

MINUTES OF THE SPECIAL NUNDA TOWN BOARD MEETING

Tuesday February 21, 2023, at 7:00 PM

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PERSONS PRESENT

TOWN BOARD

Supervisor: Merilee Walker

Councilperson: Martha Blair

Councilperson: James Forrester

Councilperson: Michael Hillier-*absent*

Councilperson: Randall Morris

RECORDING CLERK

Tamara McCallum

PERSONNEL

Highway Superintendent: Rick Moran

Planning Board Chairman: Alex Pierce

VISITORS

Gerald & Bonnie Putney, John Paul Schepp-Senior Project Manager-MRB Group, Laura & Randy Green, Deborah & Thomas Snyder, Troy Bennett-Village of Nunda DPW Superintendent, Markus Hugi-Village of Nunda Chief Sewer Plant Operator, Dr. Donald Wilcox-Member Village of Nunda Board of Trustees, Chad Bugman-Owner, PPP Future Development, Inc., Desirae Bugman, John Schiarabba-President/C.E.O., LandTech Surveying & Planning PLLC.

CALL TO ORDER

Supervisor Walker called the meeting to order at 7:00 PM. Roll call was made with one Councilmember absent.

PLEDGE TO THE FLAG

All stood as Alex Pierce led the Pledge of Allegiance.

NEW BUSINESS

Supervisor Walker gave the floor to John Schiarabba of LandTech. John gave an overview of the Green Way Campground project.

- The project will create an RV Campground of approximately 140 acres on the East side of Route 408 and the North side of Halstead Road.
- Proposed access to the site will be in two places; one on Route 408 where the driveway to the old Triple Creek Golf course clubhouse is and a main access point north of where the Greenway trail intersects Route 408.
- The site slopes from west to east and drains down towards the old canal bed, which helps with a lot of the engineering and drainage.

Mr. Schiarabba reminded everyone that the main reason for this meeting was to find a path towards attaining Public Water and Sanitary Sewer services as the project hinges on this. He mentioned that their team met with the Planning Board on February 7th and the Village Board on February 13th. The Village Board made a resolution to allow expansion of the Water and Sewer infrastructure to a non-district user contingent on the approval of the Nunda Town Board. Once this is done, they plan on moving forward into detailed design efforts, working with the Planning Board on the layout. Phase One includes a campground/cabin area near the old golf course entrance and then creating the main entrance where the RV sites will be. The initial work with the State Environmental Quality Review (SEQR) flagged a Historical Preservation issue so they

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have hired an Archeological company to investigate. Their next step will be working with the Town Engineer regarding the Water/Sewer infrastructure, looking at volumes and pressures. They want to apply to the State DOT for access and continue to work with the NYS Parks Department regarding the Greenway Trail. They intend to provide a parking lot for people to access the Greenway Trail, but they also need to cross the trail with both a road and utilities.

Questions posed by visitors were as follows:

Q: How many sites will there be?

A: There are approximately 140 in the first phase.

Q: Are they going to be seasonal or year-round?

A: Mostly seasonal although we would like to make the cabins available year-round.

J.P. Schepp took the floor to speak as the Town/Village engineer with respect to the Water/Sewer service. He explained that there were 2 ways available to extend the water supply.

- A public water/sewer service extension up Route 408 to the north, potentially picking up other users. The Town and Village would want to consider this carefully as there are minimum Health Department standards to be met. While gravity can feed the water to just north of the Greenway, water pressure loss after that would cause an issue with Fire protection. A more complicated system would be required to handle this.
- Make this a private extension from the existing water line at Halstead Rd. With the water/sewer line dedicated to the Campground, fire regulations could be met using the existing ponds. The only drawback to a private line would be future expansion to the North by the Town/Village.

Much discussion followed about the advantages of each method of expansion. Troy Bennett believes that the volume of water will be fine, but there is a concern that the pressure and chlorine may need to be adjusted after it reaches the Campground property. Councilperson Forrester mentioned that if Mr. Bugman's Company took responsibility for installation of all infrastructure north of Halstead Road, they could then turn the water line over to the Village allowing the properties in between Halstead Rd. and the Campground to tie into public water if they wished. The water meter for the Campground would then be at the demarcation line at the Greenway Trail.

Regarding the Sewer, the line is already at Hay Rd. on the West side of 408. There would be a lift station near the pond and the Campground would be able to take advantage of the downward slope. Marcus Hugi mentioned that the Sewer Plant would be able to handle the waste.

Supervisor Walker stressed that both the Town and the Village Boards are excited about this project. She mentioned that the Village had passed a resolution on Monday 2/13/23 and the Town had passed a resolution on Tuesday 2/14/23 both to expand the water/sewer infrastructure to the new Greenway Campground.

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OTHER BUSINESS

There was a motion made by Councilperson Hillier, seconded by Councilperson Blair, and carried 4-0, to approve the following Resolution:

RESOLUTION #6 of 2023

WHEREAS, The Whistling Farmer Pub located at the Woodlyn Hills Golf Course has completed the Standardized Notice Form for Providing 30 Day Advance Notice of Intent to file a new application for an On-Premises Alcoholic Beverage License for liquor, wine, beer and cider to the Town of Nunda Town Board to be sold at 8780 State Route 408; and

WHEREAS, pursuant to the applicable provisions of the Alcohol and Beverage Control Law Section 64, Subdivision 2(a), the Town of Nunda has been notified of their intent to file an application for a liquor license with the New York State Liquor Authority; and

WHEREAS, a thirty (30) day hold before said application can be filed is mandated by New York Alcohol and Beverage Control Law, unless, this time is waived by the Municipality; and

WHEREAS, the Town of Nunda Town Board wishes to assist the applicant in expediting the application process and sees no objection to the issuance of a Liquor License;

NOW, THEREFORE, BE IT RESOLVED, that to the extent permitted by the New York State Liquor Authority, the Nunda Town Board hereby waives the requirement that written notice of the application be given to the Town at least thirty (30) days prior to submitting this application; and

BE IT FURTHER RESOLVED, that the Town Clerk is hereby authorized to proceed to issue a letter to the applicant and to the New York State Liquor Authority to confirm the Town's receipt of the Notice of Intent to file for the liquor license and a waiver of thirty (30) ay hold on the processing of said application.

DATED: February 21, 2023

VOTE OF THE BOARD:

Merilee Walker, Supervisor	<u>Aye</u>
James Forrester	<u>Aye</u>
Michael Hillier	<u>Absent</u>
Randall Morris	<u>Aye</u>
Martha Blair	<u>Aye</u>

As there was no further business, a motion to adjourn the meeting was made by Councilperson Forrester, seconded by Councilperson Blair, and carried 4-0.

The meeting was adjourned at 8:10 PM.

Respectfully submitted,

Tamara McCallum
Nunda Town Clerk