



**PLANNING BOARD**  
**Regular Meeting – November 21, 2022**

Vice Chairman Hilton called the meeting to order at 7:00 p.m.

**Attendance:**

Vice Chairman George Hilton, Bruce Goody, Greg Taylor, Patrick Powers, Zoning Administrator Jeremy J. Little (Via Zoom) and Mindy Conway (Acting Secretary). Chairman Paul Little, John Nick and Kathy Bilfield absent.

**Minutes:**

On a motion by Vice Chairman Hilton, seconded by Bruce Goody, minutes for the October 17, 2022 Planning Board Meeting were accepted.

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**Correspondence:**

- Zoning Administrator’s Activity Report for October 2022;
- Adirondack Park Agency Notice of Incomplete Permit Application dated October 21, 2022 and received by the Zoning Office on October 21, 2022 RE: APA Project No. 2022-0247, Installation of a new telecommunications tower with a 4-foot lighting rod located within a 100-foot by 100-foot leased area;
- Adirondack Park Agency Major Project Public Notice (Application Received) dated October 18, 2022 and received by the Zoning Office on October 21, 2022 RE: APA Project No. 2022-0247;
- Adirondack Park Agency Major Project Public Notice (Application Received) dated October 26, 2022 and received by the Zoning Office on October 28, 2022 RE: APA Project No. 2022-0247 (Replaces Major Project Public Notice (Application Received) for APA Project No. 2022-0247 dated October 18, 2022);
- Adirondack Park Agency Request for Consultation dated October 21, 2022 and received by the Zoning Office on October 21, 2022 RE: APA Project No. 2022-0247. Proposed Site Plan also provided with Request for Consultation.

**Old Business:**

**#SPR2020-13: Loon Lake RV Park LLC (Tim Beadnell)** is seeking Site Plan Review approval to finish and renovate the upstairs of the existing Camp Store to offer coin operated video games and coin operated laundry (2 sets). Property is located at 5400-5408 State Route 8, identified by Tax Map Parcel #: 103.-1-18.1, in Zoning District Low Intensity **\*\*TABLED UNTIL FURTHER NOTICE BY REQUEST OF APPLICANT\*\***

**#SPR2022-14: Word of Life Fellowship** is seeking Site Plan Review approval for upgrades and new development/construction at the Word of Life Pines Facility. The proposed project development includes upgrades and new construction at the Pines facility, including but not limited to: Renovations and upgrades to (21) camper cabins, (5) staff cabins, (10) staff RV sites, (4) tent sites, (69) RV sites, reconfiguration of vehicular and pedestrian circulation, reconfiguration of the maintenance area, upgrade bathhouses, lighting, snack shack, stormwater management, landscaping, on-site wastewater treatment systems and water supply wells. Property is located at 8119 State Route 9, identified by Tax Map Parcel #: 36.-1-26, in Zoning District Moderate Intensity.

Eric Messer, Vice President of Operations at Word of Life Fellowship, gave a followup of things that were requested at the last meeting:

1. Updated phasing plan which includes an outline of the proposed construction time frames in relation to monthly and yearly dates. The first phase of construction is anticipated to begin in March of 2023 with the last phase anticipated to commence in December of 2028. The goal is to not interrupt the camp programs and facility operations. The proposed breakdown of phasing is an anticipated timeframe and subject to economic and environmental conditions and is subject to change.

The highlights to Phase 1 are a new entry sequence, change arial power to buried, drill another well, build 4 out of 5 staff cabins, and 3 duplexes and 1 triplex.

2. Wattage of light fixtures throughout are dark sky compliant.
3. They have had communication with the fire department and they are still in review of the plans. Their biggest concern is access to the buildings with the equipment.

Greg Taylor asked about fire hydrants and if they were going to use the pond. Eric Messer commented that it was not deep enough. Kirsten Catellier said that Word of Life has their maintenance facility right across the street on the main campus with a hydrant and the fire department suggested using that hydrant.

4. The proposed project has been submitted to Matthew Green at the Warrensburg NYS DOT office for review.
5. Existing impervious area is 9.02 acres and proposed impervious area is 8.69 acres.
6. SEQR Form was revised.
7. Site Plan Review Application was revised.

Vice Chairman Hilton asked if there were any questions or comments.

Patrick Powers asked if there were currently any fire hydrants within the property. Eric Messer said there were no hydrants on the property.

Bruce Goody asked where the water at the maintenance facility comes from. Eric Messer said that the Bible Institute Campus and the Word of Life Ranch Facility are fed by a 200,000-gallon water tower.

Vice Chairman Hilton asked the Board if they thought the application was complete enough to move forward with a public hearing.

Greg Taylor thought they had met the requirements that the Board had asked them and they should proceed.

On a motion by Vice Chairman Hilton, seconded by Patrick Towers, the Board deemed Site Plan Review Application **#SPR2022-14: Word of Life Fellowship** complete, referred the Application to Warren County Planning Department, Adirondack Park Agency, Department of Transportation, Department of Environmental Conservation and Department of Health for their review, and sets a Public Hearing for December 19, 2022 at 7:00 pm.

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**New Business:**

**#SPR2022-15: Elizabeth Aiken** is seeking Site Plan Review approval for a commercial use providing clients with a variety of organic facial treatments and body sugar hair removal. Property is located at 6384 State Route 9, identified by Tax Map Parcel #: 104.10-4-1.1, in Zoning District Hamlet.

Elizabeth Aiken, a licensed esthetician, said that there is a small space available on the second floor of Marge's Nook where she would like to offer organic facial treatments and body sugar hair removal.

Greg Taylor thought it was a great idea and recommended contacting the Health Department for guidance.

Greg Taylor asked if the septic issue had been resolved. Mindy Conway commented yes, the Town Board approved a septic variance.

On a motion by Greg Taylor, seconded by Vice Chairman Hilton, the Board deemed Site Plan Review Application **#SPR2022-15: Elizabeth Aiken** complete and referred the Application to Warren County Planning Department for their review.

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Elizabeth Aiken thanked the Board for their time.

**Public Privilege:**

None.

**Board Privilege:**

APA Project No. 2022-0247 was discussed. The Zoning Administrator commented that the application has not been deemed complete by the APA. No comments at this time.

**Adjournment:**

On a motion by Vice Chairman Hilton, seconded by Patrick Powers, meeting adjourned at 7:28 pm.

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Respectfully submitted,

Mindy Conway  
Acting Secretary