

Minutes
Warrensburg Planning Board
April 4, 2017

Board Members Present: David Spatz, Laura Moore, Sharon Sutphin, John Franchini

Board Members Absent: Danielle Robichaud, Gary Cooper

Others Present: Jennifer Matteo, Barbara Cavak, Timur Cavak, Annee Marino, Patti Corlew (Planning/Zoning Administrator)

Meeting Commenced at 7:00 p.m.

**Recorder failure at the beginning of the meeting. During this time, the Board established quorum and approved the minutes of February 7, 2017. Dave Spatz motioned and John Franchini seconded for that approval.

RESOLUTION #2017-12

Motion by: David Spatz
Second by: John Franchini

RESOLVED, to approve Planning Board minutes of February 7, 2017 (without correction)

DULY ADOPTED ON THIS 4TH DAY OF APRIL, 2017 BY THE FOLLOWING VOTE:

Ayes: David Spatz, Laura Moore, Sharon Sutphin, John Franchini
Nays: None

Mrs. Moore introduced application #2017-3 by Adirondack Safari Tent Company. Jennifer Matteo is here to represent.

Mr. Spatz – What are your plans for showers or something, or?
Mrs. Matteo – Oh showers, we will be bringing in the enclosed trailer units from Stone Industries so there won't be any, ya know, of the, the property or sewer.

Mr. Spatz – Okay.

Mrs. Matteo – That's the plan.

Mrs. Moore – Where do you intend on having the showers?

Mrs. Matteo – We'll be working with Mr. Tennyson to see where, where the water hookup, where, where it's ideal for him to go, but there's, there's six or seven places on the property for that type of thing. The structures are already there. The

water source is already there. And of course, we've already been in contact with the Health Department and we've met their requirements as well in terms of having someone on the property 24 hours for water testing and that kind of thing.

Mrs. Moore - And how... Is someone staying on the site?

Mrs. Matteo - Yes.

Mrs. Moore - Is someone physically staying on the site?

Mrs. Matteo - We'll have several people there 24/7.

Mrs. Moore - Employees, basically?

Mrs. Matteo - Yes. And either myself or my husband will always be on the property.

Mr. Spatz - Like a security sort of thing.

Mrs. Matteo - Yeah. Ya know, it just...

Mr. Spatz - Yeah.

Mrs. Matteo - ...makes sense. We did it... The last couple of years, we've always had people on the property and it's just easier for us to manage it as well.

Mr. Spatz - Very good.

Mrs. Moore - With Department of Health, do you have to... My understanding it's a campground, so that's a permit issue, correct? With the DOH?

Mrs. Matteo - Yes. As soon as everybody signs off on it, we can submit our application. We've met with them three times to find out what the requirements will be, and they said that because the property is already used for that kind of thing, that it's, it's not going to be a problem as long as we have someone on, on the property 24/7.

Mrs. Moore - How do you handle campfires and things like that. How does that work?

Mrs. Matteo - We, we provide fire pits that are enclosed.

Mrs. Moore - Can you explain the dining hall situation. How does...? Do people cook at their campsite or do they only use a dining hall? What's the...?

Mrs. Matteo - We provide a charcoal grill, but our, our guests are largely not campers, so many of them, we had someone trying to hook up propane last year to the charcoal grill. They, they go out to eat.

Mrs. Moore - Ha ha ha.

Mrs. Matteo - Yeah, our people go out to eat. Yeah, they're just, they don't how to really do a campfire and all that kind of thing.

Mrs. Corlew - They're glampers.

Mrs. Matteo - Yes, they are. They're glampers. They, they'll be eating... And ya know, that's one of the things that the County is so excited about this is because our people aren't

campers, so they will be spending a lot of money in town at the restaurants and stores and the, ya know, all of the... They'll run into Rite Aid every five minutes, Price Chopper every five minutes. They don't know what they need 'cause they're not campers.

Mrs. Moore – So you're not, you're self... Like the, you have a dining hall labeled, so that's not necessarily a, are you preparing meals for them?

Mrs. Matteo – No, no, no. We're not preparing food. We are going to have tables set up for, so that if there's families that want to eat together, they can, ya know, there will be additional grill space there and things like that. So that if there's larger parties, they can, they can come together. But we won't be preparing food or having food there.

Mrs. Moore – The site is also along the Schroon River there, so are you planning any water type of activities or you're not touching the water at all?

Mrs. Matteo – We had met with Mr. Tennyson and he said that there would, there's, there is one access to the water so that if our people wanted to go tubing or something like that, they would have access if they bring their canoes or things like that. But there's not going to be a lifeguard or anything like that.

Mrs. Moore – Do you...

Mrs. Matteo – And we're certainly not going to be clearing a space for water access. That's not...

Mrs. Moore – When you went to the County, did you submit them something different than what you've submitted here?

Mrs. Matteo – We had to go before the whole board.

Mrs. Moore – Yep.

Mrs. Matteo – So they asked us a million things.

Mrs. Moore – But I'm just curious if you submitted something different than these plot plans.

Mrs. Matteo – No, they just, they just had more questions. There was just more of them, so we went to the special committee and they asked us a lot of questions there and once it passed special committee, we had to go before the full board. So there wasn't really anything in writing so much, but they asked a lot of the same questions that you did.

Mrs. Moore – 'Cause I'm thinking that some of this information would be great if it was on a plot plan so if code enforcement needed to come out and not, and address a public complaint or a public inquiry, they would have something on the plot plan.

Mrs. Matteo – I'm not sure what that...

Mrs. Moore – On this draw...

Mrs. Matteo – Oh, okay.

Mrs. Moore – You've given us this drawing and...

Mrs. Matteo – Oh, so...

Mrs. Moore – ...it's kind of sketchy.

Mrs. Matteo – We got that from the town, so...

Mrs. Moore – Okay. Well...

Mrs. Matteo – Did you get this one as well?

Mrs. Moore – Yeah, I have this one.

Mrs. Matteo – 'Cause that one sort of shows... Well, yours is different than mine.

Mrs. Moore – So this is a little sketchy too. So I'm not...

Mrs. Matteo – Okay. So this would be... So, so maybe you just have a different version. Maybe you don't have the most latest one. That kind of shows (inaudible) but it's just really going to be lounge chairs.

Mrs. Moore – No, I don't have that one.

Mrs. Matteo – Kayaks. There's a, Mr. Tennyson showed us the one small space where there's water access and there's another little path here that you can get to the water, that tubes can go in and come out there. So that's...

Mr. Spatz – That's a lot different than ours.

Mrs. Moore – Yeah.

Mrs. Sutphin – Yeah.

Mrs. Matteo – You know what? Because we, we did have to before the APA as well, so maybe this, maybe like you, had, my husband went to that meeting, maybe they had asked for something more plotted out, so maybe this is just a more updated version.

Mr. Spatz – Okay. 'Cause it looks like you have more sites on that.

Mrs. Matteo – No. I think that was... I think it's just more condensed. I think he had to shrink...

(Tape inaudible; people talking at once).

Mrs. Matteo – ...still the same.

Mr. Spatz – Oh, okay.

Mrs. Moore – Because you have... This one has site plan...

'Cause the County reso says you have 60 tents set up (inaudible)...

Mrs. Matteo – We actually are going to end up with 45, 'cause after meeting with Mr. Tennyson, this area does tend to pool with water when it rains, so there will be some adjustments made obviously when we're there and see where water, there's pooling and ya know, they're tents, so we move them around.

Mr. Spatz – Right.

Mrs. Matteo – So it's not necessarily... We've put it on there just to give you an idea 'cause these are all existing tent

sites as they are. There is electric and, hookups and all of that.

Mr. Spatz - Hm hm.

Mrs. Matteo - But this area, I think, probably will not (inaudible) based on what we're learning, so it's possible that this is (inaudible) some pooling areas (inaudible).

Mr. Spatz - Very good.

Mrs. Moore - When you went to the APA, you... My under... Looking at the, at the folder, it says you're getting a non-jurisdictional letter. We don't have a copy of that yet. Is that pending? How does that work?

Mrs. Matteo - Yeah, he... My husband talked to him again today. They, because it's already used for all, for pretty much the same thing over the years, just not... The only difference between us and a lot of the other tins is that we're doing it for a longer period of time. Obviously Bike Week camps for a couple of weeks. The Scottish Festival was...

Mrs. Moore - I'm just curious 'cause I don't remember anybody physically camping there other than sometimes the kids. So that's, that's very new to me, saying that there's always been camping there because I don't recall that and I don't know...

Mrs. Matteo - See that's what they told us at the, the woman who does the permits (inaudible). She gave my husband a whole list of things that have done this type of thing in the past; the Scottish Festival, Bike Week. Obviously they're there every year.

Mr. Spatz - The vendors, yeah.

Mrs. Matteo - The vendor, I can see vendors.

(Tape inaudible).

Mrs. Matteo - I'm not sure.

Mr. Spatz - Here in town.

Mrs. Matteo - She gave my husband a whole list of, of these types of things, music festivals and things like that, that have gone on over the years. And granted it may be vendors, but those folks are camping for that duration. So it wasn't necessarily a tourist business, but there has been camping on the property for weeks at a time. You're probably right; it's probably for vendors. So when she said there's camping for the Scottish Festival, maybe it's not for the attendees of the festival, but folks who are, are doing it, maybe that's what she meant.

Mrs. Moore - Okay.

Mrs. Matteo - But there's, because of that, we are going, they said they were going to give us a non-jurisdictional letter and

it'll happen after the next meeting, which I think is next Tuesday?

Mrs. Moore – Next, in a couple weeks. Only because they have...

Mrs. Matteo – All of you do Tuesdays, so I, I'm confusing the Tuesdays, but it's a Tuesday, I think, where we will be getting the letter.

Mrs. Corlew – And they usually carbon copy me.

Mrs. Matteo – Yeah, and I, I can certainly run a copy up when we have it.

Mrs. Sutphin – So these are going to be open to the general public?

Mrs. Matteo – Oh yes.

Mrs. Sutphin – So anybody can come and camp there at anytime?

Mrs. Matteo – Hm hm. Well, yeah, as long as they pay.

Mrs. Sutphin – As long as they pay.

Mrs. Moore – How does reservations work?

Mrs. Supthin – Yeah.

Mrs. Moore – (Inaudible).

Mrs. Sutphin – Are there going to be...

Mrs. Matteo – 90% of our reservations come in through the website just because people go onto our website and you can click the book now button. We, we were in Lake George Escape just across the river last year and then, ya know, as of last year, 90% comes in over the internet but certainly if they pull in and say do you have availability, we'll certainly have people that can help them get settled.

Mr. Spatz – Very good.

Mrs. Matteo – I should've brought my Ipad so I could show you some pictures. It's like the Marriott; you're just outside. People really loved it.

Mrs. Moore – Parking situations, excuse me. It says 100 spaces.

Mrs. Matteo – That's what they said is there. That's what they told us.

Mrs. Moore – Only because I'm concerned about crossing the road, and for events it's one thing because it's, it's a known period of time. In this case, I don't know... Ya know, we don't have a designated time period because someone could stay for seven days; someone could stay for three days or some could stay for the whole summer.

Mrs. Matteo – Right. Our average guest stays two nights.

Mrs. Moore – Two nights.

Mrs. Matteo – I haven't actually physically counted the parking spaces. That's just what they told us at the town was that.

We'll never need 100 spaces, so. We'll never need more than 30 spaces.

Mrs. Moore – And I guess what's the average tent hold, two people or a family of four.

Mrs. Matteo – A family of four. And last year most, ya know, they bring one car, so we'll only ever probably need, ya know, 30 to 35 spaces.

Mrs. Moore – That seems more doable. What, I guess... How did parking work at the, the other place that you...

Mrs. Matteo – The campground?

Mrs. Moore – Yeah.

Mrs. Matteo – They had designated areas to park.

Mrs. Moore – Okay.

Mrs. Matteo – Which were not terribly close to the (inaudible).

Mrs. Moore – Right. So I guess one of my, sometimes when you go to a campsite, people enjoy the fact that my tent's there and my car's here and I can access quite quickly if I need to in the event that I have to. So is there opportunity, working with Mr. Tennyson, to take that parking and make it in a different loca... I mean, I just know people are going to...

Mrs. Matteo – There may be.

Mrs. Moore – ...go to the tent and they're going to park next to the tent.

Mrs. Matteo – There may be.

Mrs. Moore – Highly possible.

Mrs. Matteo – We, we can look at that. My gut was that I didn't really want them parking on the grass, but...

Mrs. Moore – I don't either.

Mrs. Matteo – He said... Yeah, so ya know, if there's a, a handicap issue or something like that, they're certainly welcome to. There's more than enough space. It looks like the dots are very close on the map, but when you're actually walking the space, there's probably four or five car lengths between each one, so if, if that were an issue, that could happen. If there was somebody with a small child or a pregnant woman that needed to park there, that's fine, but our plan is to have them park...

Mrs. Moore – On the other side.

Mrs. Matteo – ...some distance away and that's actually a lot closer than where they were able to park last year, and it, and it was not an issue for our guests last year. They pull up to the site, unload their car and then ya know, last year they would...

Mrs. Moore – You said there's electric hookups. Are you running lead cords or things like that throughout the, the site 'cause I don't, there's not, not for all those campsites. There's probably electric hookups at the pavilion. There's certain areas that there's access to that, so is there...?

Mrs. Matteo – There's a lot of, along the... The sites along the fence...

Mr. Spatz – There's quite a few drops.

Mrs. Matteo – Yeah. There, there's, there's a ton all along the fence. Oh no, I'm sorry. All along here there's fencing and there's, there's hardwired drops there.

Mr. Spatz – Right.

Mrs. Moore – Okay.

Mrs. Matteo – These are all already there. These are here. These are... There's already a ton here. In here, there is not, but we didn't have electric last year. We had an enclosed battery system for the lights and things like that.

Mrs. Moore – That's what I was wondering. So it powers lights, pretty much?

Mrs. Matteo – We, we sell it as it can power your light and your cell phone and that's it. You're not, ya know, 'cause they want to bring their t.v.'s and Keurigs and all those kinds of things, so. Yeah, we...

Mr. Spatz – There's, like in the back there, there's like four subpanels and then they come off each to...

Mrs. Moore – Okay.

Mrs. Matteo – So there'll be a lead...

Mr. Spatz – ...take care of the vendors.

Mrs. Matteo – ...from, from the, the drop to the tent, but, ya know, there'll certainly be a (inaudible).

Mr. Spatz – (Inaudible).

Mrs. Matteo – (Inaudible).

Mr. Spatz – Protected anyway.

Mrs. Matteo – An R.V. type.

Mr. Spatz – Because it's a County owned facility.

Mrs. Moore – And you talk about the events that you sometimes hold. You have this, the dream circle.

Mrs. Matteo – Drum circle.

Mrs. Moore – Drum circle.

Mrs. Matteo – There will be, ya know, like holiday weekends... Maybe sometimes on the weekends, we have contracted with an Indian tribe, authentic Indians, ya know, full war paint, outfits, the whole nine yards. They are a competitive music group. They, they compete all over the country and they come and they do a bonfire and they do the, the drums and ya know, during the day, they teach the guests how to beat the drums and, and sing and it's a, it's a very... It's an unbelievable experience. It's very, very cool. We met them at a music festival that we did down in Florida.

Mrs. Moore – So are they there for, you said typically holiday weekend, holiday time period?

Mrs. Matteo – Some Saturdays. We've contracted for the holiday weekends for sure. They have some, they have a, there's a lot of Saturdays that we'll be able to get them. Obviously we're working around their professional schedule, but the plan is... And, ya know, they'll play from, ya know, probably 8 to 9:30 or something like that, certainly earlier than quiet hours were at the campground just because of the nature of (inaudible).

Mrs. Moore – Okay. (Inaudible) were one of them. What about other activities, such as, ya know, fireworks and...

Mrs. Matteo – No.

Mrs. Moore – ...other concerts.

Mrs. Matteo – They can go into the village for that. No, it's... Ya know, I give them the tent. They can, they can make their own party.

Mrs. Moore – So you have quiet hours then?

Mrs. Matteo – Yes, 11:00 is quiet hours.

Mrs. Moore – Okay.

Mrs. Matteo – 11 p.m.

Mrs. Moore – Now some of the questions I'm asking is because the board could potentially add them as conditions. So I'll go through them again with the board.

Mrs. Matteo – Okay.

Mrs. Moore – So if we come to an agreement that, ya know, this would be a good condition, then you can, you're more than welcome to say, I'd rather not do it that way, but this way it's open so the board has that opportunity so.

Mrs. Matteo – We're pretty strict with our guests, because it, it costs a lot of money to be there and if you're dropping \$700 for a weekend, I can't have this guy making a ton of noise and being a nuisance. We're very strict. Ya know, we tell them that when they're booking. Just by nature of the experience, they're not looking for the circus. They're not looking for, for a bunch of loud drunk people. That's not the clientele that we're servicing so we'll probably always be stricter on our people than you're requirements just for that reason alone. We're particularly aware of that going to this venue because, ya know, at the campground we had trees, fencing and all of that. This is a wide open field, so noise travels, so we're, we're particularly aware of that and as I'm talking to people on the phone right now about this potential location, I've been saying this is a for quiet romance, because we're not looking to have our guests' experience disrupted.

Mr. Spatz – Very good.

Mrs. Moore – Any other questions from board members?

Mrs. Sutphin – How many people can be in a tent?

Mrs. Matteo – We have two size tents; one of them holds one queen size and a futon that opens up to a queen bed or we have our family tent which has two queen beds. And yeah, if you go to our Facebook page, you can see actual pictures of what the sites look like. Those are all real pictures where guests have stayed.

Mrs. Moore – I know there's not... We don't have a public hearing scheduled, but I see there's a few neighbors in the audience that may have...

Mrs. Matteo – Oh sure.

Mrs. Moore – ...some questions.

Mrs. Matteo – Yeah.

Mrs. Moore – So the idea is, Patti mentioned that you have to come speak and say your name and all that, so if you have questions, why don't you do that.

Mr. Cavak – I just... Temur Cavak, Barbara Cavak; right next door.

Mrs. Matteo – Oh, okay. Nice to meet you.

Mr. Cavak – During the last season... Pleasure. ...we were across the river from Adirondack Safari and we can attest that the guests were fantastic. No problems; no troubles. (Inaudible). So we wish them good luck and I think it's great for the area.

Mr. Spatz – Very good.

Mrs. Matteo – That is so nice. Thank you.

Mr. Spatz – Very nice.

Mrs. Moore – Okay.

Mr. Spatz – Thank you.

Mrs. Moore – So, so one of the things is, no more than 45 tents or, because the County gave 'em up to 60.

Mrs. Matteo – Well, they...

Mrs. Moore – The applicant says... You've indicated that you, based on...

Mrs. Matteo – Practically, operationally, can we squeeze 60 tents on there, absolutely, and still have three or four car lengths between them, but from an operational standpoint, we do have to... You never know when a storm's going to come. Where there's places that pool, we're obviously not going to be...

Mrs. Moore – You're, that site, it's clearly a flood plain. There's no... One of the questions on the environmental assessment form, you said I don't know. I'm like, yeah, you're clearly in one. It is, clearly is a flood plain. There's no getting out of that.

Mrs. Matteo – Right. And even though it's not, the river doesn't flood often, it still pools when it rains and that's obviously problematic, so even though when we approached the town and they said yes, you could have 60, the real number is probably going to be between 35 and 45 based on avoiding those areas where it pools. Obviously, if it's going to have torrential rain and there's a chance of flooding without using (inaudible). Yeah, we... That epic storm that we had last year was, we were like old man and the sea out there, pulling all the tents. They're very easy to move, so that, it's not, but operationally, we can have 60 but it's going to be between 35 and 45 based on having walked the area with some of the town folks and them saying, ya know, this is, you can fit tents here but understand that when it rains, this is (inaudible) puddle. So once we, we talked to those folks and then the gentleman from 4-H was so nice to walk over because he obviously is very familiar with the property and he said, ya know, this is a good spot; this is not a good spot. So we have a...

Mrs. Moore – A new understanding?

Mrs. Matteo – A very flexible... Ya know we had to put them on a map to show you, but the reality may look very different after the first rainstorm.

Mrs. Moore – Okay. Does anybody..? I mean, do you have a, the County said 60. We, as a board, could say less than that, but if you're okay with 60, ya know, that's...

Mr. Spatz – I'm fine with it.

Mrs. Moore – Okay. On the plan that's not there now that I'd like to see, is location of the showers, a mention of...

Mrs. Matteo – We may not know that until it gets closer, only because...

Mrs. Corlew – When you do.

Mrs. Matteo – Yeah, yeah. I mean, when we know where... It may... We may not know that until closer to the time to move in only because we're told that they're working, the town is working with Lake George Escape campground for a sewer thing.

Mrs. Moore – Yep.

Mrs. Matteo – So that's, out of our hands, but anything we have is going to be an enclosed unit and it will be connected to water that's already there. That's the way that's going to work.

Mr. Spatz – So the sewage itself contains (inaudible) unit itself, the water from the shower.

Mrs. Matteo – It'll be gray water and it's a contained unit.

Mr. Spatz – Right.

Mrs. Matteo – There won't be bathrooms inside the shower facility.

Mr. Spatz – Right.

Mrs. Matteo – It's just a super fancy... You may have seen them at weddings or whatever (inaudible) Burlap and Beams. It's just a fancy... You walk in; it looks that marble. It's, it's very fancy. You think you're in a fancy hotel when you go in there.

Mrs. Moore – I guess the board, the dining hall isn't a preparation area. It's simply an eating area?

Mrs. Matteo – It's, what it's going to have is, it'll have a community style, larger grill as opposed to the small ones that come with the site. It'll have picnic tables that we're providing and there will be a lounge/seating area, so that folks that have several families or, ya know, several groups of families or ya know, we had quite a few corporate retreats. They'll have an area where they can gather collectively rather than...

Mrs. Moore – So I guess it's not an owner prepared site (inaudible) owner prepared, it's tent, it's (inaudible).

Mrs. Matteo – Yeah, we won't... Yeah, no, there's going to be none of that.

Mr. Spatz – You don't plan on having anybody cater anything up there or anything like that?

Mrs. Matteo – There may be. I have a lot of brides calling that want the whole venue for their wedding and things like that.

Mr. Spatz – Oh.

Mrs. Matteo – But anybody that would be brought in would clearly, obviously be certified and, ya know, we're not going to have, ya know, Joe's pickup truck coming in and cooking hotdogs or anything like that.

Mr. Spatz – Okay.

Mrs. Matteo – We have certain requirements through the County for things like that as well. And our, obviously our insurance... We have ridiculous insurance.

Mrs. Moore – Any other questions? Comments?

Mr. Franchini – I'll ask one more. Have you or will you have any communication with the local police department, fire department or EMS?

Mrs. Matteo – Oh yeah. We've, we know all those folks from being in the campground last year. We have all kinds of communication with them. They're... Not... We didn't have any Safari guest problems last year. We had a, we did have a guest hurt herself. It wasn't in the Safari end of it. It was in a different area of the campground, but we did have to call EMS and again that campground is a bit of a circus. Very fun, but

they're, on the weekends certain elements that are in that campground, there was quite a few weekends where there was police and things like that and we certainly got to know those folks. Again, it had nothing to do with Safari guests, but because we were there, obviously we were aware of things going on and certainly learned procedures from the campground and who to call and things like that so, yeah. We, we really don't foresee any problems, 'cause like I said, when you're dealing with, ya know, you're paying \$700 per weekend, it's just a completely different clientele than some of the campgrounds. And as these kind folks said, our people are fairly well behaved.

(Tape inaudible).

Mrs. Matteo - Yeah, they're, ya know, they're just... They're there to, ya know, chill out and unplug for a few days.

Mr. Franchini - I didn't mean to assume there was. I just, ya know, just in case that there could be an emergency.

Mrs. Matteo - No, that's a good question because...

Mr. Franchini - I'm just making sure you have connections, ya know.

Mrs. Matteo - ...I was shocked at how often that was an issue.

Mr. Franchini - Yeah.

Mrs. Matteo - And I didn't realize that that was such a huge part of having a campground 'til we experienced it last year. Ya know, that campground does a phenomenal job of just getting the right people in there immediately. So we learned a lot from that experience.

Mr. Franchini - Very good. Thank you.

Mrs. Moore - I need to write everything down before I suggest the, the language.

Mr. Spatz - So was last year the first year you had the, your business in Warren County or?

Mrs. Matteo - No, we were in Heartstone Campground the year before and we were delivering, we were boating the tents out to the island. That was nuts.

Mr. Spatz - Oh wow.

Mrs. Matteo - And we were actually doing a delivery service where we would deliver to area campgrounds and things like that and obviously that was, ya know, had its own set of issues, but and then the Lake George Escape Campground approached us last year to set up permanent structures there and people really had a great time and we, we intend to go back there also, for families and, ya know, more of the adults. At the fairgrounds, and it was just... People really... We got a 100 five star reviews last year.

Mr. Spatz – Oh, very good.

Mrs. Matteo – And we're proud of that.

Mr. Spatz – Very nice.

Mrs. Matteo – Yeah. We, our people really had a good experience.

Mr. Spatz – Very good.

Mrs. Matteo – Yeah, if you're not seeing our setup, if you go to our Facebook page, all the pictures on there are real guest sites and you can kind of get a feel for what it's going to look like and if you read through some of the reviews, you can see that it's, it's going to be a great boom to the local economy. Lot of restaurants and I run the Clipper magazine which is all the restaurants and coupons and things like that and ya know, all of my clients are super excited that we're going to be here because, ya know, like I said, our people don't really know how to use a charcoal grill. So they'll eat out and they'll, ya know, a lot of folks from the city want access to hiking and things like that, so it's, it's going to be, it's going to be quite a good thing, I think. And we live here. We're local. We live on Diamond Point Road.

Mr. Spatz – Oh very good.

Mrs. Matteo – We're happy to keep everything local and some, some neighbors have reached out, ya know, to see if we have any jobs available so we've already talked to some local folks about summer employment, so we're pretty excited.

Mr. Spatz – Very good.

Mrs. Matteo – Ya know.

Mrs. Moore – Okay. So here's what I think works. Because it's not, because it's not in writing, so if I say it in a motion, it'll, it'll be clarified.

Mrs. Matteo – Okay.

Mrs. Moore – So the project was consistent with the County, up to 60 sites. For the town's files, for the application, the APA non-jurisdictional for the file. The D.O.H. permit for the file. Understand the applicants to bring in showers. Project does include water access for kayaks or canoes and tubes. These are two labeled areas on the drawing and additional, no additional access is being proposed at this time. Parking is on the opposite side. Parking may occur based on need on the site, at the sites.

Mrs. Matteo Right.

Mrs. Moore – In reference to food and preparation and fires and things like that, there's to be potentially grills on site, fire pit on site, electric access on the site. There is a dining area but that's for the campers' use. It's not for prepared

food at this time. There may be... ..or by the owner prepared food. There may be a possible catering food for larger events.

Mrs. Matteo - Correct.

Mrs. Moore - Did I miss anything (inaudible).

Mr. Spatz - I think you got pretty much...

Mrs. Sutphin - Someone's going to be there...

Mrs. Moore - Oh 24 hours.

Mrs. Sutphin - Hm hm.

Mrs. Moore - And someone (inaudible).

Mrs. Matteo - Yes, that's actually a D.O.H. requirement as well, 'cause of the water.

Mr. Spatz - Oh.

Mrs. Matteo - Apparently they, when there's events, the County provides people, so they were happy enough we were willing to do it.

Mr. Franchini - How about... You want to mention the reseeding of the grass in the Fall afterwards?

Mrs. Moore - Okay. I don't necessarily think these are conditions. They're just clarifying the application.

Mrs. Matteo - Correct.

Mrs. Moore - Is that...?

Mr. Spatz - Yeah.

Mrs. Moore - So do you want me to repeat that again?

Mrs. Corlew - No. I can...

Mrs. Moore - You can summarize that.

Mrs. Corlew - ...listen to the minutes.

Mrs. Moore - Okay. They're in the minutes. And I'd like to have this as part of our file 'cause this is clearer than the drawing.

Mrs. Corlew - Yes, it is. Hm hm.

Mrs. Moore - It includes a little more detail than the other one, so we'll add that and this is...

Mrs. Matteo - And it has pictures (inaudible).

Mrs. Corlew - Yes.

Mrs. Moore - It identifies the water access area.

Mrs. Matteo - And those are existing. Ya know, those things that we made.

Mrs. Moore - I can't think of anything else, other than... Outdoor events consistent with the applicant's quiet hours, 11 a.m. (p.m.).

Mrs. Matteo - Yes. We're not looking to bother our nice neighbors. They were so nice to come.

Mrs. Moore - Okay. Sure.

Mr. Cavak - Will you have a pickup also for tubers or so that'll be the entry and exit?

Mrs. Matteo – They have (inaudible). I'm sorry. There's, there's already spaces there. So, ya know...

Mr. Cavak – We've been around...

Mrs. Matteo – Well, this is... Right here at the corner of the property and then there's...

Mr. Cavak – Okay, you're up here. I was thinking you were...

Mrs. Matteo – No, no. So, so they'll basically... I mean, it's like a five minute ride.

Mr. Cavak – (Inaudible) public area.

Mrs. Matteo – Yeah. They just...

Mr. Cavak – Okay.

Mrs. Matteo – ...(inaudible) in here and then get out there and that's similar to the space across the river.

Mrs. Moore – And right now the County has limited it to a one year event.

Mrs. Matteo – Yes.

Mrs. Moore – And so I think that's what we would do too, is limit it to one year.

Mrs. Matteo – That's okay. We'll see how it goes.

Mrs. Moore – Okay.

Mrs. Matteo – If we're...

Mrs. Moore – Successful, then...

Mrs. Matteo – ...successful, then we can come back.

Mrs. Moore – Come back.

Mrs. Matteo – You're all nice people.

Mrs. Moore – Alright, so based on the summary of what we've just discussed, I don't see any conditions to place on it. We just clarified the application material that was submitted and to be submitted, so I need someone on the board to make the motion for approval.

Mr. Spatz – I make a motion we approve site plan #2017-3, tax map #198.-1-14, for Schroon River Road, Adirondack Safari Tent Company, to set up at the Warren County Fairgrounds.

Mrs. Moore – Okay. I need a second.

Mrs. Sutphin – I'll second.

Mrs. Moore – Okay. And prior to us making the motion, there is one thing that I did not do yet was the SEQRA resolution. They did submit a SEQRA, but it went to the APA. It's Outside Hamlet, so how...

Mrs. Corlew – So they're the lead agency (inaudible).

Mrs. Moore – So they typically handle the jurisdictional review for the environmental review, so, just clarification that it was, that the environmental review is being handled by the APA.

Mrs. Matteo – And I can bring that letter as soon as it comes.

Not a problem.

Mrs. Moore – So I have a motion; I have a second. All those in favor.

RESOLUTION #2017-13

Motion by: David Spatz

Second by: Sharon Sutphin

RESOLVED, to approve application SPR #2017-3 by Adirondack Safari Tent Company, for tax parcel #198.-1-14, located on Schroon River Road to allow use of tent rental accommodations to include the following:

Applicant must submit to the Planning/Zoning file, the Adirondack Park Agency's determination and the Department of Health permit.

The applicant is having portable showers placed onto the site.

The project will include water access for kayaks, canoes and tubes (there are two areas labeled on the drawing submitted).

Parking is on the opposite side of the road. Parking may occur, based on need, at the sites.

There will be grills, fire pits and electric provided at each site and a grill provided in the dining hall area.

Food is not being prepared by the applicant. The dining hall is for the renters' use to gather.

There may be catering for larger events.

Any activity/event will end at 11:00 p.m.

An employee will be present at this location 24 hours a day.

The applicant is to reseed necessary areas of the site in the Fall.

The applicant must come back in one year for review.

DULY ADOPTED ON THIS 4TH DAY OF APRIL, 2017 BY THE FOLLOWING VOTE:

Ayes: David Spatz, Laura Moore, Sharon Sutphin, John Franchini

Nays: None

Mr. Spatz – Well, thank you for bringing your business to Warrensburg and we..

Mrs. Matteo – Thank you. We're very excited!

Mr. Spatz – Very successful hopefully. Thank you.

Mrs. Matteo – Thank you.

(Tape inaudible).

Mrs. Moore – I don't have any other business either, unless someone else does.

(Tape inaudible).

Mrs. Moore – Okay. I need a motion for adjournment.

Mr. Spatz – I make a motion we adjourn.

Mr. Sutphin – I'll second.

Mrs. Moore – All those in favor.

Motion by Mr. Spatz, second by Sharon Sutphin and carried to adjourn Planning Board meeting at 7:36 p.m.

Respectfully submitted,

Patti Corlew
Recording Secretary

Pb04042017

RESOLUTION #2017-12

Motion by: David Spatz
 Second by: Johh Franchini

RESOLVED, to approve Planning Board minutes of February 7, 2017
 (without correction)

DULY ADOPTED ON THIS 4TH DAY OF APRIL, 2017 BY THE FOLLOWING
 VOTE:

Ayes: David Spatz, Laura Moore, Sharon Sutphin, John Franchini
 Nays: None

RESOLUTION #2017-13

Motion by: David Spatz
 Second by: Sharon Sutphin

RESOLVED, to approve application SPR #2017-3 by Adirondack
 Safari Tent Company, for tax parcel #198.-1-14, located on
 Schroon River Road to allow use of tent rental accommodations to
 include the following:

Applicant must submit to the Planning/Zoning file, the
 Adirondack Park Agency's determination and the Department of
 Health permit.

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 site and a grill provided in the dining hall area.

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 for the renters' use to gather.

There may be catering for larger events.

Any activity/event will end at 11:00 p.m.

An employee will be present at this location 24 hours a day.

The applicant is to reseed necessary areas of the site in the Fall.

The applicant must come back in one year for review.

**DULY ADOPTED ON THIS 4TH DAY OF APRIL, 2017 BY THE FOLLOWING
VOTE:**

Ayes: David Spatz, Laura Moore, Sharon Sutphin, John Franchini

Nays: None