Planning Board called to order with the pledge to the flag @ 7:00 pm

Roll Call

Ron Rubin

John Wheeler

Paul Zorovich

Georgeann Farrell

Robin Johnson

Excused: Tim Cutler and Sam Priem

Others Present: Sue Steele and Steve Castner

Paul Zorovich made motion to approve with amendment and Ron Rubin 2ⁿᵈ, John Wheeler and Georgeann Farrell abstained as they were not present.

Public Presentations to the Planning Board:

(a) Sketch Plan Review for Application 06-2022, Crispin Hill Property Improvement Project, 2732 Wager Hill Road, Penn Yan

Ron Rubin introduced Sue Steele from Crispin Hill and shared Sketch plan

Sue Steele – shared the upcoming project and Sketch plan and shared her colored copy, she inquired the Site Plan for property

Ron Rubin said that Site Plan was approved for the property, suggested to reach out to Zoning Office for the copies of Site Plan.

Sue Steele -would like to know what will be required on the Site Plan and future improvements on the property. They want to add a Building addition – permanent addition that will take the place of the seasonal tent.

Ron Rubin - shared that only what you want to do in this phase needs to be on the Site Plan.

Sue Steele - explained that they also want to do additional lawn parking at some point in the future, does that need to be included on Site Plan.

Ron Rubin – parking would be one of the questions that would be asked on the Site Plan.

Sue Steele – current operations require a shuttle due to the fact that they don't have enough parking to accommodate all the guests.

Sue Steele -parking is not permitted between the building and Route 54A. That is where they find ideal with vegetation and not paved.

Ron Rubin – it is designated a scenic overlay area for the area you are referring to.

Sue Steele - shared descriptions of property and operationally options. Questioned variance options.

John Wheeler – could be setting a precedence

Sue Steele – they do not own property on the other side of the road.   Shared how they are zoned.

Paul Zorovich – shared code and options for waiver can be permitted by Planning Board.

John Wheeler – would like to see drawing and screening of what exactly they are looking for.

Ron Rubin – Code enforcement officer is not present, need to have a conversation with them as you plan and move forward.

Sue Steele – they do have the 40 foot buffer, there would be some grading as well, 3 foot high stone walls with vegetation to keep the character of the area.

Sue Steele – they have started to install white fencing and reclaim front property line with ornamental flowering tree to create a nice look. That can be shared on Site Plan that they will bring to Planning Board. Will help guide them with immediate improvements only.

Ron Rubin– will be a very important concern of Planning Board, asked about Occupancy

Sue Steele - there is a cap on Occupancy – approx. 150

Ron Rubin– will want to know about landscaping and building design, water run off and there are some building colors restrictions. How are entrances going to be impacted?

Sue Steele - shared and showed the current driveway access. She also shared improved office space with deck option.

Steve Castner – the last time they were it was discussed about improving the music sound system and increasing without bothering the neighbors.

Steve Castner asked about the water and sewer connection

Sue Steele - water and sewer is no hooked up. Also feels that with a building it will help with the noise and sound. That would not change. Sue will make sure all the details will be included when the return to the Planning Board. Safety lighting will also be proposed for evening departure and included on plan.

Ron Rubin shared that signage would also need to be included on Site Plan.

Steve Castner – nothing to share from Town Board

No other news reported.

Paul Zorovich made the motion to adjourn and John Wheeler 2nd at 7:50 pm

Respectfully submitted,

Robin Johnson

Planning Board Secretary