

Planning Board Meeting  
Tuesday, March 21, 2017  
7:00 PM  
Hamilton Public Library  
Broad Street, Hamilton

**Present:** Chairman Darrell Griff, Elaine Hughes, Bettyann Miller, Town Attorney Steve Jones, Deputy Clerk Elisa Robertson, Codes Enforcement Officer Don Forth

**Others Present:** Drew Dunham, Michael Dunham, Allie Dunham, Mary Lee Dinski, Mark Peterson, John Oates, Michael Zahn

Board Member Mary Galvez has been excused from this meeting.

Board Member Bill Nolan is out of town.

Chairman calls meeting to order at 7:03 PM.

**Drew Dunham, Public Hearing, Special Use Permit Application and Preliminary Site Plan Review, 1647 Poolville Road, Earlville, Tax Map #184.-1-35,36,37**

Chairman Griff reads aloud into the record the letter the Town office received from the Madison County Health Department on February 27, 2017. Please see addendum #1. One page was inadvertently omitted in the Board's copies. Deputy Clerk Robertson provides the original for the Chairman.

Drew Dunham was only sent the first page of this document from the Madison County Health Department. The Deputy Clerk will email him the entire document first thing in the morning. Chairman Griff reads the response from the Madison County Planning Department (GML239). Please see addendum # 2.

Both the Town Clerk and the Deputy Town Clerk contacted Scott Ingmire today to clarify if the transient housing was allowed; considering the fact that the property is NOT in the Hamlet of Poolville it was determined that it is an allowed use. They only need a Zoning Permit.

**RESOLUTION 2017-14: Open the public hearing concerning the application for a Special Use Permit submitted by Drew Dunham concerning property located at 1647 Poolville Road, Earlville; Tap Map # 184.-1-35,36,37.**

Motion: Bettyann Miller

Second: Elaine Hughes

Vote: Aye – 3      Nay – 0

ADOPTED

Chairman Griff asks Drew Dunham if he would like to speak first, or make any kind of presentation?

Mr. Dunham replies that he prefers to hear questions from the audience first.

Questions from the audience:

Unidentified speaker: **Will alcohol be sold?**

Mr. Drew Dunham and his father, Michael Dunham both answer: There will be no alcohol sold. It will be part of the catering. However, there will be alcohol served.

John Oats, seasonal Poolville resident: **Is there a length of season? Are fireworks involved? Noise is already being considered. Is there a time limit or limitations on parties, I guess that I heard until midnight? I assume that here will be signage? Will there be traffic changes such as a need for a stoplight at Cranston Road? Lighting, how long will it be on at night? How wide spread will the lighting be? Are there certain kinds of event proscriptions, what kinds of events are we talking about here? Those are some of my questions.**

Chairman Griff: Drew, would you like to address those?

Mr. Drew Dunham answers: Absolutely. I would also probably be ok with providing you our project description, what we have been going through with the board with; which answers the majority of your questions, actually pretty much all of your questions. I don't think that any sort of traffic light or severe traffic patterns are going to shift. So, I don't believe there will be a need or any change in traffic patterns. All the parking is off street. In the Site Plan which we are going to review today, you will see all of the parking is in the rear of the barn. So it will pretty much not be visible from the road. It will be a one in one out driveway, so it will not be a two way intersection between cars. All of the lighting, per code, is to be in a downward facing position. So that, I imagine, it does not flare out into the sky.

Allie Dunham: The parking lot is mainly going to be lit, the parking area will be minimally lit for safety but we are not going to be lighting the whole property up.

Drew: All the egresses will be lit; there will be battery back-up; interior and all the egresses. Fireworks, I have no problem containing any use of fireworks I am not a big fan of having open flames or sparks around old barns or houses, and trees or shrubbery for that matter. I do not think that that would be an issue. The noise, you know, I don't really know how that barn contains the noise but I would imagine its pretty well especially when it is closed up. I do not think it would be any different from the typical farming operation from choppers and machines running and loading of crops in the silos with the echo, and everything like that.

Chairman Griff: It just...Let me interject if you would there Drew. That assimilating those two would not be entirely proper because the one is a farming operation and is covered under agricultural use, so the right to farm law covers that under agriculture whereas this would fall under a different category. There is a little difference there.

Mr. Oats: **My biggest concern is what kind of events? Are we talking about weddings, are we talking about concerts...**

Drew Dunham: Well, that really hasn't been specified. I wouldn't say concert, but that isn't to say that it is out of the question, but I think that we are going to be starting small. We are in phase one of development. Sure, anyone depending on occupancy whoever can... a wedding would be one of the larger events unless there was some kind of town meeting like taxes go up and everyone comes in...

Allie Dunham: Graduation parties.

**Mr. Oates: Why would there be town meetings there? Are you saying that there will be political events there, as well?**

Drew Dunham: It is an event space, for rent. We are open to the idea whoever has an idea for any sort of gathering, get together, or celebration with a severe concern for noise and the impact. It is our property too we do not want to see it destroyed by reckless people. At the same time, our goal is to share the family heritage, the farm with everybody. To have them enjoy themselves, appreciate the views, the history, and our family as a whole. So, I don't think that we would let any reckless abandon go on or craziness. We have also thought about, I have been approached by the Madison County Hop Committee to do the next Hop Festival there. Maybe putting on some...

**Mr. Oates: That would seem to be agricultural, who would have a problem with that?**

Drew Dunham: Right, I don't want to scare people and we really tried not to accentuate the Wedding thing. Sure, there may be a couple weddings there; it may become popular for that purpose. It is a big space that is covered, it's beautiful, it's appreciative, it's historical, its Hamilton, New York. We don't have anything like it and we want to be able to provide that to others.

Mr. Oates: Well rather than take up everyone's time with my questions, why don't you just get me a description of what you plan to do so I can read it over and think about it.

Mr. Drew Dunham: I can do that, absolutely.

**Mr. Oates: I do have a question about process though in terms of the approval if this. I am not familiar with how it works here. You said that here is a proposal, there is a review and comment period, and then somebody makes a decision. Are you the people who make the decision, or the Town Board?**

Chairman Griff states that the Planning Board is the one that will make the decision to approve or not.

**Mr. Oates: When do you anticipate making the decision?**

Chairman Griff: That is going to depend on when we get everything... right now the new site plan has not been reviewed by codes yet. The Dunhams apparently didn't get this second part or third page of this Health Department review, so they are kind of at a disadvantage. So, I would say that we need to let them have a chance to go through things, they are going to have to sit down with Don (CEO) and go through whatever appropriate changes that are needed to make the site come into compliance with the codes. I do see, with what the Planning Board has brought up is the difference between the house use and the venue being under different...one being under Zoning Permit and one being under a Special Use Permit. So there may be a change if that has to be done. It being two different projects so there may be a change in the timeline there as to how this moves forward. Just rest assured that we will follow the code and if there is any further...

**Mr. Oates: So I guess my question is; before you make a final decision will there be another opportunity to review and comment, or is this it?**

Chairman Griff: No, that was a question I had going in tonight as to whether we were going to close this public hearing or if we were just going to adjourn it and reconvene at another time. Which in my personal opinion with the things that I just listed, with the lapse in the Department of Health comments, and the comments from the County Planning, and the need for codes to work with the Dunhams on some stuff. It would be my suggestion that we only adjourn the public hearing tonight and reconvene it when we have more of the information in line.

**Mr. Oates: If you do that, would there be another public notification of the meeting?**

Chairman Griff: Yes.

Town Attorney Steve Jones: There is a question though... I do not know that we would mail out notices though?

Chairman Griff: We would not mail out notices, but it would be listed in the paper. It will be in the Mid-York Weekly.

Deputy Clerk: In the past we have never re-advertised. It has just been said at the meeting that...

Attorney Jones: We usually set the adjourned date here at the meeting and so it will continue at the next meeting on the date that we set.

**Mr. Oates: So, before I leave tonight I will know when the next meeting is?**

Board member: Yes.

Deputy Clerk: Sir, you can come into the Town Office; you can look at the application at anytime, it is public record. You can look at the entire project, the application, the site plan and the description, that is part of the public review process. I can set you up with all the materials you need to see what is going on.

Location of Town Office is discussed.

Chairman Griff: Any other comments...?

Unidentified Speaker: **Most of these events would probably be done during the day time right? There wouldn't be any at night time, from eight o'clock to midnight or two in the morning?**

Mr. Drew Dunham: I think that it would vary depending on the day and time. I think the weekends are probably a better suit for different kinds of public events, like a hop festival or some sort of gathering or what have you, that is public versus something that is more private. Sure, there may be a gathering or so if there is a wedding that might be on a Friday or Saturday night. I wouldn't think that during the week that would apply. There's always the possibility for that to come to the plate, but...

Speaker: **You might have barn dances at night?**

Mr. Drew Dunham: Sure.

Ms. Allie Dunham: Our cut off is going to be midnight. So that is when everything stops and our goal is to mainly have events on weekends. So, that's not to say that it couldn't happen other times; but... it will probably be the weekends.

Mr. John Oates: **Do the County Sheriffs or the State Police weigh in on this thing in any way in terms of impact?**

Chairman Griff: No

CEO Forth: if I could just interject, with the Planning Board...I am the Codes Officer by the way. As she mentioned 12 o'clock, they will determine that. They have the right to determine what events and things like that so...They will take public comment, look at the proposal, so all of the things that you are asking will be addressed. That is why it is a Special Use Permit. There will be certain things that they will have to follow that are agreed upon and proposed upon. So a lot of that, your concerns that I think I am hearing them, this Board is who would set those limitations.

Mr. Oates: Well we are investing in our property there; we are building, so we are a little bit concerned.

The Board acknowledges the concern.

Discussion ensues about where the Oates' are located.

Mrs. Oates: We are not the grumpy old neighbors, but, we bought property in the country because it is quiet, and when camp fiver first came in Poolville was all up in arms if you remember.

Mr. Oates: Some people.

Mrs. Oates: Camp Fiver has been a good neighbor, I think there music goes down by 10 o'clock...

Mr. Oates: Earlier than that.

Mrs. Oates: they have just been a good neighbor, and I just, two things...

Mr. Oates Let me say some more. They are here 6-8 weeks a year, it is no big deal. I walk my dog down there, and they are very accommodating to everyone in town and I am just glad that

they are there they are fine. So, I am hoping that this kind of thing can work out in a similar way.

Mrs. Oates: That is where I was going. We would like you, if this goes through, to be a good neighbor. I did some noise research. For many, many, many venues there is no amplification after 10 o'clock. I guess because we live in the country we want it quiet. Those are my concerns.

Mr. Oates: This property has been a vacation home for us for years and we have retired.

Mrs. Oates: We have owned it for 40 years and it has been our home away from home. I would like some reassurance that and maybe legal reassurance through zoning, that if the salesmen of motorbikes (dirt bikes) want to have their convention there and we have a whole weekend of dirt bikes. That's my best example. You say now, "Oh that won't happen". Snow mobiles, what if the snowmobile club wants to have their Hill Climb in the barn and there are snowmobiles going up and down the hill. That is the kind of thing that would be the knife. We would like some assurance from the Zoning Board that this would not happen.

Mr. Oates: We would like restrictions on the kinds of events

Mrs. Oates: Right, that goes back to the noise. And number 3 is- Are there any Zoning things out there that we do not know about?

Long Pause...

Mrs. Oates: Oh, never mind.

CEO Forth reminds the audience that they should write down their thoughts and concerns and submit them to the Town Office so that they can be entered into the record. He continues on to say that Special Use Permits frequently have a condition attached that the applicant must come before the board to renew it after a certain period of time. It is not granted without end.

Deputy Clerk Robertson explains that if there are complaints then the Board gets the chance to review and hear them and possibly change the conditions of the permit. The public has a chance to comment again either in favor or not during the renewal process.

Mr. Drew Dunham: I am right down the road from the site, you will have all of my contact information. Anyone that would like it can have it; any issues, please give me a call.

Mr. Mike Dunham (Drew and Allie's father) gives a brief history of the property, and the family's connection to it and the community. He continues on to explain that the property is very expensive to maintain without it bringing in any income. He cites taxes and insurance in particular. He explains that they are trying to keep the property as authentic with as much eye on detail and historical preservation as possible. He is proud of his children for taking on this project to protect the beauty and historical significance of their family homestead. The hope is to repurpose this property and have it create revenue through a different source and to stay in the family. This is very exciting for him. They will have to make a significant investment into this property so he wants to make sure that he hurdles are out of the way first. He comments that that wedding barns are quite popular right now, there are others not too far away. He states that it will be mainly weddings. He is very conscious of the neighbors. They will have made a big investment and they want to protect their own property as well.

Mr. Oates: Please understand that we are not trying to be critical at this point, just asking questions.

Mr. Drew Dunham: One thing I want to put into the response to everybody is the positive effect that it is going to have on our community and all of the small businesses in our community. Whether it is restaurants or other lodging accommodations or for that matter any activity it puts feet on the street here for retailers for people who are coming here from out of town, Colgate affiliates who want to come back and get married in Hamilton. To be able to provide that to everybody in Hamilton is what we don't have right now. For example people will drive 20 minutes to Deansboro and take all of their business elsewhere. Whereas Hamilton is a beautiful place, has the most beautiful campus in America, and we have a beautiful farm that has been in our family forever. Anything that we can do to help the community is the most important part of this family and farm succeeding past us.

Mr. Michael Dunham: I have another question more to direct towards the board. If I understand this from more of a legal perspective, it seems that both of these Health Department and the Planning Department of Madison County have assigned their decisions to you.

Board: Correct

Mr. Michael Dunham: So, everything that is here is their comments for your consideration.

Board member Elaine Hughes: It is their recommendations for us.

Chairman Griff states that some of it is law.

Mr. Michael Dunham: So, they are pointing that out for you to make sure it is followed.

Chairman Griff: Yes

Mr. Michael Dunham: It seems like they are on board but they are saying that they see that this could become a situation such as the bathrooms...

A general discussion ensues regarding various codes issues including: sanitation at the houses, the portable restrooms for the venue, water use, and wells.

Chairman Griff states that most of that has to deal with Codes, and that they need to meet with the codes officer about those.

Chairman Griff notifies the applicant that the Site Plan Review will not take place at this meeting because it has not been reviewed by codes.

Mr. Dunham: I just want to make sure I understand that as far as the conditional use, they are all giving you the right...at our last meeting we were hoping that this would be the meeting that you could approve the conditional use.

Town Attorney: Special use

Mr. Mike Dunham: Now that the houses are not involved, and that we have complied with this...Why can't we get a conditional approval?

Chairman: Your narrative and site plan still include the houses. For them to be separate I believe it requires a separate Zoning Permit for the housing, right?

There is some discussion about the houses and the zoning permit. There are some questions about the septic tanks. Chairman Griff sites the Madison County Health Departments report #3 and #5 (please see addendum #1. These are all codes issues. CEO Forth recommends that they go to Madison County Health with all of their paperwork; if Madison County signs off on it then CEO Forth will be fine with it.

Mr. Drew Dunham asks if they can do that, considering the Hamilton Planning Board is the lead agency?

Chairman Griff says yes.

Mr. Michael Dunham questions why they cannot issue the permit if all the issues are code related, they know that they must follow code.

Chairman Griff reminds him that the site plan needs to be approved before they can approve. That determination cannot be made tonight.

Mr. Drew Dunham asks if CEO Forth can look at the site plan tonight and approve it since there were only a few changes made. The Chairman explains that the CEO has not had time to review it and that it is not fair to give him 5 minutes to review something and then approve it.

There is at least one change that was required that has not been made, 20 foot driveway width. There is some spirited discussion about the width of other properties' driveway widths.

Chairman Griff states that there will be no more discussion about "what if" scenarios or other properties; that we are here to discuss their project specifically. These are still codes issues.

Mr. Dunham would like to know what the next step in the process is. He is coming from out of town, and would like to know what needs to happen to get an approval next meeting.

Chairman Griff: You need to clarify everything with codes, both state and our local zoning. If the site plan is signed off by codes, and can come before us at the next meeting so that we can approve the site plan. In a perfect world then we could reconvene our public hearing, and correct me if I am wrong Mr. Jones, we could make a determination at that time?

Mr. Jones: If Codes signs off.

CEO Forth interjects: Regarding what you said earlier, is this a viable option or not? You are going to have a big concern with sprinkling the building, I am only telling you now because that is New York State Fire Code. I cannot waive that; because you are going to have one hundred or more people. That is from the new 2015 code that was adopted October 31, that took effect. Prior to that, I don't believe it was required, now it is required. An Assembly A2 building which is what I am classifying your building as; you may want to start doing some of your legwork now, because you have 2 wells on the property. How you go about figuring out if that will maintain the sprinkler system in the event of a fire. If one of four criteria is met then the building has to be sprinkled. I'm not sure where you would get that information. Would the existing wells be enough to support that type of system.

Chairman Griff suggests that a company selling the systems could help.

Mr. Michael Dunham: The Sprinkler system may be the deal breaker for us, it might not be achievable .

CEO Forth: That is why I am telling you this now.

Board member Miller: These are the things you should research before you come back.

Mr. Michael Dunham: It is unfortunate, we have high hopes this could be a very good thing for the community. We are thinking about partnerships with local businesses and homes that people have for rent that we could fill with people from all over.

Chairman Griff recommends meeting with Codes to look into legal requirements, get his advice on things that need to meet code.

Chairman Griff: If changes need to be done to the site plan a little bit get that done. Get everything in 10 days prior to the next meeting so we can review it, if Don has already reviewed and signed off on it. At the next meeting we can reconvene the public hearing, do the site plan review, and if everything is in line. I am only speaking as Chairman of the Board, the Board as a whole will make the decision. We could issue a Special Use Permit for the venue. Now, going forward, if that is your wish, you want to be very clear in your narrative that you are separating the houses from the event venue. Keep them separate so that one doesn't cloud the other.

Mr. Michael Dunham: You are saying because of this we need to take those out.

Chairman Griff: You are the one making the application, you have to make the ultimate decision, we are just making the suggestion to keep these two things separate, so one doesn't taint the other. There will be some overlap, but it makes sense to separate them.

CEO Forth points out that the County Planning Department in their GML 239 review (last paragraph) did not review the houses as part of this project.

After some discussion it is determined that the two houses just need Zoning Permits and only the barn needs Special Use. The Dunham Family did contact an attorney beforehand about zoning and insurance etc.

Attorney Steve Jones: Don, if we treat these as two separate applications, application for a Special Use Permit for the wedding venue, and just a Zoning Permit , which doesn't require our approval, for the two houses. What else do you need for the houses? Because when all of this came up originally, you mentioned that there had been no building permits for the changes to the houses. Has that all been taken care of?

CEO Forth: No, it has not been addressed.

Attorney Jones: Has not been addressed.

CEO Forth: No.

Attorney Jones: So what do you need to have happen so you can issue a Zoning Permit for these houses.

There is discussion among the Town Attorney and the Codes Officer about what needs to be done to issue the Zoning Permits. He does not enforce the Madison County Health Codes and cannot issue a Certificate of Occupancy because he did not inspect tthe work when it was done,

because they never got building permits. This is not a Planning Board issue. This is an issue for the Codes Officer. The Dunham Family would like to have a permit to use these vacation homes to be used now. Removing the houses from the Special Use Permit Application removes them from coming before the Board. The Town Attorney consults the Town of Hamilton Zoning Law page 4, section 2.3-2 and 2.3-3:

**2.3-2 Filing Application for Zoning Permit**

*A person desiring a zoning permit shall file an application for a zoning permit with the Code Enforcement Officer, together with the appropriate fee. The application shall be submitted on forms provided for such purpose by the Code Enforcement Officer, and shall include a plot plan drawn to scale showing the actual dimensions of the land to be built on or otherwise used, the size and location of all buildings or other structures or other uses to be built or undertaken and such other information as may be necessary in the evaluation of the application and the administration of this local law. Within 10 working days following receipt of an application, the Code Enforcement Officer shall notify the applicant of any additional information required for completion of the application. If no such notice is timely given, then the application shall be deemed complete as filed. When all additional information is received, the Code Enforcement Officer shall acknowledge the same in writing. The Code Enforcement Officer shall provide a report or copies of application to the Planning Board.*

**2.3-3 Determination**

*Not later than 10 working days after receiving a completed application, the Code Enforcement Officer shall mail or deliver to the applicant the determination that either:*

- A. The proposed project or activity complies with the requirements of the Town of Hamilton Zoning Law and/or the Town of Hamilton Subdivision Regulations and all other applicable and local laws and regulations and requires no other approvals, and accordingly a zoning permit is issued; or*
- B. The proposed project or activity is inconsistent with one or more specified requirements of the Town of Hamilton Zoning Law and/or the Town of Hamilton Subdivision Regulations or other applicable local law or regulation, and a zoning permit is denied; or*
- C. The proposed project requires one or more specified special approvals before a project permit can be granted. The proposed project may, for example, be for a use allowable by Special Permit and/or Site Plan approval, requiring approval of a Special Permit by the Zoning Board of Appeals and/or approval of a Site Plan by the Planning Board.*
- D. Note that any decision of the Code Enforcement Officer may be appealed to the Board of Appeals, or a variance may be sought from the Zoning Board of Appeals pursuant to Article 10 below.*

CEO Forth states that if the Dunham Family will meet with the Madison County Health Department and clear up any issues that they may have he will issue the Zoning Permit for the houses. He requests that they have them call him or send an email so that he has documentation that they are fine with it.

There is much discussion by multiple parties.

The Dunhams will come back with just the venue on the application.

Mr. Zahn: I am here just to learn about it, I know nothing about it. I wanted to know if it is just a wedding venue of similar gathering place, or whether this might be a recreational thing, bringing in snow mobiles, or that sort of thing. I have no problem if it is for weddings and reunions or that type of thing but I would have a problem with recreational vehicles being brought into the area. I think that anyone who lives in our area knows how sound travels. You would think that somebody is in your backyard and they are on Preston Hill Road, I mean it reverberates.

Town Attorney: Many of those issues have been raised, and the suggestion has been to look at the application, it is on file at the Clerk's Office. We are going to reconvene the public hearing next month so that after people have reviewed the application, they can come in and speak to those details. Or you can talk to Drew tonight.

Chairman Griff states that we are all aware of the course of action and it is agreed that the public hearing will be suspended until the next meeting on April 25, 2017 at 7:00 pm at a site to be determined.

**RESOLUTION 2017-15: Suspend the public hearing concerning the application for a Special use Permit submitted by Drew Dunham concerning property Located at 1647 Poolville Road, Earlville; Tap Map # 184.-1-35,36,37 until April 25, 2017.**

Motion: Elaine Hughes

Second: Bettyann Miller

Vote: Aye – 3          Nay – 0

ADOPTED

There is some discussion as to when to do the SEQRA Part 2 for the Dunham Project.

**Camp Fiver, Special Use Permit Application, 7464 Mill Street, Poolville, Tax Map # 199.-1-31**

Chairman Griff goes through the application to ensure it is complete. The Board reviews the SEQRA Long Form and makes the following additions and or changes (See addendum #3):

Page 2

- B.b. Changed to YES
- B.e. Changed to YES add Planning Department
- B.g. Changed to YES add DEC
- C.2a Changed to YES-- if YES ...YES

Page 3

- C.3a Changed to YES—if Yes ...Hamlet
- C.4b Remove "Village of Hamilton"; add SOMAC
- D.1a Add Special Events

Page 7

- D.11-ii Changed times to: M-F 7am-11:59pm
  - Sat 7am-11:59pm
  - Sun 7am-11:59pm
  - Holidays 7am-11:59 pm

Summer 7am-9:30 pm

Page 8

D.1m Changed to Yes

- i. Camp activities 7am-10 pm
- Special events 7am-11:59pm (Fri Sat Sun)

D.1n Changed to YES

Porch lights, no additional lighting proposed

Page 9

E.1a Additional checkmark for "Residential (suburban)"

E.1b Added "No changes Proposed" under other

Page 10

E.1d NO - Identify Facilities: The site itself is a Children's Camp.

Mary Dinski will sign the revised copy of the SEQRA long form (part 1) before she leaves. This will be sent to the other applicable agencies to establish lead agency. It will also be sent to the Madison County Planning Department for their review (GML 239). The Public Hearing for Camp Fiver would also be held at the next Planning Board meeting. The Board looks over the conditions that Fiver has suggested to go along with their application. Town Attorney Steve Jones reads each item on the April 8, 2002 conditions (please see addendum #4) and compares them to the updated proposed conditions dated March 8, 2017 (please see addendum #5).

- Number
1. The two are exactly the same.
  2. Changes "economically disadvantaged youth" to "low income households" in and "the summer months" to specify "June through August".
  3. "Such uses will fall under the definition of camping" is changed to "Such will directly support the mission and uses will fall under the definition of camping".
  4. Previously about motor boats, has been moved to number 5 on the new list. Similar to number 3 but this would be specifically for fundraising events.
  5. Former #4, it references motorboats.
  6. Previously about horses has been eliminated. Horses will be addressed later. It now addresses camp hours.
  7. Addresses camp deliveries.
  8. Maintain not-for-profit status. Copy on file.

9. Maximum of 300 people at one time. May need to train a staff member to be a crowd control officer for special events.
10. Sanctioned activities will be supervised by Fiver staff.
11. No parking off of fiver property.
12. These conditions should be interpreted as a whole...
13. Review every 3 years.
14. No more than 10 horses on kept on site.

Camp cannot be used in the winter because it is completely shut down. CEO Forth suggests there is a time frame in the code that states a start date and a finish date to maintain heat levels.

Mary Dinski informs the board that each wedding they have supports 5 kids going to camp. There have been 2 weddings. They are hoping to do 2 weddings per season. Her main concerns are, not being able to run camp this summer and the building permit for the building project that they currently have in the works. Chairman Griff states that he would be very surprised if this permit did not go through.

The public hearing will be on the April 25<sup>th</sup>, if the Planning Board is granted lead agency and we have the review by the Madison County Planning Department a decision may be rendered at that time.

Ms. Dinski agrees if there are some unforeseen circumstances, they would be willing to pull the events portion of their application at this time to be approved to run camp this summer. There was discussion about noise and how it travels in the area. Ms. Dinski voices her appreciation to the board for dealing with this application in a timely manner.

**Poolville Country Store, Special Use Permit Application; 1245 Earlville Road, Earlville, Tax Map # 199.12-1-13**

Chairman Griff accepts a letter sent to the Planning Board by the applicants withdrawing their application for a Special Use Permit for a wedding venue (Please see addendum # 6).

**Mary Jane Miner, Earlville Road, Earlville, NY; Tax Map # 199.12-1-19,**

The Board has received a letter from Mr. Kendall. The Assessor confirmed that the deeds have been recorded. Some of the conditions of the subdivision approval were not met. Only two of the five conditions were met, what is the board to do? It is in the best interest of the town to

allow the parcels that have been joined to remain so. The line change between Mary Jane Miner and Nancy Miner is not mentioned, the purpose was to make the lots more conforming. The Board reviews the resolution, so they may want to modify the wording of contingencies in the future. The board accepts the letter from Mr. Kendall and decides to ask him for some clarification on the status of these properties and to please keep the board informed of any further developments. The board is most interested in the line adjustment between Mary Jane and Nancy.

**RESOLUTION 2017-16: Letter to be written to Mr. Christopher Kendall Clarifying the Status and requesting information on the Miner subdivision that was approve in November 2016.**

Motion: Elaine Hughes

Second: Bettyann Miller

Vote: Aye – 3          Nay – 0

ADOPTED

Deputy Clerk Robertson did some research regarding the Agricultural Data Statement and talked with the board about the rephrasing of question #7 to more accurately reflect the information that is needed.

Chairman Griff asked the Deputy Clerk to do some research regarding other towns Planning Board bylaws, particularly regarding alternate members. Deputy Clerk Robertson summarized the commonalities among the other town's bylaws and presented the board with a copy. She explains what she found. She points out a few things that are not addressed in our Zoning Law. Some procedure options were discussed. Deputy Clerk Robertson will research which of the categories are already addressed in the Town of Hamilton Zoning Law and what is not.

**RESOLUTION 2017-17: Approve the minutes from February 14, 2017.**

Motion: Elaine Hughes

Second: Bettyann Miller

Vote: Aye – 3          Nay – 0

ADOPTED

CEO Forth would like to go on record saying that it has been a pleasure. He is leaving the CEO position for the Town. He will be staying on for a bit to attend meetings on projects that he is very involved in. The Town appreciates all the hard work he has done.

**RESOLUTION 2017- 18: Enter into Executive Session.**

Motion: Bettyann Miller

Second: Elaine Hughes

Vote: Aye – 3          Nay – 0

ADOPTED

**RESOLUTION 2017-19: Reconvene regular meeting.**

Motion: Bettyann Miller

Second: Elaine Hughes

Vote: Aye – 3          Nay – 0

ADOPTED

**RESOLUTION- 20: Adjourn meeting.**

Motion: Elaine Hughes

Second: Bettyann Miller

Vote: Aye – 3          Nay – 0

ADOPTED

Respectfully submitted by  
Elisa E. Robertson, Deputy Clerk