

TOWN OF ELLICOTTVILLE
PLANNING BOARD MEETING MINUTES
Monday, November 27, 2023 at 6:00 p.m. at the Town Center

PRESENT: Richard Dayton, Chairman
Sheri Barrera, Vice-Chairperson
Caitlin Croft, Member
Bonnie Koschir, Member
Daniel Krusynski, Member
Timothy Zerfas, Member

ALSO PRESENT: Gregory Keyser-Town Planner, Kelly Fredrickson-CEO, Louise Isaacs-Applicant, Peter Krog, Pam Matthews, Tom Needham, James Gorndt

Mr. Richard Dayton, Chairman called the meeting to order at 6:00 p.m. and opened the public hearing for **TZP-2023-300, 7200 Horn Hill Road, Louise Isaacs, Special Use Permit and Site Plan Review of a 2 cabin campground.**

Ms. Isaacs presented her plans to use a 720 square lot with 2 Amish style cabins for temporary living with overnight camping experiences. The proposed sanitary sewage disposal is an outhouse privy. Water supply will be a 5 gallon hot and cold water dispenser in the kitchen and a 64 fl. oz. container for the bathroom. Propane will provide heat in the winter and electricity will be provided with plug in sites like those used for recreational vehicles.

Mr. Dayton asked for questions or comments from the people attending.

Mr. Keyser advised that he received 2 emails in response to the public hearing notice which was published in accordance with local law. He presented the email correspondence between him and James Gorndt and Tom Needham and the email from Sam Battaglia with questions.

Peter Krog, property owner, stated that he suggested the site for the campground to Ms. Isaacs. There are no plans to expand the campsite. He suggested a port-a-potty instead of building an outhouse/privy.

Ms. Koschir asked Ms. Isaacs how she will handle booking as she lives in Florida?
Ms. Isaacs said booking will be on line as an Airbnb.

Mr. Zerfas asked who will take care of the property physically?
Ms. Isaacs said she will have caretakers on site for cleaning and maintenance.

Mr. Dayton noted that the Board needs a survey or site plan showing the property and the location of the cabins on the lot to make sure the setbacks are met. Are you using all 138 acres?

Mr. Krog said no, just 720 square feet.

Mr. Keyser stated that the application for the Special Use Permit requires a site plan showing the project including lot size, parking area, and access driveway.

Ms. Barrera asked do you have maintenance for inside and outside?

Ms. Isaacs said she will have a company cleaning the cabins.

Mr. Krog said he will brush hog the property to keep the grass down. No lawns or plantings are proposed.

Mr. Tom Needham asked will there be RV's and/or trailers?

Mr. Krog said no, just the 2 cabins.

Mr. Dayton asked, will there be restrictions on occupancy?

Ms. Isaacs said there will be 2 people per cabin.

Mr. Dayton advised that 4 parking spaces need to be provided (2 for each cabin).

Mr. James Gorndt asked will there be bathrooms in the cabins?

Ms. Isaacs said each cabin has one bedroom and we have not decided if there is room for a bathroom.

Mr. Keyser asked how you will flush water away if you do have bathrooms?

Mr. Krog said there is water available on site.

Ms. Barrera asked how does water get to the port a potty?

Mr. Keyser asked who will clean the privy/outhouse?

Ms. Isaacs said the cleaning people will clean the outhouse or port a potty.

Mr. Zerfas said he would prefer an outhouse/privy as opposed to a port a potty which is unsightly.

Mr. Krog said he can build an enclosure around the port a potty.

Mr. Dayton asked, is this your first project of this type?

Ms. Isaacs said yes.

Mr. Dayton asked if there will be a dumpster?

Mr. Krog said that with 2 cabins trash cans would be sufficient.

Ms. Croft noted that there is too much unknown about the plan. The Board needs to see a site plan with more detail including water/ sewerage, parking, driveway and plan for the bathrooms, privy or port a potty.

A neighbor asked will there be a local contact if there are problems such as noise?

Ms. Isaacs said yes there will be a local contact to handle problems.

Mr. Dayton noted that we need to have the name of the caretaker on record.

Mr. Keyser advised that the Planning Board can put conditions on the approval for the Special Use Permit to make sure the project meets the standards.

Mr. Grondt asked if the Planning Board had approved other projects like this?

Mr. Dayton said that a campsite with Yurts submitted by Justin Dineen was approved on Route 219 North some years ago.

Mr. Grondt said his concern is possible noise to the quiet neighborhood and environmental issues.

Ms. Barrera asked, will open campfires be allowed?

Mr. Fredrickson said that depends on what NYS code allows.

Mr. Kruszynski said that NYS has a burn ban in effect for several months of the year and in the dry season. The Town of Ellicottville does not have any separate regulations regarding fires or burning.

Ms. Koschir said a plan for fire pits should be provided.

Mr. Keyser noted that Cattaraugus County Planning Board has not responded to the referral and the public hearing should be left open.

Moved by Ms. Croft to leave the public hearing open for TZP-2023-300, 7200 Horn Hill Road, Louise Isaacs, Special Use Permit and Site Plan Review of proposed 2 cabin campsite and to table the application pending comments from the Cattaraugus County Planning Board and any more questions from the public. Seconded by Ms. Koschir. Ayes all. Carried.

The Minutes of the October 23, 2023 meeting were read. Corrections were made.

Moved by Ms. Barrera to approve the Minutes of the October 23, 2023 meeting as corrected. Seconded by Mr. Kruszynski. Ayes all. Carried.

Mr. Dayton advised that Bonnie Koschir has submitted her resignation to the Planning Board effective at year end.

Ms. Koschir said she is on 2 other Boards and with retirement plans she is not able to attend meetings.

Mr. Dayton advised that he is also resigning from the Planning Board effective at year end. The Town Board will appoint new members for 2024.

Mr. Dayton referred to the letter he wrote to NYS DOT on behalf of the Planning Board noting that Board members received a copy.

Mr. Dayton presented TZP-2023-267, 6599 US Route 219, Reid Petroleum, Special Use Permit and Site Plan Review for a gasoline service station.

Mr. Keyser presented the letter from NYS Department of Environmental Conservation with their comments on SEQR. He also presented an email from NYS DOT requesting an extension of the SEQR review deadline which expired on November 22, 2023.

Moved by Ms. Barrera to leave the SEQR response deadline open in order to receive additional comments from involved agencies. Seconded by Mr. Kruszynski. Ayes all. Carried.

Ms. Koschir asked, is there room for a third or turning lane at the intersection of Route 219 and 242?

Mr. Keyser said that NYSDOT wanted the extension to do a traffic study.

Mr. Keyser advised that Mike Rotella is advertising lots for sale on his Route 242 property even though he has not submitted a plan for review or received any approvals for a subdivision. The realtor was notified that no subdivision exists.

Mr. Dayton advised that the Planning Board does not usually meet in December due to the Christmas holiday. Do we want to cancel the December 26, 2023 meeting?

Moved by Mr. Zerfas to cancel the December 26, 2023 meeting. Seconded by Mr. Kruszynski. Ayes all. Carried.

Moved by Ms. Koschir to adjourn. Seconded by Mr. Kruszynski. Ayes all. Carried.

The meeting was adjourned at 6:45 p.m.