

## MEETING NOTES

**PPBS** inc.

Planning Programming Budgeting Services Inc. 50 Elmwood Drive Highland Mills, New York 10930 845 827-6407

TO: Town of Gardiner Planning Board  
FROM: James M. Freiband, Principal Planner  
DATE: September 20, 2018

SUBJECT: Meeting Notes- Lazy River Campground Site Plan

Attendees: Mr. Paul Colucci; Mr. Marc Moran; Mr. Andrew Lewis; Mr Fred Schanz -Lazy River; Mr Zachary Bossanbroek - Northgate holdings; Mr. Michael Moriello Esq; Mr. Barry Medenbach PE, Mr. James Freiband

The attendees were advised the matters being discussed do not necessarily represent the positions of the Board and were offered as information to help complete the appropriate application forms and procedures.

At the request of the applicant, project review meeting was held at Town Hall at 10:30AM this date to address applicant questions on the pending application for a water feature at the existing campground on Bevier Road. The Board had completed the public hearing and there were a number of recurrent themes the applicant wanted to address.

Mr. Colucci noted that the public participation had been extremely intense and in similar situations the projects that the Planning Board had become political issues in the Town. He felt the applicant needed to address the public concerns formally..

Mr. Moran echoed those concerns focusing on the traffic and noise issues raised by nearby residents.

The Building inspector related that only recently had public complaints reached his office and that he had discussed the issue of noise enforcement with the supervisor and Mr. Vance. He stated that there are problems in enforcement of noise issues due to requirements for legal measurements. The State Police cannot do that type of enforcement but there is a trained operator in the Ulster County Sheriffs office.

Mr Bossanbroek stated that they had made a number of changes in the sites operations (summary passed around) which already had improved the noise and traffic issues, including reduced band hours and posting of property boundaries; placing obstacles along trails leading out of the site along the river. He felt they had made many improvements to the site over the years and that it was a significant asset to the Town both as a recreation resource; as a taxpayer and a local employer of over 100 people .

Mr. Freiband suggested that the applicant needed to provide the Board with some clear measures to address the public commentary. The Board recognizes that the minor site plan is not a zoning or operational issue as it does not add to the noise or operating capacity of the site. Mr. Lewis noted that the existing pool (capacity 80?) is not large enough since the additional spaces were added to the site and that the water feature would help reduce pool crowding.

Mr. Freiband offered four specific recommendations:

- a. The applicant should offer to the Town Board funding or that they be allowed construct a traffic calming measure along Bevier Road consisting of a speed table and a Max Safe Speed sign of 15 mph ahead of the speed table to slow traffic in and out of the area.
- b. That the amplification system be equipped with a noise limiter similar to the system to be employed at the Heartwood site that would automatically monitor sound levels to prevent

overdriving the amplifiers and exceed the noise limit at the closest property boundary.

- c. That formal fence be introduced along the passable property boundary sections to the west property boundary with posted signs to allow State Police to enforce trespass laws.
- d. That the applicant consider trading off one of the air bags being displaced as a way of making the resulting site equivalent.

Mr. Medenbach also introduced the possibility of doing a lot line revision between the former Shultz property and the Lazy River site to avoid the need for a zoning variance by making the pool site the full 250 feet from the new property boundary. A discussion between Mr. Freiband the Mr. Lewis concurred that this would be possible under Chapter 188 based on the minimum standard lot in the ARR of 2 acres.

The applicant said they would submit the separate application in time for the October meeting. They would also address the earlier recommendations for consideration at that meeting of the minor site plan approval.

The meeting was adjourned at 11:50 AM.