

**TOWN OF DAY – PLANNING BOARD
REGULAR MEETING AUGUST 6, 2018**

APPROVED

7 PM

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Members Present:

Chairman Ted Mirczak

Gary Newton

Craig Trombley

Ellen Taylor

Also Attending:

Jeffrey Meyer, Attorney

Garry Robinson, Engineer

Frank Saluzzo

Members Absent:

Mary Ann Johnson

PLEDGE

ROLL CALL

Motion, made by Gary Newton and seconded by Ellen Trombley to **accept** the minutes from the July 2, 2018 Regular Meeting of the Planning Board.

Ayes: Chair Ted Mirczak, Gary Newton, Craig Trombley and Ellen Taylor.

Carried: 4-0

OLD BUSINESS:

SITE PLAN APPLICATION

TAX MAP#32.1.6

WATERSEDGE MANAGEMENT GROUP, LLC

(Previously known as Sacandaga Camp Ground)

Chair Mirczak asked Attorney Meyer for clarification prior to the presentation by Garry Robinson, Engineer who represents Watersedge at this meeting. He asked when the County (Saratoga) would like to receive this application. Attorney Meyer stated most times the county prefers to receive the application after SEQR is completed. This is so time is not lost in the process.

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Mr. Robinson completed the updated application and maps and presented them to the planning board. Information was also given informally to the planning board on two other occasions. These were November 6, 2017 and on December 4, 2017. It was decided on the second meeting that the application needed to go before the Zoning Board of Appeals first.

This site plan shows 31 sites. Chair Mirczak questions if this application is now complete. Mr. Robinson explained that the plan would still need approval from Department of Health and Department of Environment. Changes may occur if required by either of the agencies.

He showed the plans for the storm water drains and explained their useage. A change from the original information is the road is now a loop and will be one way. This is related to storm drainage. The perc tests have been done. There will be one well and two large storage tanks. Basically there is not a lot of difference from the original, it is just more efficient.

Mr. Robinson would like an approval subject to conditions. Chair Mirczak agreed that he would like to have it move expeditiously. He would like the original application updated. It should state 31 sites, not 33. The name has been officially changed to Watersedge and should reflect that. The SEQR also has 33 instead of 31. The viewshed was acceptable but lighting still needs discussed. It should be cut-off lighting. Mr. Robinson will update the application. He explained the application had been made to be able to use before both the planning and the zoning boards.

Mr. Salluzzo stated that both neighbors have been supportive without any complaints.

Motion, made by Craig Trombley, seconded by Gary Newton to **declare** the application complete with the numbers and name to be changed as above.

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Motion, made by Ellen Taylor, seconded by Craig Trombley to **declare** the Town of Day Planning Board lead agency under SEQR for this site plan review.

Ayes: Chair Ted Mirczak, Gary Newton, Craig Trombley and Ellen Taylor.

Carried 4-0.

Chair Mirczak had reviewed the EAF mapper program.

Motion, made by Craig Trombley, and seconded by Gary Newton to **declare** a Negative Declaration under SEQR for this site plan review application based on the information and analysis in the SEQR form, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Ayes: Chair Ted Mirczak, Gary Newton, Craig Trombley and Ellen Taylor.

Carried 4-0.

Resolution, was made to rescind the **Motion**, made by Ellen Taylor, seconded by Craig Trombley to **declare** the Town of Day Planning Board lead agency under SEQR for this site plan review.

Ayes: Chair Ted Mirczak, Gary Newton, Craig Trombley and Ellen Taylor.

Carried 4-0.

Motion, was then made by Ellen Taylor, seconded by Craig Trombley to **declare** this an uncoordinated review.

Ayes: Chair Ted Mirczak, Gary Newton, Craig Trombley and Ellen Taylor.

Carried 4-0.

A discussion followed as to whether a public hearing needed to be held. Chair Mirczak states that the law said that we may hold a public hearing. He questioned if there was any substantial changes that would need to be discussed as a public hearing was held by the Zoning Board of Approvals on the variances.

Counsel Meyer stated that more often than not a separate public hearing is held. The planning board does have the right to waive a public hearing. However, he questioned if there would be any harm to hold another one.

Chair Mirczak expressed a concern as to why have another one when all the neighbors had attended the last one. He questioned a downside to this.

Mr. Robinson felt that there was no reason to hold another public hearing. Everyone that had concerns expressed them at the previous hearing. They were all satisfied

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with the outcome.

Member Trombley felt that we should not put Watersedge through anymore hoops. He explained that the town he came from was very busy and where they put people through those same hoops over and over again the town lost out on many small projects. A public hearing was held once and there was no problems. If we hold up the project longer then there is the possibility that the project does not go. We then hurt the town's revenue.

Member Newton strongly agreed.

Member Trombley also expressed the proactive changes that the campground has made. There are no golf carts on the road and there are large orange safety cones in place.

Motion, made by Gary Newton, seconded by Ellen Taylor to waive the public hearing.
Ayes: Chair Ted Mirczak, Gary Newton, Craig Trombley and Ellen Taylor.

Carried 4-0.

Mr. Robinson then asked if there was something that we could give him to go before the DOH. Counsel Meyer stated we could supply a copy of the minutes from August meeting and this is the status of the project. He will draft a letter.

This will be voted on at the next meeting on Thursday, September 6th. Chair Mirczak reminded us that the Comprehensive Plan wants this kind of development in the Town of Day.

Motion, made by Gary Newton, seconded by Craig Trombley to **adjourn** this regular meeting of the Town of Day Planning Board was made at 8:02 pm.

Ayes: Chair Ted Mirczak, Gary Newton, Craig Trombley and Ellen Taylor.

Carried 4-0.

Dawn Graham
Clerk