

Town of Greig Planning Board  
5186 Greig Road, Greig, NY 13345

Minutes of 6/3/2021 regular meeting  
Approved at July Meeting

Town of Greig 6/3/2021 Planning Board meeting was called to order by Chairman Steve Olmstead at 5:32 pm.

Roll Call was taken: Steve Olmstead, Tera Davoy-Bruce, Judy Wilson, Brenda Bourgeois, Ron Duncan, Luke Widrick, Zoning Officer all present. Also present Howard Lyndaker, Maureen Sugrue, Muriel Purcell and Joe-Anne Mitchell.

The 5/6/2021 minutes were approved as written, Motion to approve made by Brenda, second by Luke. All in favor.

New Business:

- Application PLA 2-21 received by Kovach Land Surveying, P.C. for a Major Subdivision at 6172 South Chase's Lake Road; Tax Parcel Number 260.02-06.400. Subdivision name is Mezey. SEQR provided, Mezey Lot Line Adjustment, subdivide 0.7+/- acres from tax parcel 260.00-02-06.100 to adjoin with tax parcel 260.02-06.400. Applicant submitted a Major Subdivision application and will need to submit a correct application prior to next month's meeting to include signatures of both land owners involved. Board members discussed previous subdivision on Billhardt's property. Mezey's lot would increase, Billhardt's will still meet requirements of the Town of Greig Zoning and Subdivision Law. Map's received and reviewed by board. Board agreed to table this application until correct application is received, Property Line Adjustment application, along with payment.
- Application MSD 3-21 received by Kovach Land Surveying, P.C. for a Major Subdivision at 5540 Greig Road; Tax Parcel Number 275.00-01-30.120. Board agreed that this application is a Minor Subdivision rather than a Major Subdivision. Applicant states that Deed is attached to application, board agreed they will need to look into easements, right of ways or other restrictions on property. No payment included. SEQR submitted with application, Plemons Subdivision, 5540 Greig Road, subdivide 1.72+/- acres from parcel 275.00-01-30.120. SEQR submitted and signed. Application is not signed. Board discussed road frontage requirement and noted 150' needed to meet conformity and compliance with Town of Greig Zoning law. Setbacks appear to meet requirements. Dave VandeWater, Zoning Officer, suggested tabling application until payment, application and deed is received to show easement. Right of way needs to be identified on maps. Board agreed to continue with this application when payment, signed application, deed, and updated map with right of way and easements are provided.
- Application PLA 4-21 received by Kovach Land Surveying, P.C. for a Major Subdivision at "off Pine Grove Rd"; Tax Parcel Number 260.00-02-06.110. SEQR provided, Billhardt, location stated Off Pine Grove Rd., Lot Line Adjustment of tax parcel 260.00-02-06.110 to add 5.2+/- acres to tax parcel 260.00-02-06.14. Applicant filed a Major Subdivision application rather than Property Line Adjustment application, correct application needs to be submitted to include signatures of land owners involved. No payment submitted. Maps were provided and reviewed by board members. Board agreed that Property Line Adjustment with land owner signatures need to be provided with payment before board can continue with this application.
- Application MSW 5-21 received by Young law Office, PLLC, plans prepared by Kovach Land Surveying, P.C. for Marcia Young for a Minor Subdivision. Location of Subdivision 6211 Pine Grove Rd, Tax Parcel 245.00-01-17.611, WF1. Payment included with application, and maps.

Town of Greig Planning Board  
5186 Greig Road, Greig, NY 13345

SEQR not submitted. Board reviewed maps for this application and found that there is not enough road frontage for lots, one only having 166' of road frontage and the second one not having enough road frontage either. Applicant will need to get a variance from the Town of Greig Zoning Board. Planning board cannot consider this application, check was voided for this application.

- Application MSD 6-21 received by Young Law Office, PLLC, plans prepared by Moncrief & McLean Land Surveyors for Shambo Subdivision, Jeffrey Shambo. Location of Subdivision 5678 Partridgeville Road; Tax Parcel Number 277.00-01-02.100, RR2. Total Acreage of site 6.210, number of building Lots is 3. SEQR submitted. Payment provided. Proposed Driveway Easement provided. Board members reviewed map and easement information provided by applicant. According to easement agreement maintenance would be at the cost of all property owners using the driveway. Highway Superintendent and Zoning Officer will need to inspect and approve this driveway easement including the the turnaround. Board members agreed that more information was need on the driveway easement before accepting this application.
- Application SP 3-21 received by Katherine Hobert for a Special Permit. Creekside Stables, 5698 VanArnam Rd., Greig. RR1, Airbnb, Vrbo advertised rental cabin, by week or 3 day weekend with maximum of 6 persons renting unit at one time. No SEQR, payment or plans provided. Board members reviewed information provided by application and agreed that there was no permit needed.
- Application SP 4-21 received by Katherine Hobert for a Special Permit. Creekside French Bulldogs, 5698 VanArnam Rd., Greig. Kennel application with plans of one litter of puppies per year located on a 5 acre lot, RR1. No SEQR, payment or plans provided. Board members reviewed information and found no permit needed for this, if applicant has 5 or more dogs in the future they would then need a special use permit for at kennel at that time.

Old Business:

- Widrick Kennel, board agreed to table this application until next meeting.
- Raven Acres Campground. Board continued with this application by completing part 2 and 3 of FEAF, deciding on conditions for this permit and finally voting on this application. There has been no correspondence received from the NYSDEC. NYSDOH correspondence was received and reviewed by the board members.

Part 2 of FEAF, Full Environmental Assessment Form – Identification of Potential Project Impacts. Board reviewed all questions together as follows:

1. Impact on Land. Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. Board members all answered Yes.
  - a. The proposed action may involve construction on land where depth to water table is less than 3 feet. No, or small impact may occur.
  - b. The proposed action may involve construction on slopes of 15% or greater. Board discussed that only grading question was on entry roadway and found it to be less than 8% slope according to maps provided. No, or small impact may occur.
  - c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface. Board found there was no exposed bedrock and applicant stated 30+ feet to bedrock on information provided. No, or small impact may occur.
  - d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material. No, or small impact may occur.

Town of Greig Planning Board  
5186 Greig Road, Greig, NY 13345

- e. The proposed action may involve construction for more than one year or in multiple phases. Yes phased construction. Brenda and Judy felt moderate to large impact may occur. Luke, Ron and Steve all felt No, or small impact may occur. Answered by majority vote that No, or small impact may occur.
- f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides). Ron and Steve felt No, or small impact may occur. Brenda, Judy and Luke felt Moderate to large impact may occur. Answered by majority vote that Moderate to large impact may occur.
- g. The proposed action is, or may be, located within a Coastal Erosion hazard area. No, or small impact may occur.

2. Impact on Geological Features. The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). No.

3. Impacts on Surface Water. The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). Yes.

- a. The proposed action may create a new water body. The recreational pond proposed by applicant. Steve, Ron, Luke and Brenda felt No, or small impact may occur. Judy felt moderate to large impact may occur. Answered by majority vote that No, or small impact may occur.
- b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water. No, or small impact may occur.
- c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body. No, or small impact may occur.
- d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body. No, or small impact may occur.
- e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments. No, or small impact may occur.
- f. the proposed action may include construction of one or more intake(s) for withdrawal of water from surface water. No, or small impact may occur.
- g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s). No, or small impact may occur.
- h. The proposed action may cause soil erosion, or otherwise create a source of storm water discharge that may lead to siltation or other degradation of receiving water bodies. No, or small impact may occur.
- i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action. No, or small impact may occur.
- j. The proposed action may involve the application of pesticides or herbicides in or around any water body. Possibly the recreational pond proposed by applicant. No, or small impact may occur.
- k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities. Septic Systems would be constructed. No, or small impact may occur.

4. Impact on groundwater. The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. Yes.

Town of Greig Planning Board  
5186 Greig Road, Greig, NY 13345

- a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells. Board agreed NYSDOH will review this in further detail. Moderate to large impact may occur.
- b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Moderate to large impact may occur.
- c. The proposed action may allow or result in residential uses in areas without water and sewer services. Moderate to large impact may occur.
- d. The proposed action may include r require wastewater discharged to groundwater. Moderate to large impact may occur.
- e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated. No, or small impact may occur.
- f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer. No, or small impact may occur.
- g. the proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources. No, or small impact may occur.

5. Impact on Flooding. The proposed action may result in development on lands subject to flooding. No.

6. Impacts on Air. The proposed action may include a state regulated air emission source. No.

7. Impact on Plants and Animals. The proposed action may result in a loss of flora or fauna. Yes.

- a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government that use the site, or are found on, over, or near the site. No, or small impact may occur.
- b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government. No, or small impact may occur.
- c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site. No, or small impact may occur.
- d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government. No, or small impact may occur.
- e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect. No, or small impact may occur.
- f. The proposed action may result in the removal of, or ground disturbance in any portion of a designated significant natural community. No, or small impact may occur.
- g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site. No, or small impact may occur.
- h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. No, or small impact may occur.
- i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides. No, or small impact may occur.

Town of Greig Planning Board  
5186 Greig Road, Greig, NY 13345

8. Impact on Agricultural Resources. The proposed action may impact agricultural resources. No.

9. Impact on Aesthetic Resources. The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. Yes.

a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource. No, or small impact may occur.

b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views. No, or small impact may occur.

c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons). No, or small impact may occur. ii. Year round. No, or small impact may occur.

d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. routine travel by residents, including travel to and from work. No, or small impact may occur. ii. Recreational or tourism based activities. No, or small impact may occur.

e. The proposed action may cause a diminishment of public enjoyment and appreciation of the designated aesthetic resource. No, or small impact may occur.

f. There are similar projects visible within the following distance of the proposed project: 5+ mile. No, or small impact may occur.

10. Impact on Historic and Archeological Resources. The proposed action may occur in or adjacent to a historic or archaeological resource. No.

11. Impact on Open Space and Recreation. /the proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. No.

12. Impact on Critical Environmental Areas. The proposed action may be located within or adjacent to a critical environmental area. No.

13.n. Impact on Transportation. The proposed action may result in a change to existing transportation systems. Yes

a. Projected traffic increase may exceed capacity of existing road network. No, or small impact may occur.

b. The proposed action may result in the construction of paved parking area for 500 or more vehicles. No, or small impact may occur.

c. The proposed action will degrade existing transit access. No, or small impact may occur.

d. The proposed action will degrade existing pedestrian or bicycle accommodations. No, or small impact may occur.

e. The proposed action may alter the present pattern of movement of people or goods. No, or small impact may occur.

14. Impact on Energy. The proposed action may cause an increase in the use of any form of energy. Yes.

a. The proposed action will require a new, or an upgrade to an existing, substation. No, or small impact may occur.

b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use. No, or small impact may occur.

Town of Greig Planning Board  
5186 Greig Road, Greig, NY 13345

- c. The proposed action may utilize more than 2,500 MWhrs per year of electricity. No, or small impact may occur.
- d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed. No, or small impact may occur.

15. Impact on Noise, Odor, and Light. The proposed action may result in an increase in noise, odors, or outdoor lighting. Yes.

- a. The proposed action may produce sound above noise levels established by local regulation. No, or small impact may occur.
- b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home. No, or small impact may occur.
- c. The proposed action may result in routine odors for more than one hour per day. Campfire smoke. Moderate to large impact may occur.
- d. The proposed action may result in light shining onto adjoining properties. No, or small impact may occur.
- e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions. No, or small impact may occur.

16. Impact on Human Health. The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. Yes.

- a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community. No, or small impact may occur.
- b. The site of the proposed action is currently undergoing remediation. No, or small impact may occur.
- c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action. No, or small impact may occur.
- d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction). No, or small impact may occur.
- e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health. No, or small impact may occur.
- f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health. No, or small impact may occur.
- g. The proposed action involves construction or modification of a solid waste management facility. No, or small impact may occur.
- h. The proposed action may result in the unearthing of solid or hazardous waste. No, or small impact may occur.
- i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste. No, or small impact may occur.
- j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste. No, or small impact may occur.
- k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures. No, or small impact may occur.
- l. The proposed action may result in the release of contaminated leachate from the project site. No, or small impact may occur.

17. Consistency with Community Plans. The proposed action is not consistent with adopted land use plans. No.

Town of Greig Planning Board  
5186 Greig Road, Greig, NY 13345

18. Consistency with Community Character. The proposed project is inconsistent with the existing community character. Ron felt answer is no. All other members answered Yes.

a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community. No, or small impact may occur.

b. The proposed action may create a demand for additional community services (e.g. schools, police and fire). No, or small impact may occur.

c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing. No, or small impact may occur.

d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources. No, or small impact may occur.

e. The proposed action is inconsistent with the predominant architectural scale and character. No, or small impact may occur.

f. Proposed action is inconsistent with the character of the existing natural landscape. No, or small impact may occur.

Part 3 – Evaluation of the Magnitude and Importance of Project Impacts and Determination of Significance was completed by the board. Reasons Supporting This Determination: 1. F. Not; minimal clearing, sand soils, no steep slopes. 4. a., b., c., d. Not: will be approved/regulated by NYSDOH. 15. C. Not; due to small size of fires within fire rings.

This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Motion for negative declaration of FEAF made by Ron and 2<sup>nd</sup> by Brenda. All in favor. Including conditions: Applicant must obtain NYSDOH campground approval and small fires in fire rings only.

Town attorney advised planning board to email a copy of this FEAF to his office and they will submit this to: any other agencies involved and NYSDEC.

Board members then decided on the following conditions to be applied to this Special Use Permit: They are as follows:

Raven Acres Conditions:

1. Applicant must build a 5 foot tall solid privacy fence of natural colors inside or on the property line and maintain said fence. Fence to serve as a barrier to separate the commercial use from the residential use. Fence to be installed from Brantingham Road along west property line (610.6'), north property line (820.6'), and west property line (347.2'). Distances as shown on site plan.

2. Roadway Screening to be created of conifer trees, 4 to 6 feet tall, staggered to cover the line of sight from roadway within the 150' setback, to be maintained and replaced as needed by applicant.

3. Meet all requirements of Section 655 of Town of Greig Zoning Law.

4. Use of generators is prohibited.

5. Campfires permitted only in designated campfire rings. No burning of leaves or garbage.

6. No use of pesticides or herbicides.

7. No pond.

Town of Greig Planning Board  
5186 Greig Road, Greig, NY 13345

8. All outdoor lighting on campground property needs to be downward lighting that does not shine toward Brantingham Road or neighboring properties, including lighting used by campers.

9. Campground rules submitted by the applicant need to be maintained and enforced by campground manager/owner (see attached).

10. Approval of this Special Permit is conditional on Town of Greig Planning Board receiving approvals and permits from any and all other authorities having jurisdiction to include NYSDOH approval, NYSDEC Storm Water Permit, and County Highway Department Driveway Permit.

Motion to approve Raven Acres Project Special Permit SP 1-20 with conditions made by Ron, 2<sup>nd</sup> by Luke.

Ron – yes

Luke – yes

Steve – yes

Brenda – yes

Judy – no

Motion passed.

A motion to adjourn the meeting at 8:25 pm was made by Ron, 2<sup>nd</sup> by Luke; all in favor.

The next Planning Board Meeting will be July 1<sup>st</sup>, 2021 at 5:30pm in the Greig Town Hall, 5186 Greig Road.

Respectively Submitted by: Tera Davoy-Bruce, Secretary



Town of Greig Planning Board  
5186 Greig Road, Greig, NY 13345

Rules Submitted by Applicant:

We've established the following general campground guidelines to help insure your safety and your enjoyment, while in our park and the same to our other guests. Those who choose not to observe these guidelines can be asked to leave our park without any form of refund.

**SPEED LIMIT:**

5 mph. Please observe our speed limit to insure the safety of all our guests. Remember...children are playing!

**QUIET TIME:**

10 p.m. to 8 a.m.

**SITE OCCUPANCY:**

Only one (1) RV is allowed per campsite.

**CHILDREN:**

Guests are responsible for all behavior of children. All children under the age of 14 years must be accompanied by an adult 18 years or older.

**SAFETY AFTER DARK:**

In order to insure safety after dark, please carry a flashlight. No bike or scooter riding after dark.

**TRASH:**

Please place all garbage in designated dumpsters located around the park. Recycle containers for paper, plastic, and aluminum are available at each dumpster site.

**CAMPFIRES:**

Campfires are permitted in designated fire areas. Firewood is available at the front office.

**PORTABLE GRILLS:**

grills are allowed in the park. Please do not leave the grill unattended.

**PETS:**

Keep on leashes (six-foot maximum length) or inside and do not leave unattended. No excessive barking allowed. Pets must be walked by a responsible person to pick up after them immediately. Pets are not allowed in or near any buildings, bathrooms, pool, hot tub or playground areas. They are prohibited due to health codes. Maximum of 3 Pets allowed.

**VISITORS:**

Your visitors are always welcome, provided they register at our main office. Registered guests and their visitors are expected to read and adhere to all campground guidelines. Guidelines are presented at time of check-In. All your visitors must leave campground by 10 p.m.

**RV WASHING:**

You are permitted to wash your RV for a fee. Please check with our main office for more details.

**VIOLATION OF THESE GUIDELINES:**

Grounds for ejection from the park without refund

**MESSAGES:**

If you are expecting messages, please check at central office. Emergency messages will be delivered to your site.

**MAIL SERVICE:**

Available for guests. Please check with our head office for more details.

**FORMS OF PAYMENTS:**

We accept all Major Credit Cards, cash or money orders. Sorry, no checks.

**Other Campsite Guidelines:**

Town of Greig Planning Board  
5186 Greig Road, Greig, NY 13345

- Ground disposal of any drain water (gray or black) is prohibited by State Law. Wastewater from RVs (including sink water) must be disposed of into sewer drains. Do not put grease down the sewer.
- Sewer connections are required by state law and must have a tight seal by a sewer donut (or sewer ring) or a screw-type connector.

**CABIN/ RV SITE POLICIES**

**CHECK IN/CHECK OUT**

- Check-In 3 p.m. (MST) | Check-Out 11 a.m. (MST)
- Check-Out: means your Cabin must be vacated by 11 a.m. (MST). We ask that you honor our Check-Out time promptly to minimize hardship on our housekeeping staff and the next arriving guests.

**DEPOSIT POLICY**

- Deposit: One night rate taken when reservation is booked.
- Deposit – Holidays: Entire reservation amount must be paid when reservation is booked.

**CANCELLATIONS – LODGING**

- We will return your deposit minus a \$10 service charge if you cancel SEVEN (7) or more days prior to your arrival date. If you cancel less than SEVEN (7) days of your arrival date your full deposit is forfeited.

Extensions must be approved by the office before day of departure. Extra fees apply.

MANAGEMENT RESERVES THE RIGHT TO REFUSE SERVICE, LIMIT THE LENGTH OF STAY AND THE NUMBER OF PERSONS OR VEHICLES PER SITE AND/OR EVICT ANY PERSON OR PARTY WITHOUT REFUND. PARK STAFF ARE NOT ALLOWED TO WORK ON RVS BELONGING TO GUESTS.

CAMPING IS AN OUTDOOR EXPERIENCE, THEREFORE WE DO NOT GIVE REFUNDS DUE TO WHIMS OF MOTHER NATURE!