

December 28, 2023

Meeting was called to order at 6:01 pm.

Board members present were Chairman Stinson, Kathleen Tamblin, Margaret McKay and Mary Lowe. Absent: Niles Turner

Also present: Scott Kolb, Land Surveyor, Dale Tamblin and Richard Huntsman

Privilege of floor: None

Mail: None

Review of the minutes from the September 28, 2023 meeting were read. Mary Lowe made a motion to approve and Margaret McKay seconded the motion, all in favor, motion passed.

Project(s) Status:

RIC Energy - Rodman Solar Project application still on hold until further notice.

New Business:

Christine Robinson, One Plot Subdivision.

Scott Kolb represented Mrs. Robinson and presented all the required application documents to review the proposed subdivision for Mrs. Robinson to create one new residential plot to build a smaller home on. Margaret McKay made a motion to accept the application and set the official application acceptance date of Dec. 28, Kathleen Tamblin seconded, all in favor, motion passed. Review of the SEQR short form and Resolution # 7, "Environmental Non-significance". Chairman Stinson made a motion to approve, Margaret McKay seconded, all in favor, motion passed. Resolution # 8, motion was made by Margaret McKay to approve the Robinson subdivision, Kathleen Tamblin seconded, all in favor, motion passed.

Dale & Kathleen Tamblin, Two Plot Subdivision, County Route 97.

Review of application, Margaret McKay made a motion to accept the application and set the official application acceptance date of Dec. 28, Mary Lowe seconded, all in favor, motion passed. Review of the SEQR short form and Resolution # 9 "Environmental Non-significance". Chairman Stinson made a motion to accept, Margaret McKay seconded, all in favor, motion passed. Resolution #10, motion was made by Margaret McKay to approve the Tamblin two plot subdivision, Mary Lowe seconded, all in favor, motion passed.

NOTE: Mrs. Tamblin recused herself from the voting since she is a Planning Board member

Richard Huntsman, Special Use Permit Application - Sketch Conference

Mr. Huntsman has recently procured a residential lot (approximately 1.34 acres) on State Route 177, containing a small two-bedroom residential dwelling. He is proposing to operate the dwelling as an Airb&b, short term rental facility, for visitors to the local area. The Planning Board reviewed the site plan sketches of the dwelling which will be advertised as "Tug Hill Stay & Play". Margaret McKay advised Mr. Huntsman that the property would have to be changed to commercial business as it will be non-residential. He advised he will provide proof when received. Discussions were made regarding monitoring of said property i.e., parking, lighting, water, sewage, snow removal and, neighbor property lines. He advised these will be addressed and proof provided. Contracts will be signed by renters advising that no recreation vehicles will leave property unless they are properly trailered, as there is no direct access to any authorized trails. Mr. Huntsman claims his goal is to provide a minimum of 2-day rentals year-round. Chairman Stinson also brought up the garbage issue and advised the Rodman Recycling rules. Margaret McKay suggested he contact a local trash hauler for the refuse removal. Kathleen Tamblin inquired about open campfires and Mr. Huntsman said he would like to provide a burn pit with chairs. He will adhere to burn bans when required. Chairman Stinson and Board Members went over the Site Plan/Special Use Records Checklist. Mr. Huntsman was advised a new survey will be required and that he needs to contact the state regarding drainage for the parking lot that he plans to expand. Chairman Stinson advised as soon as the Board determines that it has a "complete application", a Public Hearing date will be set and that the application will be forwarded the Jefferson County Planning Board for their review and comments.

Kathleen Tamblin made a motion to adjourn at 7:42 pm, Chairman Stinson seconded, all in favor, motion passed.

The next Planning Board meeting will be January 25, 2024 at 6 pm.

Respectfully submitted,



Mary Lowe

Mary Lowe Recording Secretary