showed golf cart rentals. How will the use of golf carts be controlled. Discussion on use off of property on town roadway, private land and beach. Gary McIntee questioned how the golf carts will be controlled. Mr. Sorgi stated signage and waiver agreements will help reinforce operation areas for tree house guest using the golf carts.

Question on "Events Lodge" showed on plan, who will have access, Mr. Sorgi stated campers and tree house guest.

Noise: Discussion if an acoustical / traffic study may be needed. Mr. Sorgi stated he would discuss this with Ms. Karjewski.

Wildlife: An osprey nest is in the area how will it be protected, Code Officer Dwight James stated that during the SEQRA study period, letters will be sent out to state agencies to help with identifying critical areas such as streams, and protected wildlife near purposed campground site.

Tax Pilot: Question on tax pilot for the campground.

Bruce Henderson inquired if a tax pilot application for this campground has been submitted to Yates Co IDA.

Mr. Sorgi stated he is unsure if this project will merge all parcels. They have no plans to go to the IDA. He had no knowledge of a tax pilot application for this campground submitted to the Yates Co. IDA to date.

Major Kevin Stoops of Salvation Army property appeared with a concern of trespassing issues. What will be in place to discourage campers from trespassing on Salvation Army property. The beach playground and inground pool may be an attraction to the campground guest, His concerned is with security and safety of his camp and children.

Engineer Logan Rockcastle was not able to attend this meeting.

Many of these concerns on the site plan can be addressed by him.

Mr. Henderson asked for a clarification on number of tree houses planned for this project.

On the EAF, it states 4 treehouses on phase one and 2 extra tree houses on phase two.

Mr. Sorgi will take this discussion back to his client.

Solar Law Update: Discussion on drainage issues at solar sites. Mr. Henderson, Floyd Hoover, Vanessa Goff and George will meet and go over solar law, decommissioning and building permit fees 2/5/25 and report back to the planning board.

Motion to adjourn by Bob 2nd Floyd carried at 8:35pmt