

Planning Board Meeting  
February 26, 2020

Chairwoman Robin Severance called the meeting to order at 7:05 p.m. with the following members present: Mr. Dwight Anson, Ms. Mary Lou Fitzgerald, and Mr. Chris Maron. Also in attendance was Mr. George Hainer, Building Codes/Zoning Officer. Guests in attendance: Jim Rule, Peter Gibbs, Mark DeCrescente, Asher Nelson, Kevin Hall, Meghan Brooks, Dan Dohman, Mike Fergot, and Elisha Bartlett.

Chairwoman Severance: Has everyone had a chance to review the minutes from the last meeting? Is there a motion to approve?

Mr. Anson: I'll make that motion.

Ms. Fitzgerald: Second.

Chairwoman Severance: All in favor? Approved.

- **Resolution 2020-7 Approval of Minutes**

Resolved: To approve the minutes of January 29, 2020.

Moved by: Mr. Anson

Seconded by: Ms. Fitzgerald

In Favor: Mr. Anson, Ms. Fitzgerald, Mr. Maron, and Chairwoman Severance

Opposed: None

Chairwoman Severance: We'll move on to the first project, which is **Westport Fire House, Tax Map No. 66.2-3-2.000.**

Mr. Peter Gibbs, Engineering Ventures PC: I'm here to discuss the new firehouse. Jim Rule is representative of the owner, Asher Nelson is the architect, and Kevin Hall is the land surveyor. The Fire District has been working on this project for about 30 years. This is part of the Westport Development Park that was permitted in 1992 or 1993. The project is to replace the existing building, which is outdated, unserviceable, unable to properly care for the volunteers and equipment, and has lack of facilities. We looked at many different sites and at the existing building before coming to this lot. It's 5.5 acres. It's an essential service building – an essential structure, so there are requirements like a radio room, laundry, hazardous material wash down area, training area, etc. The building is 10,800 square feet and two levels – the ground floor and a mezzanine for storage. (Floor plans and site plans were presented.). For zoning, we're in Rural Residential 5 Commercial Industrial District. We're a permanent special use. It does not require an APA permit; we've gotten a non-jurisdictional determination from them. We're not planning to remove any vegetation along Route 22. There will be a pole-mounted transformer that will lead underground into the building. I believe the radio tower will be attached to the building. Utility plan – we're on municipal water and it will have on-site sewage treatment. We'll have an oil water separator for when vehicles are washed. We'll have emergency power generation and a buried propane tank. Projected timeline: design

and permitting by May 2020, we're hoping to bid the project in June, and hoping to start construction in July and finish by February 2021. This is a Class B permit application and a Special Permit application.

Mr. Maron: Will there be a siren there or will it stay here in town?

Mr. Gibbs: I don't know the answer to that.

Mr. Jim Rule: The siren will not stay in town. We intend to sell that lot. I do believe – and this is up to the board – that there will be a siren on the building.

Mr. Maron: Are the sirens still useful?

Mr. Rule: It's not that useful for members with the communication that we have, but there is usefulness in a natural disaster or a mass incident where we need to notify the whole town quickly. I intend for there to be a siren there, but we haven't worked it out in the plan yet.

Chairwoman Severance: Peter, you said that the road was going to be upgraded. Does the owner of the industrial park know how the road is going to be improved?

Mr. Kevin Hall: The road will not be an issue.

Mr. Gibbs: It's a town road and a right of way.

Ms. Fitzgerald: The use of the rooms inside the building – do you have common rooms or are they all just Fire District?

Mr. Gibbs: The architect can lead us through the design and uses of the building.

Mr. Asher Nelson: From this side it's one big truck garage – apparatus bays. There's an enclosed space at the end for EMS. You have an entrance vestibule and lobby area, a meeting room, bathrooms, janitor's closet, chief's office, conference room, and radio room. The upstairs in an unfinished mezzanine; they'll use that for training and storage.

Ms. Fitzgerald: Is there a meeting room for the public? Most of the old firehouses had a place for dinners. That's not going to happen here, correct?

Mr. Rule: We opted not to go with the commercial kitchen, so we can't legally have suppers there. We didn't want the expense.

Ms. Fitzgerald: My other question is the seating capacity of the conference room.

Mr. Nelson: The conference room is small – maybe ten people.

Mr. Maron: Will the trucks get gas there?

Mr. Rule: No. We get gas and fuel from the town garage. There won't be any on-site storage.

Mr. Gibbs: What do we do from here?

Chairwoman Severance: We determine if we need more information. Are the members of the Planning Board satisfied that we have enough information here to deem the application complete?

Ms. Fitzgerald: How much of a problem is it to wait until other members are here?

Mr. Hainer: You'd be a month behind, maybe two months.

Chairwoman Severance: All of our board members have packets and we'll be sure that they get them.

Ms. Fitzgerald: I will make a motion that we deem the application complete.

Mr. Anson: Second.

Chairwoman Severance: All in favor? Approved.

- **Resolution 2020-8 Westport Fire District Application**  
Resolved: To deem the Class B Permit and Special Permit applications submitted by Westport Fire District, Tax Map No. 66.2-3-2.000, complete.  
Moved by: Ms. Fitzgerald  
Seconded by: Mr. Anson  
In Favor: Mr. Anson, Ms. Fitzgerald, Mr. Maron, and Chairwoman Severance  
Opposed: None

Chairwoman Severance: Let's set a public hearing for our next meeting on March 25. We'll have a site visit.

Ms. Fitzgerald: I'll make that motion.

Mr. Anson: I second:

Chairwoman Severance: All in favor? Approved.

- **Resolution 2020-9 Westport Fire District Public Hearing**  
Resolved: To hold a public hearing on the Westport Fire District, Tax Map No. 66.2-3-2.000, Class B/Special Permit application on March 25, 2020 at 7:00 p.m.  
Moved by: Ms. Fitzgerald  
Seconded by: Mr. Anson  
In Favor: Mr. Anson, Ms. Fitzgerald, Mr. Maron, and Chairwoman Severance

Opposed: None

Chairwoman Severance: Next is **Dan Dohman, Tax Map No. 57.3-1-33.120.**

Mr. Hainer: This is a single family dwelling in Resource Management Agricultural Lands. Normally it would be a permitted use, but because it's an agricultural land it has Class B status. We have to review it as a Class B project. The Adirondack Park Settlement Agreement has conditions in it that I imagine we would mimic.

Chairwoman Severance: Your driveway will go in off Cedar Mill Lane?

Mr. Dan Dohman: Correct. There's a hedgerow along this stretch of Cedar Mill Lane. There's already an opening, which is where the driveway will be.

Chairwoman Severance: Can Bob Rice's family see your house or vice versa?

Mr. Dohman: Not from the ground and I don't think you'd be able to from the upstairs. There's a lot of woods in between that should serve as a visual barrier.

Mr. Hainer: If you read over the settlement agreement from the APA it's almost as if they reviewed it as a Class B. The septic system has been designed. The APA was there for the deep hole test.

Mr. Anson: How much land do you have there?

Mr. Dohman: This is a 9.55 acre parcel. The footprint would be 1,957 square feet. The enclosed square footage of the house would be a little over 2,000 including the first and second floors.

Chairwoman Severance: Does anyone have questions? As far as I can see, all the information is here. I make a motion that the application is complete.

Mr. Anson: Second.

Chairwoman Severance: All in favor? Approved.

- **Resolution 2020-10 Dohman Application**

Resolved: To deem the Class B application submitted by Dan Dohman, Tax Map No. 57.3-1-3.120, complete.

Moved by: Chairwoman Severance

Seconded by: Mr. Anson

In Favor: Mr. Anson, Ms. Fitzgerald, Mr. Maron, and Chairwoman Severance

Opposed: None

Chairwoman Severance: We should do a site visit, maybe a week prior to the public hearing. We should set the hearing for the same date as the other one.

Ms. Fitzgerald: I agree. I'll make that motion.

Mr. Anson: Second.

Chairwoman Severance: All in favor? Approved.

- **Resolution 2020-11 Dohman Public Hearing**

Resolved: To hold a public hearing on Dan Dohman's (Tax Map No. 57.3-1-3.120) Class B application on March 25, 2020 at 7:00 p.m.

Moved by: Ms. Fitzgerald

Seconded by: Mr. Anson

In Favor: Mr. Anson, Ms. Fitzgerald, Mr. Maron, and Chairwoman Severance

Chairwoman Severance: Now we'll move on to the Guy Lever, Tax Map No. 66.2-2-22.130, project.

Mr. Hainer: You have the packets. I gave you a letter from Mr. Giles, Part 1 and 2 of SEQR, and information that Kevin sent.

Mr. Hall: Mr. Lever is out of town, but would like to have the project reviewed by the board. He's hired me to prepare the site plan, which I updated (maps were presented). I think the key part of this is the letter from Albany regarding the archeology study and stating that it isn't significant. The deed didn't restrict building in the archeology study area; it just said if you were going to build there you would need to do a phase two study. Now that it's been determined that there isn't any sensitive issue there, I don't know if that become mute point. That's why I've asked the board to consider either stating that the area is not applicable due to these letters, or at a minimum that the section, which is 0.08 acre, be determined to be non-applicable.

Chairwoman Severance: Mr. Giles wrote an email to us. He has seen this proposal and is in favor of it with some minor conditions. One of his requests is a 50' no disturbance area to run between the properties. I think putting that condition in would satisfy the neighbor.

Mr. Maron: What are we being asked to do? To approve this now?

Mr. Hall: I think we have to do a public hearing. I did not include the 50' strip on my map, but if Mr. Lever drew it on the map submitted to the APA I would assume he's okay with it. I haven't gone over that detail with him, but I assume it would be okay.

Mr. Anson: I don't see how Giles has a right to want him to build trees all the way through.

Mr. Hall: I find the whole length of it to be excessive. That's why I don't want to fully commit to it without talking to Lever.

Chairwoman Severance: He's not asking him to put trees there.

Ms. Fitzgerald: He's asking him not to do anything to it.

Mr. Hall: The "no disturbance" thing is too broad in my opinion. I could see where you could put a buffer. I think if we can define "disturbance" to satisfy everyone, I don't see where there would be an issue.

Mr. Anson: What about his boathouse?

Mr. Hainer: That's another issue. It's outside the building envelope. He'll have to run it by the APA.

Mr. Hall: Maybe that's another note to add to this map – excluding a boathouse. That needs to be defined.

Ms. Fitzgerald: Are we voting on this tonight?

Mr. Maron: I'll make a motion that we consider it an approvable building envelope and that we proceed with the next step.

Ms. Fitzgerald: I'll second.

Mr. Hainer: Do you want to set a public hearing for the next meeting?

Mr. Maron: I'll add that to the motion.

Chairwoman Severance: All in favor? Approved.

- **Resolution 2020-12 Lever Public Hearing**

Resolved: To consider Guy Lever's (Tax Map No. 66.2-2-22.130) application to modify a building envelope approvable and hold a public hearing on March 25, 2020 at 7:00 p.m.

Moved by: Mr. Maron

Seconded by: Ms. Fitzgerald

In Favor: Mr. Anson, Ms. Fitzgerald, Mr. Maron, and Chairwoman Severance

Ms. Fitzgerald: We have a guest.

Mr. Maron: It sounds like you've had some experience working on planning boards or in planning. Could you quickly summarize that?

Ms. Elisha Bartlett: I have an undergraduate degree in environmental studies and geography. My first full-time professional job was in land surveying and then I transferred to an engineering firm. I have a master's degree in urban and regional planning and public administration. I worked for a county planning and zoning

organization in permit review and processing. I'm currently working for the Housing Assistance Program.

Ms. Fitzgerald: We certainly could use you.

Mr. Maron: Do we make a recommendation to the Town Board?

Chairwoman Severance: Yes.

Mr. Maron: I move that we recommend that Elisha Bartlett be appointed to the Planning Board as an alternate.

Chairwoman Severance: I second that. All in favor? Approved.

- **Resolution 2020-13 Alternate**

Resolved: To recommend to the Town Board that Elisha Bartlett be appointed as Planning Board Alternate.

Moved by: Mr. Maron

Seconded by: Chairwoman Severance

In Favor: Mr. Anson, Ms. Fitzgerald, Mr. Maron, and Chairwoman Severance

Chairwoman Severance: Dwayne LaMotte is interested in being an alternate as well. I don't have anything in writing from him. Nate Sherman has also asked. We would have to decide who that second person will be.

Mr. Maron: We can discuss that at the next meeting.

Chairwoman Severance: Other business?

Mr. Maron: The town of Willsboro is having an issue because a Dollar General is being planned there. Their Planning Board is trying to figure out how they would not have it. It's an issue we might consider – if it's something we would welcome and if there is anything that gives us the power to judge.

Ms. Fitzgerald: I move we adjourn.

Mr. Maron: I second it.

Chairwoman Severance: All in favor? The meeting is adjourned at 8:49 p.m.

Respectfully submitted,

Julie Schreiber, Secretary