

**Present at Meeting:** Chairperson William McGhie  
Vice-Chairperson Teri Schuerlein  
Dan Freebern  
Bill Siegle  
Joe Turcotte

**Also Present:** Brandon Himhoff, James Himhoff, Bernie Bolton, Don Butler, Town Board Member Bob Olson, and Zoning Administrator James Steen.

**ADENDA ITEMS:**

**File # 2017-01 CU, Tax Map # 72.13-2-48 - Withdrawn**  
**File # 2016-08 CU, Tax Map # 72.-1-59**

**Pledge**

Chairperson William McGhie called the meeting to order at 7:05 pm

Chairperson William McGhie appointed alternate member Joe Turcotte as a voting member in the absence of Mike Raymond.

Chairperson William McGhie stated that File # 2017-01 CU Tax Map # 72.13-2-48 had been withdrawn by the applicant.

**Approval of minutes:** Vice-Chairperson Teri Schuerlein made a motion to approve the January 18, 2017 minutes with change to page four as indicated. Second by Dan Freebern. **ALL AYES.**

**PUBLIC HEARING:** **File # 2016-08 CU**  
**Tax Map # 72.-1-59**  
Island Pond Corp.  
7201 St. Route 8  
Brant Lake, NY 12815

**Seeking a Conditional Use of a 100 acre vacant parcel for a parking lot to provide extra parking to the Camp and Jimbo's.**

Brandon Himhoff was present to speak and answer any additional questions about the Island Pond Corporation proposed parking lot.

Brandon Himhoff stated that the parking lot would hold about sixty (60) cars and prevent parking on Route 8 during Winter Carnival and Visiting Day at the camp. The intent for the property in the future would be to use that property for the camp for hiking or trail heads. Kids would not cross Route 8 there and the parking lot will not be used on a day-to-day basis.

Vice-Chairperson Teri Schuerlein stated that her main concern about this proposal is that the entrance is 550' from the main entrance and will have people walking that far along Route 8 from the parking lot to the entrance and wanted to know if a pathway can be made from the parking lot to the camp.

Brandon Himhoff stated that the shoulders of the road provide a walking path already that is wide enough and that this parking lot will only be used two days per year. During those two days there is usually staff out on the road to direct the people to the camp and helping people with parking. If used more on a daily basis then something more would have to be done. During Winter Carnival there are cones out on the road to alert drivers to slow down and make it safer. For Visiting Day the maintenance crew is out helping with parking and direction.

Vice-Chairperson Teri Schuerlein asked how wide the shoulder is for walking purposes and Brandon Himhoff stated that it is about seven feet (7') off the shoulder before the trees and shrubs begin and immediately across there is about six (6') feet off the shoulder. On the other side there is more space. So about six to seven (6'-7') feet of shoulder space to be used as walkway and it will be safer than it is now when the cars are parked on the shoulder of Route 8.

Teri Schuerlein asked if the sixty (60) parking spots will be sufficient. Brandon Himhoff responded yes the sixty (60) parking spaces will be sufficient and they have not had sixty (60) cars parking on the road. He went on to state that it should be sufficient to cure the road problem. Winter Carnival is hard to predict but Visiting Day is not a problem.

Vice-Chairperson Teri Schuerlein asked if during weddings or Hudson Headwaters event is there parking on the road? Brandon Himhoff stated that once or twice it has happened but not frequently.

Jim Himhoff stated at the Hudson Headwaters event they use a van to drive people from the current parking lot up to the dining room and plan to have the guests taxied from the new parking lot to the dining room main event.

Vice-Chairperson Teri Schuerlein stated that she agrees it will definitely make it safer getting the cars off of Route 8.

Dan Freebern stated that this parking lot is 500'- 600 ' down from the entrance and wanted to know if there will be anything in place to make sure the people use the parking lot?

Brandon Himhoff stated that yes there will be staff at the entrance to the parking lot directing people where to park as well as other staff on the road to direct them to the parking lot.

Jim Himhoff stated that they allow the ice fisherman to access the lake through their property and they park everywhere but now the parking situation has improved with a little training for people on where to park. With this lot it will improve things more for the ice-fisherman to use the lot as well clearing parking on Route 8.

Don Butler stated that cones are a good deterrent to parking and are an inexpensive way to control traffic.

Jim Himhoff gave an example of the ice fisherman blocking the entrance to the camp when last weekend a bus was not able to get into the camp due to the ice fisherman blocking the entrance. Jim Himhoff stated that with a little training and more availability for parking the situation will be corrected.

Brandon Himhoff stated that there will be a wedding this weekend and the ice fisherman have been told already where to park so as not to block the entrance of the camp.

Town Board member Bob Olson speaking as a private citizen would be very happy if the parking lot is approved because the cars will get off of Route 8 and that everything done by Island Pond Corporation is done well. He urges the Board to approve this proposal.

Zoning Administrator Jim Steen asked if Island Pond would be advising the parents that there will be an additional parking lot for them to use this year if this proposal is approved.

Brandon Himhoff responded that they have valet parking for Parents Weekend and that they will be advising the parents of the new parking lot as well.

Bill Siegle stated that it is only two days they are talking about using this parking lot, correct and Brandon Himhoff stated yes, Winter Carnival and Parents Weekend.

Bill Siegle stated that he agrees with Don Butler that putting cones out is a good idea and maybe making that a condition for approval.

The Board stated that would not be a condition put on the proposal.

Jim Himhoff responded that they can control traffic and their employees are out there directing traffic. The staff will be out on the road and the only time staff does not direct the parking situation is for the ice fisherman and they can be trained where to park.

Bernie Bolton who is a neighbor to Island Pond has not had any issues and urges the Board to go forward with this proposal.

Chairperson Bill McGhie stated that he thinks this proposal will improve the situation and is a good proposal.

Being no further comments or questions, Dan Freebern made a motion to close the Public Hearing. Second by Joe Turcotte. **ALL AYES.**

Dan Freebern wanted to know if twelve years down the road Island Pond would have to come back before the Board to expand the parking lot.

Zoning Administrator Jim Steen explained to the Board members what triggers a site plan review. If in the future the property has the parking lot and they came in to the Zoning Office for an expansion it is the Zoning Administrator that decides whether the applicant has to go before the Board or not. What would trigger further review would be if there were going to be buildings or bunk houses on the lot. A few extra parking spaces being requested would not trigger a new review by the Planning Board.

The Board reviewed the proposed project and determined that this is a permitted use in the R1-1.3 acre zoning district and the proposed parking lot is compatible with the surrounding area. The proposed action will not impair the character or quality of the existing community, in fact it will improve it.

The Planning Board discussed whether or not to place conditions on the approval of the proposed project and decided that no conditions need to be imposed.

Being no further questions or comments Vice-Chairperson Teri Schuerlein made a motion to approve the Conditional Use of a 100 acre vacant parcel for a parking lot with sixty (60) spaces to provide extra parking to the Camp and Jimbo's. Second by Dan Freebern. **ALL AYES.**

**Correspondence:** None

**Board Comments:** None

**Public Comments:** Town Board member Bob Olson asked the members of the Board for their thoughts and input into terminating Planning Board members for absences and to submit them to him in writing.

William Siegle made a motion to adjourn the meeting. Second by Dan Freebern. **ALL AYES.**

**Meeting adjourned:** 7:40 pm

Next Meeting: March 15, 2017

Respectfully Submitted,  
*Terri Katsch*, Secretary