

PLANNING BOARD

March 13, 2012

7:00 PM

Members Present; J. Pat Rice, Water Geist, Louis Rieg, J. Phil Strand, Richard Johnson, J. Chip Warner

Others Present; Brad Lawson, Don McCord, John McGraw, Richard Sena, Ralph Whitney, Duncan McNeil, Hillary Scott, Sally Carlson

Mr. Rice opened the meeting and turned the floor over to Mr. McCord, who provided the board with revised copies the draft copy of Section 408 - Tourist Commercial District (TC) and definitions and stated that he and the board would be reviewing setbacks, lot regulations and area standards outlined in the charts of the draft Commercial District during tonight's meeting.

Mr. McCord explained to the board some of the corrections/changes he made to the draft since the last meeting. Mr. McGraw questioned the fact that under Eating and Drinking Establishments in the Hadley Bay Area (TC-4 District) Bar/ Live entertainment was not permitted. After discussion, it was decided to allow Bar/Live Entertainment as it has been allowed in the past.

Mr. McGraw also questioned the height restriction of 3.5 stories in the Bootey Bay area that he now owns. Mr. McGraw stated that the problem with a 3 story Hotel/Motel is the fact that it is simply not efficient. He went on to explain to the board the cost of an elevator is the same whether it is 3 or 4 stories. After discussion the board decided to table their review on height restriction until they have gathered more information from nearby municipalities as well as the heights of other area four story hotels.

The board asked Mr. McGraw if he wished to continue to pursue construction of a hotel on his property he said there were many factors that had to be considered, such as; water and sewer, height, and whether or not he would be permitted to have a restaurant/bar in the facility. Mr. McGraw stated that by having a restaurant/bar in the facility it would be considered a tourist attraction and this could possibly help with his property taxes.

Mr. Sena stated that he requested during the Town Board meeting Monday, March 12, 2012 board members attend the Planning Board meeting to discuss the concerns of the proposed Property Maintenance Law. Mrs. Carlson named some of the concerns, which include; the proposed penalties, limit of three vehicles sold during a given year, composting, feeding birds, parking/storage of commercial and recreational vehicles, interior home inspection, outside garbage containers and rodent control. During discussion the Town Board members recognized that they were reviewing an outdated version on the proposed Property Maintenance law. Mr. McCord said that the additional changes would be made and the Town Board would be provided with the newest version to review. Mr. Lawson reminded the board that each of the items discussed are currently in existence under New York State laws.

The next regular meeting is scheduled for April 10, 2012 at 7:00 PM

The meeting concluded at 8:50 PM

Respectfully Submitted,
Penny Best
Planning Board Clerk