

Minutes of a workshop of the Town Board of the Town of Durham held June 5, 2007, at the Town Building in Oak Hill, NY.

Present: Gary Hulbert - Supervisor
Linda Sutton – Councilwoman
Jodi Wood – Councilwoman

Absent: Robert Elpel – Councilman
William Carr – Councilman

Secretary: Chris Kohrs – Deputy Town Clerk

Others Present: Tal Rappleyea – Town Attorney
Wes Moore – Highway Superintendent

Supervisor Hulbert called the meeting to order at 7:33 with twenty-four in attendance.

The workshop closed at 7:34 p.m.

Proof of notice having been furnished the public hearing for the Biolzi Subdivision, 3751 Route 145, Durham was called to order at 7:34 p.m. by Supervisor Hulbert.

The Right of way Maintenance Agreement was added to the document and will be filed at the county upon approval of said subdivision. All persons desiring to be heard, having been heard (none), the Hearing was closed at 7:38 p.m.

The workshop was reopened at 7:39 p.m.

Ms. Wood moved to approve the Biolzi Subdivision, 3751 Route 145, Durham, seconded by Mrs. Sutton. All were in favor motion carried. (Absent: Carr, Elpel)

The proposed subdivision for Cook's of 1332 Route 20, East Durham (50.00-5-18) was reviewed by the board. They have a 9.11 surveyed acre lot, which they propose to subdivide 3.6 acres out to be used for proposed greenhouse and landscaping. A Public Hearing is scheduled for July 3, 2007.

Kenneth Leogrande of County Route 27 addressed the board regarding concerns with the professional integrity and performance of Code Enforcement officer Schmidt. Mr. Leogrande stated that he has taken legal action against Mr. Schmidt and has filed a formal complaint with the Governor's office, District Attorney's office and State Police.

The Board reviewed the Site Plan Review application for Ralph & Teresa Borwegen. They have removed the garage from their residence and are replacing it with a two-story garage. The planned use of the second story is for closet, laundry room and small office. They currently have an office on the first level, which will be relocated to the upper level.

Ms. Wood motioned to waive the public hearing and approve the Site Plan seconded by Mrs. Sutton. All were in favor motion carried. (Absent: Carr, Elpel)

The Site Plan Application for Lisa & Ed Cirillo was reviewed. They are converting a bar with dining area into two apartments. Mrs. Cirillo was asked to submit a sketch plan of the project including parking area. **Supervisor Hulbert moved to allow the project to continue and that Mrs. Cirillo return on July 3, 2007 with the new sketch and letter from Board of Health indicating that the water and septic meets code for the proposed use; seconded by Ms. Wood. All were in favor motion carried. (Absent: Carr, Elpel)**

The board reviewed a building permit application for Denis Farrell 2046 St Rt. 145. This property is a two-story house with a gift shop on the first floor and living area on the second. They would like to replace the outside stairs and deck area. As the property is considered commercial expansion, a site plan review is required. Mr. Farrell will be notified to complete the necessary forms.

The Site Plan Application for Blackthorne Ranch was reviewed. They are adding 59 additional campsites with water, sewer and electrical hook ups. Copies of the Board of Health inspection, electric inspection and SEQR form were provided to the board. **Ms. Wood motioned to name the Town of Durham as lead agency in the project, to accept the SEQR form parts 1 & 2, adopt a negative declaration and waive the public hearing for the Blackthorne Ranch Site Plan seconded by Mrs. Sutton. All were in favor motion carried. (Absent: Carr, Elpel).**

The board requested a sketch of the overall ranch with structures and sites marked to aide in Emergency Preparedness planning.

Ms. Wood motioned to approve the Site Plan Review seconded by Mrs. Sutton. All were in favor motion carried. (Absent: Carr, Elpel)

The board reviewed a site plan review from John Wennstrom for Little John's Pizzeria, Route 145 East Durham NY (50.01-2-7). The plan calls for remodeling of 8' extension with change of roofline and relocation of entrance. The board received copies of pre-operation inspection. **Mrs. Sutton made the motion to waive the public hearing and approve the Site Plan Application subject to receipt of proof of insurance, seconded by Ms. Wood. All were in favor motion carried. (Absent: Carr, Elpel)**

The board reviewed the pending Site Plan Application for Teichman-Camp Govoah (Fern Cliff House). The Department of Health has conducted inspections letters are on file. They are proposing to construct an enclosed pole barn over the existing tennis court, pour a concrete slab to place a modular classroom on next to the bathhouse, remove laundry room from barn and convert to classroom space, add an additional kitchen, modify existing kitchen, as well as repair existing porches and stairs to second story over dining hall. They would like to be open by June 25, 2007.

The board requested additional information describing ingress/egress and staff parking, traffic flow with signage (to address influx of traffic at check in /out), fire suppression system, exterior lighting (where and illumination area), PA system (intended use and announcement schedule), litter control plan, SEQR long form. An overall sketch of existing structures, planned structures, parking & signage for the entire camp. (To be used in emergency preparedness planning) Certificate of insurance for fire, liability for camp and certificate of insurance for liability for contractor.

The board authorized the building inspector to issue a building permit (pending review of plans) for the pole barn over tennis court, concrete slab for modular classroom next to the bathhouse, repair of existing deteriorating stairs to second story above dinning hall, as well as Alaskan slabs under existing sheds (currently sit on ground). The board clearly explained that all changes, modifications, additions must come before them for approval.

Joanne Rascoe of The Durham Community Planners (DCP) updated the board on their projects. They have successfully raised enough money to purchase a bandstand/gazebo, which they would like to see placed next to the Irish American Museum in East Durham. It would create a nice focal point for the annual July parade and Christmas in Durham. DCP is requesting assistance from the town in petitioning the Michael J Quill Irish Cultural Center (MJQICC) to allow the placement of the bandstand next to the museum.

DCP has received funding from the Main Street Improvement Grant program for new signs at both ends of East Durham. The signs will be 4' x 8' wood with green and gold vinyl letters. The proposed locations are across from Michael Dee's on the south end of town and Niall Donnelly property on the north. The grant requires matching funds; the DCP asked if the town could provide service with installation, permit application and or architectural review.

The DCP also organizes the East Durham Market Days, to be held on Sundays from 11 A.M. to 4 P.M. thru the summer in the pavilion at the MJQICC. They have established an East Durham Market Dealers Association. Ag & Markets recognizes them as an official farmers market. They are looking for sponsorship and vendors as the MJQICC are charging them \$1,500.00.

Concern was raised with the Watcher property advertising a weekly Flea Market. This would constitute a change of use and would require a Site Plan Review.

Once an agreeable date is reached, the comprehensive plan committee will meet to continue working on the plan.

Jim Karkheck recommended to the board that they research a sign ordinance to assist business owners with signage issues in the town. It is his understanding that home rule supersedes state. Attorney Rappleyea will research town signage law.

Legislator Frey reported the IDA is working with Stiefels to make a public statement that they would remain for the next twenty years. The county highway department will be

working on County Route 22 at the State Route 145 intersection. They plan to temporarily patch the road and by the end of July reclaim and pave from State Route 145 to County Route 20 intersection. The county has appropriated \$15,000 for advertisement on the NYS thruway for the Zoom Flume. Five of the twenty grants for Main Street Revitalization issued by the county went to Town of Durham Businesses.

Dr. Goldstein is looking into the Hudson River National Heritage area and Greenway Trail Grant.

Attorney Rappleyea provided the board members with a flow chart for the proper procedures of the Site Plan Review process.

Proof of notice having been furnished the public hearing for Local Law #4 A Local Law Providing for the Administration and Enforcement of the New York State Uniform Fire Prevention and Building Code was opened at 9:55 p.m. by Supervisor Hulbert.

All those wishing to be heard (none) having been heard the Public Hearing was closed at 9:57 p.m. **Mrs. Sutton moved to adopt Local Law #4 A Local Law Providing for the Administration and Enforcement of the New York State Uniform Fire Prevention and Building Code, seconded by Ms. Wood. All were in favor motion carried. (Absent Carr, Elpel)**

The Emergency Preparedness committee will meet June 21, 2007 at 7:30 p.m.

The community will recognize resident Jim Cullie for his many contributions on June 10, 2007 at 2:00 p.m. at the East Durham Fire House.

Ms. Wood motioned to adjourn at 10:00 p.m. seconded by Mrs. Sutton.

Minutes approved:

Chris Kohrs, Deputy Town Clerk