

State of New York
County of Fulton
Town of Caroga

Minutes of a Planning Board Meeting held June 28, 2023 at the municipal building located at 1840 State Highway #10 at 6:00 pm with the following persons in attendance by roll call.

Chairman, Al Kozakiewicz- present
Matt Cooper - present
Karen Dutcher - present
Lynne Delesky - present
Rick Gilmour - present
Tom Wojciechowski - present
John Ivancic - present

Don Cropsey - building committee for CAC
MaryKate Farber - Executive Director for CAC
Mark Thaler - architect
Pete Parent - Civil Engineer

Motion to accept minutes from previous meeting made by Rick Gilmour. Seconded by Tom Wojciechowski. All in favor, motion carried

Correspondance was distributed to board members. Those letters are attached to these minutes.

Chairman Kozakiewicz read the letter from the Fulton County Planning Board. The County Planning Board endorses the project as it will increase tourism in the Caroga Lake Area. They do, however, require that the storm water runoff be reviewed by a third party engineer. Chairman Kozakiewicz contacted EDP for this service. Don Cropsey indicated that Pete Parent prepared the calculations and will send an electronic copy to Chairmain Kozakiewicz to be forwarded to EDP for review.

Don Cropsey addressed the 5 concerns that the Planning Board raised at the previous meeting (5/24/23). Traffic and Parking was addressed first. An event parking and traffic mamagment plan was prepared and distributed to the Board members. It encompasses traffic flow, public information and dissemination, event traffic control, golf cart and bicycle management. Threat response protocol and ADA compliant concerns are also addressed in the document.

Rick Gilmour asked if the Highway Superintendent was consulted - he was not but he is on the list of personnel to be notified during the events.

Chairman Kozakiewicz noted that this does not have to be reviewed in too much detail at this meeting since the Board will have to meet again once Fulton County reviews the plans.

The second point that was presented was lighting and the sound wall. Mark Thaler put together some renderings and showed the Board. The existing lighting in the parking lot will be utilized

and changed to LED lighting. The lighting will be down lighting and walking surfaces will be bollard lighting. Don Cropsey provided cut sheets. Mr. Cropsey also addressed the sound wall. He stressed that it's a preliminary design since and hasn't been finalized. The wall be a combination of landscape material and wooden fence.

Chairman Kozakiewicz asked if there was any audience members present that had concerns over the wall and would like to review it. None being present - the discussion moved on.

Mr. Thaler explained that they want the wall to blend in as much as possible with the exception of the entranceway and the gate. The wall will also be away from the intersection so it won't impede anyone's view. It was pointed out that the wall will be as far away as possible. Rick Gilmour asked the height of the wall - it will be 8 feet.

Rick Gilmour asked what kind of lighting will be used in the lot across the street for parking.

MaryKate Farber explained that it will be temporary lighting just for the large events.

Matt Cooper asked during what phase the lighting will be addressed. Mr. Thaler said that it will be phase 2 that the lighting and landscaping will be addressed.

The third point that was discussed was the bumper car pavilion.

Karen Dutcher asked what was depicted in the area of the bumper car pavilion across the creek. Mark Thaler explained that there are plans that there will be a playground accessible to the community for continual use. This will be addressed in a later phase.

Don Cropsey stated that the building will be constructed according to FEMA restrictions for building in a flood plain. Whether the building is moved or a new one constructed, it will be compliant with the flood plain.

The fourth point that was addressed is the septic system. Pete Parent explained the system and noted that the original system was originally permitted for 5000 gallons per day. This will only be exceeded if there are over 1000 people in attendance. The existing mounds were designed to handle more than 1000 gallons per day, but the permits weren't obtained in the past to allow this. If it becomes necessary, the CAC will obtain the permits and make any necessary changes. Chairman Kozakiewicz asked the age of the system. It was discussed and determined to be less than 20 years old and installed by Abdella. Chairman Kozakiewicz asked if the mounds were adjacent to Mead Creek. Since they are, Chairman Kozakiewicz asked if there was something that could be installed that would prevent effluent from leaking into the creek or lake should there be a breach in the system. They are designed to code and there are resource areas and they are spaced correctly from the lake.

Chairman Kozakiewicz asked about alarms in case of failure - there are alarms in the building.

Pete Parent showed the location of the pumps and the alarms to the Board. Rick Gilmour asked if the system currently functions - it does.

The fifth point that was addressed is the Storm Water prevention. That was prepared in advance and given to the board. Chairman Kozakiewicz asked if Pete Parent could send him a PDF of the project. A stamped copy of the plans was provided to the Board per a previous request.

Rick Gilmour asked what the timeline will be - MaryKate Farber explained that this was contingent on funding and that the CAC was looking at a spring start date for construction. They

are waiting to hear about a large grant. Rick Gilmour asked how this will impact next year's programming. It was explained that the main building will still be usable and all necessary safety precautions will be taken.

Chairman Kozakiewicz stated that the board would like to review the information that was provided before addressing Part 2 of the SEQR. The Board was in agreement. Pete Parent will provide a PDF of the updated Part 1 of the SEQR.

There was no further discussion or questions from the Board.

The next meeting to discuss this project will be August 2nd at 6:00 pm.

Motion made to adjourn the meeting at 6:46 by Rick Gilmour, seconded by Chairman Kozakiewicz.

Submitted by Laura Nealon, Planning Board clerk.