

Kark Recreational Vehicle Park – At the January meeting, all Planning Board Members received a copy of Jonathan Kark's Feasibility Study for a Recreational Vehicle Park to review. Ted Lauve of Lauve Engineering, PLLC, gave an outline of the proposed project. It was Ted's assumption that the project would be an allowable 'Outdoor Recreational Use' in the Town being a campground, not a permanent mobile home park. The campground would be a seasonal, temporary use for RVs and possibly campsites. The project would be on a thirty-eight parcel of land. The north half, which is zoned Agricultural Residential A, would be developed; the south half, which is zoned Agricultural Residential B, would be undeveloped. Phase One would include access off of Porter Hollow Road, an office, entrance to the campsite, parking spaces, a pavilion, possibly a pool in the future, a stormwater pond, and section one with seventeen RV spaces. Phase two would include an additional twenty-four RV spaces. There would be a two-way access drive, drive through spaces, and onsite septic and well systems. Phase three would include cabins and tent sites. Ted provided copies of all of the permit applications that would be necessary for the applicant to fill out. Ted and Jonathan Kark answered questions that Planning Board Members asked.

- Jonathan anticipates fifth wheel campers and motor homes.
- The route most likely to be taken to access the Park would be from Route 88 to Pleasant Hill Road to Porter Hollow Road. (The route would include narrow, hilly roads.)
- Porter Hollow Creek would not have to be crossed to access the Park.
- Seasonal operation may include the potential for year round campers.
- Ted has discussed the septic and well issues with the Broome County Health Department; both will be costly and Ted suggested to Jonathan that he may want to start with installing the septic system for just the first section.

At this point it was felt that the Planning Board needed to determine whether the project is an allowed use under the Town Code. The applicant's position is that the proposed project is a permitted use as defined in the Town Code under 'Commercial Outdoor Recreational Use,' which is allowed in Agricultural Residential Districts A and B. During the Planning Board's discussion, however, there were certain members who felt that the proposed project fell under the definition of 'Tourist Camp' which is not an allowed use in Agricultural Residential Districts A and B. The question was raised whether a 'Tourist Camp' is a 'Commercial Outdoor Recreational Use' and the Town Code does not seem to define this. Mr. Armstrong researched what a tourist camp is outside of the Town's local law and did not have much success with anything that would be considered current. Most of the descriptions dated back to the 1950's and prior. In most cases a place to spend the night was provided by the proprietor of the property. He did not find anything that truly said that a tourist camp and campsite were or were not one in the same.

Atty. Millus and Atty. Fernandez discussed the matter prior to the meeting and felt that there is nothing providing guidance in the Town Code that says it is not an appropriate use nor that there was anything restricting the project from moving forward. Furthermore, Atty. Millus suggested that the Planning Board may want to define 'Tourist Camp' and/or 'Commercial Outdoor Recreational Use' more specifically and propose that the Town Board make an amendment to the Town Code (not necessarily for this application). Because the Planning Board Members did not come to an agreement on the matter, Atty. Fernandez will discuss this further with Atty. Millus who can also present the matter to the Town Board before Jonathan will be able to proceed with the Project. Atty. Fernandez felt that the vagueness of the existing Town definitions allow more of what they are proposing than denying what they are proposing.

Solar Energy Systems – Mr. Armstrong recently attended a seminar primarily for firefighters entitled, "Safety and Fire Considerations for PV Solar." More and more residents are installing solar panels and systems. The Town does not have any specific descriptions, definitions, or ordinances regarding Solar Energy Systems. Mr. Armstrong provided a handout that included considerations for the Planning Board to look over in regards to the Solar Energy Systems/Town Code. Considerations that were discussed by the Planning Board included limiting what is allowed in certain zones, emergency response (access to the peak of the roof), and leasing vs. owning the system. Mr. Armstrong also provided two different model ordinances for the Planning Board to review. Mr. Eldred suggested that a speaker attend a Planning Board meeting to discuss Solar Energy Systems to better equip the Planning Board in setting up regulations in the Town Code. Gay Canough, of ETM Solar Works, may be a possible speaker.

NEW BUSINESS

UPH Management Development of 1005 Chenango St. – Currently there is a two family unit at this location owned by Jim Broughton of UPH Management Development. Jim would like to add two more two family units. Town Engineer Dick Bassler and Mr. Armstrong have been discussing Jim's plans with him and do not believe he will need to present the plans to the Planning Board at this point in time. Jim would like each unit to be independent with all of the utilities with the potential to sell them down the road.

At 8:10 pm, Mr. Moss made a motion to adjourn the meeting, seconded by Mr. Randall.
Motion carried.

Melodie A. Bowersox, Town Clerk