

**Minutes for the Ticonderoga Planning Board Meeting held on October 6, 2016
commencing at 7:00 p.m. in the Community Building Conference Room**

Present: Chairman Stu Baker, Don Meserve, Dough McTyier, Mike Powers, Ben Leerkes, Scott Manning, Tonya M. Thompson, Town Clerk

Absent: Walt Lender

Others: Code Enforcement Officers Bill Ball and Danielle Drinkwine-Holman, John Rayno, Chris Bottari, Edward Esposito, Fred Hammann, John Reale, John & Joan Porter

Mr. Baker opened the Planning Board meeting Reciting the Pledge of Allegiance.

Mr. Baker explained that we have two items on the agenda tonight for this meeting. The first is a conceptual review of the John Rayno project, the resort plan development and we will also be discussing residential solar in the hamlet.

Mr. Baker would like the conceptual review of the Rayno project to come first, he added that the planning board will not be making any decisions or any approvals on this application tonight. We are only here to listen to the concept, we do not even have a complete application at this point to review.

Mr. Rayno introduced his 'team' that is in on this project. What we want to do is give the board information up front, we want to be good neighbors and we want to be able to develop an economically viable product to help the town and it will be neighbor friendly and we are all ears and open to suggestions on anything that the board would like to give. We want to look towards the future. That field has been there for a long time, unused. It has been a recreational field for a lot of people and a big back yard for a lot of neighbors and he would like to try to do something there that would fit into the neighborhood and still allow people in the community to use it, whether it is snowmobiles or 4 wheelers as they have in the past. This is on Route 74, behind Walmart. Renderings are available for review tonight. He explained that he is really looking to cater to the fisherman that come into town and the hundreds of successful alumni that would like to come back year after year and have a place to stay. Ideally, this project will be 1/3 annual, 1/3 seasonal and 1/3 transient.

Mr. Esposito went over some plans that he brought for the board tonight. (Not available for attachment to these minutes). He explained that the property does have a DOT permit to come off NYS Route 74 and in a nut shell when this started back in 2009 - 2011 the project was too big, what we have done is scale it down from the whole master plan and we are looking to start with seven (7) model homes. In order to do that, we will have a secure gate control at the front to allow these 7 homes to be arranged in a fashion to be marketed. We are also looking to have RV overnight stays at the back of the project, but we plan to set up this road work up to start with Tiny Homes up front (200 - 600 square feet) - affordable, climate control construction with solar and turbine technology, geared for 50 years of age plus. We will build to suit but we want total architectural say. Everyone gets a porch, everyone gets a place for their car, everyone gets a lawn, everyone gets a higher end kitchen. They are staged so everyone can have their own

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parcel, so their family can come back to the same parcel every year, they can stay seasonally or on a permanent basis.

Mr. Baker commented that this board, once we have a whole application will be tasked with reviewing the application and hopefully, to this project's benefit, approving it. If we do approve the project, that does not and will not constitute an endorsement. It just means that it passes subdivision review. He just wants to make it clear, don't expect an endorsement of the project, we don't endorse any commercial project, we approve them as per the applicable town regs.

Mr. Rayno understands that. One of the main reasons why he wanted to this was, the last time word got out on the street that he is putting in a trailer park. You know how these rumors start spreading and it couldn't be anything further from the truth. It is for the future, energy efficient, affordable for people 50 and up and hopefully help the local economy.

Mr. Meserve inquired about starting off with seven buildings, how much is the total number in the plan. Is this individual sale or all under one business and more or less renting them out, will people be able to purchase them as their own home?

Mr. Esposito stated that all of those things are applicable. The first seven are staged as model homes, but if the price is right and someone buys it, there may be something in the fine print that we will still be able to show it. There is a park control, there is covenants, it is going to be partly, part owner association, where it is maintained, fresh gravel, flowers and building into that entity, John mentioned a third, a third, a third. All of those things you mentioned, he can buy it, he can rent it all year or seasonally. If you want, we can winterize them for you for a fee, there will be monthly maintenance fees like any park. All of those things.

Mr. Rayno explained that this is a pretty standard common model town for this type of facilities all over the United States, mostly south though.

Mr. Powers asked about these seven samples, they would be constructed at one (the front) end of the park. Would people be expected to build at this same end of the site?

Mr. Esposito explained that we can construct them anywhere but part of the management would control where the placements in these various avenues would be. Someone may like the colonial cottage, someone may like the timber model, some will have flat roofs with stainless steel, we would guide them through the park and have these slide shows in the sales office and we would have architectural control of where they go. We are trying to market the front of the park, the lots in the back will be more money, they are 2 1/2 times the ones in the front. These first seven, we are selling the first seven, but we also have to show fire access roads for circulation, we also have this paper street that was never built, it is a dead end. We are not a cut through project, we have at the end of this our sewer discharging to the county sewer. We worked with waste treatment plant authority and DPW in the past, the land supports these 95 units. How we do that is we

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have sewer coming down for the benefit of the first seven and water coming for the benefit of the first seven and we have future stubs for the recreational areas. We will have a map with push pins, so we can plan to have the units on the sewer and storm water. After you bless us, we will then work on getting the storm water approval from DEC. Over the last 5 years we have been working on this, and just recently we are building up steam with Reale Construction and we have some oomph now because the market trend is smaller, more compact, more energy efficient, more energy wise living, dollar for dollar. We are doing this through this wind turbine, we have a very unique system, we don't have a patent on it but we have a fence with solar on the fence and these car port designs on these cottage homes, with solar on the roofing design. We have the bones, we are laying conduits for these turbines, it is a big alternator and believe it or not these turbines are 8 foot wide, 8 1/2 foot cylinder, 40 foot, they look just like barn silos.

Mr. Rayno added that they can be whatever size and height needed, based on zoning and these were also shown to the APA and they are very excited about it. They are completely silent and look like barn silos.

Mr. Baker asked if the site had been evaluated for wind energy potential? If you look at wind energy for the region it doesn't look good.

Mr. Bottari explained that it starts producing energy between two and three miles an hour.

Mr. Baker stated that the NYSERTA data that he has looked at was citing average daily wind speeds of under 5 miles per hour at those speeds, would four turbines produce all the energy needed for your energy independence goals?

Mr. Esposito stated yes, but we need a minimum buy in of 25 homes to power up one turbine because that is the way they are designed. That is our goal, that is why we have four for the entire project. We are asking for permitting on just the first seven right now, however. With your approval then we go and get all of our permits, we have that pretty much done for the whole project. Where he comes from, they don't compartmentalize normally but the economy is not in our favor to propose all 95 units at once. There is not enough money in the project. We are looking at getting approval for the first seven and it is a two way street, we are marketing Ticonderoga.

Much more discussion was held on the project (ie: roadways, snowmobile trails, storm water, sewer, water, wind, solar, land lease agreements).

Mr. Baker wanted to make a suggestion that on marketing this project, do not use the term 'off the grid' - you are tied to a grid. He is also planning on getting clarification from our counsel that even though the land is not getting subdivided, you are creating lots. Also, we may need engineering and that will get billed to the applicant (escrow). He suggested reading the proposed Storm Water Management Plan on the Town website. He will also ask legal counsel why we wouldn't do SEQR on the entire project, not just this initial project and then it is done.

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To file the application for Planning Board Review - the Planning Board will need attached:

- The covenants (in draft form) that will be applied
- Paper Road agreement (Town/DOT/Rayno)
- National Grid Easement agreement
- Statement from Town stating where to connect to sewer/water
- DOT's approval for access from NYS Route 74

Mr. Hammann asked what the next process would be after the application approval.

Mr. Baker explained that when we get an application we have to determine if the application is complete first.

Mr. Hammann asked if a Public Hearing would be held on this project.

Mr. Baker explained that it would be up to this board to determine if a Public Hearing is warranted. That Public Hearing will be announced if it happens. Neighbors will be notified by letter of the application in front of the board.

Approval of Minutes

(For the purpose of these minutes Board Member Doug McTyier needed to leave early from the meeting and will not be voting on the resolutions)

Resolution #28-2016 brought by Scott Manning, seconded by Mike Powers to approve the minutes from the August 4, 2016 Planning Board meeting. **4 - Ayes, 0 - Nays, 1 - Abstain. Carried.**

Resolution #29-2016 brought by Ben Leerkes, seconded by Scott Manning to approve the minutes from September 1, 2016 Planning Board meeting. **4 - Ayes, 0 - Nays, 1 - Abstain. Carried.**

Other Business

Mr. Baker explained that a resolution was passed at the last Town Board meeting to receive recommendations from the Planning Board regarding residential solar in the hamlet. He believes that this is in response to the one written complaint that the Town Board had received regarding residential solar uses.

Mr. Leerkes stated that we have no hamlet.

Mr. Baker has a suggestion on how to handle this. Right now, solar panels - ground mounted or roof mounted - are a permitted accessory use to a home. If they are supplying the electricity to that home, they are still subject to the set back requirements but they are otherwise a permitted accessory use. Is it correct that the Town has only received one written complaint about one residential solar?

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Mr. Ball stated that Mr. Grinnell wrote a complaint regarding solar panels near Grace Avenue. It is 27' off the edge of the road on the west and 32' from the north.

Mr. Meserve stated that this was an allowed use then. (Yes)

Mr. Ball did express his concern that there are 2 proposed solar farms, the one up on the Vineyard - the panels themselves are 3600 square feet and takes up to an 8th of an acre of property. This is what we need to address....

Mr. Baker stated that this was not what the Town Board asked us to do, it was strictly residential in the hamlet.

Mr. Powers stated that the answer is, provided that it's primary purpose to provide power for the residence on that lot, it is an accessory use and allowed.

More discussion was held on system size, being regulated by the market, regulating the size.

Mr. Ball stated that this is a freight train coming down the tracks, it is going to be here. Another problem is the abandoning of these farms. What happens after they are abandoned?

Mr. Powers agreed that he would like to see solar farms brought to the Planning Board and something put in the code about when they are abandoned, that is something to consider.

The Board again looked at the Town Board's request for a recommendation regarding residential solar in the hamlet and agreed that residential solar in the 'hamlet' is an allowed use. (No resolution is needed to convey this).

Resolution #30-2016 brought by Scott Manning, seconded by Don Meserve to adjourn at 9:03 p.m. **6 - Aye, 0 - Nays. Carried.**

Respectfully submitted, Tonya M. Thompson, Town Clerk