



**SHERMAN CRAIG**  
Chairman

**TERRY MARTINO**  
Executive Director

DRAFT MINUTES  
Park Policy & Planning  
Committee  
KR:ap  
November 16, 2017

**PARK POLICY AND PLANNING COMMITTEE**  
**November 16, 2017**

The Committee convened at 3:15 p.m.

**Park Policy and Planning Committee Members Present:**

Dr. Chad Dawson, Chair, Dan Wilt, William Thomas, Bradley Austin (ESD)

**Other Members and Designees Present:**

Sherman Craig, John Ernst, Karen Feldman, Robert Stegemann (DEC), Lynn Mahoney (DOS)

**Local Government Review Board:**

Frederick Monroe, Executive Director

**Agency Staff Present:**

Terry Martino, Sarah Reynolds, Kathy Regan, Annemarie Peer, Robyn Burgess, Keith McKeever

Bill Thomas made a motion for approval of the October 2017 minutes, Dan Wilt seconded.

**Town of Crown Point Map Amendment MA2017-02** (Matt Kendall)

Matt Kendall reviewed the Final Supplement Environmental Impact Statement (FSEIS) for the Town of Crown Point in Essex County. The Town is requesting to reclassify approximately 201.6 acres from Low Intensity Use to Moderate Intensity Use. Mr. Kendall said that the Town is also pursuing a Hamlet expansion map amendment that would require extension of their sewer system, but have decided to postpone any Hamlet expansion until they make more progress with updates to their sewer system.

In May Mr. Kendall presented to the Board a Draft Supplemental Statement (DSEIS) A public hearing was held in June and the public comment period ended in July.

Mr. Kendall reported that the Town has public water, but no sewer system and they do not plan to extend sewer to this area. He also reported that any development in this area would rely on on-site wastewater treatment since is not on the Town's sewer system. Mr. Kendall presented maps of the soils, topography, wetlands, and slopes in the area. He also presented an aerial photo.

Mr. Kendall reported that the staff's recommendation is to approve the requested amendment. Staff have reviewed the character of the proposed map amendment area and believe this area meets the character description of the Moderate Intensity Use classification. Staff believe that the natural resources in this area are capable of supporting the density of development allowed by Moderate Intensity Use.

Mr. Kendall finished his presentation by asking the Board to accept the FSEIS and authorize staff to issue the SEQR Finding Statement and Order in order to finalize the Map Amendment.

Mr. Thomas asked if the sewer would only go into the Hamlet area they are expanding or would it go into the Moderate Intensity Use area being considered in this amendment. Mr. Kendall's response was no, there is no plan to serve the proposed Moderate Intensity Use area. Mr. Thomas asked if they could. Mr. Kendall said they could but that several people at the hearing expressed they did not want it expanded to that area and the Town supervisor made it clear the Town does not plan to expand there.

Mr. Stegemann wanted it put on record that he has concerns about the Town saying they are not expanding the sewer system while proposing more intensive development. Mr. Stegemann stated he is comforted by the fact that the soils are suitable for septic. Should the Town wish to bring sewer to the area proposed to be reclassified, the Town's sewer system would not currently be able to accommodate that growth.

Chairman Craig asked Mr. Kendall that if he talks with the Town to let them know the Board has concerns for the sewer expansion.

Mr. Kendall responded that right now the Town is not planning to expand their sewer system. The current time frame to improve the treatment plant is 2020. Mr. Stegemann responded it is 2018. When they do build a new treatment plant one of the concerns is they do not have enough users to pay for a new system.

Chairman Craig commented he has seen in other Towns that they cannot project an income for a new sewer system even when a new system is needed. He understands why the Town might want to expand sewer into this area In order to have additional customers to cover costs.

Ms. Regan commented the Board needs to make the decision based on what the soils and the ability of the land are now, not what they might be in the future.

Mr. Thomas asked if what we are doing currently would impact what is going to happen in the future with a sewer. He recognized it is a separate issue, but said it is good we are looking ahead.

Mr. Stegemann said he wanted everyone to be aware of the dynamic going forward. It is a largely Department of Environmental Conservation (DEC) jurisdiction, however it could become an issue if the expansion of Hamlet is considered.

Ms. Feldman asked about the potential environmental effects the reclassification would have on the water, with 10 % of the area comprised of wetlands. She also asked how do we know what the impacts are going to be. Mr. Kendall responded that we cannot be 100% sure, and that impact of water is always a concern in development.

Dr. Dawson said that when you look at other projects, regardless of their classification, we use our regulations to protect the wetlands.

Chairman Craig asked if the Town has enough water to supply the proposed increase in development. Mr. Kendall responded yes and said Crown Point has just finished a public improvement of their water systems.

A motion was made by Mr. Thomas to accept the FSEIS and to authorize the SEQR Finding Statement and Order for the map amendments. The motion was seconded by Mr. Wilt. All were in favor.

Dr. Dawson adjourned the meeting at 3:35 p.m.

### **Old Business**

Dr. Dawson reminded the Board of a meeting tomorrow, Friday, November 16, 2017 for Energy Task on Solar Projects.

### **New Business**

None.