
ZBA Members Present:
Daniel Persing, Chairperson
Stephen Day
Adrian Ooms
Chris Spencer
Christie Ellis

Public Present:
Michelle Apland, Vance Pitkin
Linda Laurange

The meeting was called to order at 7:12 PM and the Pledge of Allegiance was recited.

A Motion to approve the October 24, 2019 meeting minutes as amended was made by Ms. Ellis with a second from Mr. Day, all in favor motion carried.

New Business:

An Application for an Amendment to a Special Use Permit from Flying Deer Nature Center located at 122 Daley Rd., Tax ID#57.1-25, to allow an annual Winter Solstice Event in December .

Chairman Persing explains to the Board the process the Applicant had already gone through for the Special Use Permit and this is just to add the one event to the existing approval. Ms. Apland states she is the executive director and this is their second full year at this location and all the neighbors have been very supportive and they currently had the Annual Family Day event as part of the original approval. Ms. Apland explains they would like to add the Winter Solstice event which begins at 6:30pm and is over by 8:30pm, they do a hike, a candle lit walk and a fire with songs and they would like to be able to invite the general public to make as well. Mr. Day states they are looking to have 150 people, Ms. Apland states the most they have counted so far was 100, but that would be the maximum. Mr. Spencer states the Highway Department sent an email concerned about the traffic in the winter and they had thought there were closed during the winter months. Ms. Apland states they traditionally don't have programs in the winter but they are not closed, Mr. Persing adds a condition of the approval was that any new programs would not substantially increase traffic. Ms. Apland states this event does not bring any more traffic than a traditional day of summer camp, Mr. Persing asks if a traffic study was done for this event, such as number of vehicles and include that in the application. Ms. Apland states there has been roughly 50 kids, 20 staff plus family and it would be unlikely that one person would come alone in a car. Mr. Spencer suggests including what they do for winter maintenance, Mr. Day adds the Highway Department would be concerned about the road conditions in the winter. Ms. Apland adds that they had paid for chip and seal on part of Daley Road as part of the conditions when they moved to this location and they have a staff member directing traffic. Mr. Persing states the Board has to look at this as a whole new application and they will need a copy of the deed, easements, a map and pictures of what is there now. Mr. Spencer asks if this is part of the 180 days of programs, Ms. Apland states yes and there is a day program that runs this day. Mr. Persing states they need to include

the historical attendance for the last two years of this program. Mr. Spencer suggests getting letters of support from the neighbors as well. Mr. Persing states once the application is deemed complete they can schedule the public hearing, Mr. Spencer suggests they consult the Highway Department and Ms. Ellis suggests including a diagram of the parking as well.

A motion to deem the Application for an Amendment to the Special Use Permit as incomplete was made by Mr. Day with a second from Ms. Ellis, all in favor motion carried.

Other Business:

Ross/Cunrow Escrow Fees:

Mr. Persing states he would like the Boards input on giving the Town Board the history of the Application at the next Town Board Meeting when Mr. Ross appeals his escrow fees. Ms. Ellis asks what the process is for escrows collected and reimbursed and states there was extra work that had gone into the review of this Application. Mr. Persing and Ms. Ellis state they will put something in writing to the Town Board of the timeline for this Application.

A motion to put a letter of a summary of events together to the Town Board was made by Ms. Ellis with a second from Mr. Spencer, all in favor motion carried.

Town Attorney:

Mr. Persing states they have an interim Attorney, Tal Rappleyea and that the Board has a right to choose their own attorney and that he has known Tal for a long time and he does work for other municipalities as well and if the Board has any other thoughts they could hold a special meeting to look into alternatives.

A motion to adjourn the meeting was made by Mr. Day with a second from Mr. Ooms and the meeting adjourned at 8:31 PM.

Daniel Persing, ZBA Chairman
February 3rd, 2020

Respectfully submitted by
Erin Reis, ZBA Clerk