

**Present at Meeting:** Chairperson William McGhie  
William Siegle  
Dan Freebern  
Joe Turcotte

**Also Present:** Town Attorney Leah Everhart, Troy Beadnell, Town Board Member Bob Olson

**ADENDA ITEMS:** File 2018-01 SPR – Tax Map # 122.-3-3

**Pledge**

Chairperson Bill McGhie called the meeting to order at 7:00 pm

Chairperson Bill McGhie appointed Alternate # 2 Joe Turcotte as a voting member in the absence of Mike Raymond.

**NEW BUSINESS:** File 2018-01 SPR  
Tax Map # 122.-3-3  
Ridin-Hy Ranch  
64 Riding High Ranch Road

Requesting a Site Plan Review to add a second story to a non-confirming first story fire damaged Restaurant/Bar.

Troy Beadnell was present to answer any questions the Board members have for him regarding this proposed project. The Board members reviewed the application and the larger map of the building plans and what the proposal is all about. They want to go two stories on this rebuild and will be on the same footprint as well. They went before the ZBA for a variance for a shoreline setback and that variance was granted. The APA approved the project as well.

Town Attorney Leah Everhart stated that the entire structure is going to be rebuilt and this will be a Site Plan Review. The Board will be looking at the actual site, how it's being developed and what it will look like.

Chairperson Bill McGhie stated the roof over the new portico will be pitched and will aid in runoff to lessen any impact.

Troy Beadnell stated under the portico right now is blue stone; however, they will pave under the portico and Winchip Engineering is working on a new plan for runoff. By moving the roof pitch they will be shedding the water away from the Lake to the sides for better capture.

Being no further questions or comments Chairperson Bill McGhie made the determination that a Public Hearing on this file is not necessary.

Town Attorney Leah Everhart stated that this Board will conduct a SEQRA review. Attorney Everhart read aloud each of the questions set forth in Part 2 of the Short EAF Form. For each question, the Board responded that no impacts were likely to occur.

Chairperson Bill McGhie asked if there were any more questions and gave the Board a little more time to review the proposed application.

Chairperson Bill McGhie stated that in considering the approval of the project, the Planning Board shall take into consideration the public health, safety and general welfare, the comfort and convenience of the public in general and residents of the immediate neighborhood in particular and shall find that the proposed development meets all the requirements of this Local Law. The Planning Board shall also consider the impacts of the proposal including:

1. There will be no adverse impacts to and/or from adjacent and nearby land uses, both public and private because the Ranch owns most of the land surrounding the property.
2. There will be no adverse impacts to and/or from existing traffic patterns as they remain the same for the Ranch.
3. There will be no adverse impacts to existing and proposed water supply, waste disposal and other service capabilities because there is proper water, waste disposal and Emergency access already on the Ranch property and everything will be updated to current code.
4. There will be no impacts to the community's availability to provide adequate recreation, education and fire protection and similar facilities and services to its residents and visitors. There will be a sprinkler system and everything will be updated to current new codes.
5. There will be no adverse visual impacts to the neighboring properties. There are already mature trees located on the property for screening. The Board received ten letters from surrounding neighbors in support of this proposed project.
6. There will be no adverse effect on air and water quality standards applicable primarily to industrial site and development plans.
7. There will be no adverse effect on energy consumption and conservation in fact it will be more environmentally friendly and will use less energy. Everything is being brought up to current energy codes with higher efficiency boilers and more insulation, etc.

Dan Freebern made a motion to adopt a SEQRA negative declaration finding there will be no adverse or significant environmental impacts likely to result from the proposed project. Second by Joe Turcotte. **ALL AYES.**

Being no further questions or comments Joe Turcotte made a motion to approve the Site Plan Review to add a second story to a non-confirming first story fire damaged Restaurant/Bar. Second by Dan Freebern. **ALL AYES.**

The Board reviewed the December 20, 2017 draft minutes and Joe Turcote made a motion to approve the December 20, 2017 minutes as written. Second by Dan Freebern. **ALL AYES.**

Being no further questions or comments William Siegle made a motion to adjourn the meeting. Second by Dan Freebern. **ALL AYES.**

**REMINDER:**

**CORRESPONDENCE:** None

**PUBLIC COMMENTS:** Bob Olson stated that he appreciates the hard work by both the ZBA and Planning Board in getting this project approved in a timely manner.

**BOARD MEMBER COMMENTS:** None

**Meeting adjourned:** 7:20 pm

Next Meeting: May 16, 2018

Respectfully Submitted,  
Terri Katsch, Secretary