

Date: May 19, 2022  
From: Town of Hornellsville NY Planning Board  
Re: Meeting Minutes

The Town of Hornellsville Planning Board met on Thursday, May 19, 2022 at 4PM. Present were Jim VanBrunt, Tim Ingalls, and Larry Jones.

Discussed were the following projects:

### **Former Maple Mountain Ski Area**

LR Holdings, LLC, Philadelphia, PA has shown interest in purchasing the former Maple Mountain Ski Area located between Turnpike Road and Upper Glen Avenue. Their intent is to convert the area into a RV Park and Campground over a 3 year period. The group is looking for preliminary approval from the planning board before purchasing the property.

After discussion, the Board conditionally approved the project with the following considerations:

- All NY State Codes must be met and followed, including but not limited to, the Department of Environmental Conservation which includes the Susquehanna Water Shed, The NY State Dept of Health, as well as any and all other local and/or state agencies governing the said proposed venture.
- Proposal must remain within the parameters set within the submitted proposal
- If changes are made to the proposal, the Planning Board must receive in writing an updated proposal or given one at the time proposal comes in front of the board for final approval
- Considerations for noise and lighting for surrounding and existing residential neighbors must be addressed
- And finally, a special use permit application submitted to the Town of Hornellsville's Zoning Board must be applied for.

### **DiChario to Hills**

A proposal was submitted for preliminary approval prior to a sale for a subdivision of 1.147 acres to be purchased by Stephen Hills, 5285 Old Bald Hill Rd, Hemlock, NY from Tony DiChario, 1156 St Julien Drive, Eutawville, SC. The property (Tax ID #137.00 01013.100) located on Dewy Road currently consists of 39.16 acres. His intent is to build a small hunting camp on the property. Codes Enforcer Bob Mooney previously discussed the town road with Highway Superintendent Jason Emo about the condition of Dewy Road. Mr. Emo assured Mr. Mooney that the road passes the entire 200'X250' proposed lot ensuring Mr. Hills ability (according to code) to build a structure upon the land if he purchases the property. The board conditionally approved the sale based upon the information presented.

### **Dodge to Dodge**

Matthew and Tricia Dodge, 5869 McBurney Road (Bell Haven) desire to purchase a small 10' wide strip from their neighbor, Rosemand Dodge (no relation) on which their existing and current driveway is encroaching upon the Rosemand Dodge property. Based upon the certified survey maps and information presented, the Board unanimously approved the sale.

Being no other business presented to the Board, the meeting was adjourned at 4:45 PM.

Respectfully Submitted;

Larry Jones, Acting Chair