

TOWN OF GRAFTON PLANNING BOARD

Regular Meeting and Public Hearing July 18, 2022

Pledge of Allegiance Call to Order

Roll Call:

Member Martha Goss - P
Member Owen Grandjean - P
Chairman Tom Withcuskey - P
Member Jim Goyer - P
Member Art Surprise - P

Public Hearing:

6:00pm - Freko Family Trust – Two lot sub-division. 9.57 Acre being divided. Both have well and septic. Comments: David Buckley gives his full approval.

6:10pm – RPA: Presentation; Bonesteel – This is the 3rd community forest. Funded from grants. Drawing of signs and rules was presented. Offer to buy was made in 12/2020, closed in 2022. Planning board has asked for surveys. Several maps were on display for review. Detailed maps of parking for both roads have been shown, most parking will be on Stuffle St at first parking area. Bathrooms have been discussed, hand washing stations will be available. Signage was also on display. Parking gate on Foster Rd. will be kept locked. Boundary map pins have been identified by RPA, Rynard Gundrum has volunteered to assist with boundary markers. Speakers: Dan Obrien, Linda Harp, Pete M., Ellen Crane, Nancy Jones, Toby Dickin, Chris Vonschiligen, Robert Loveday, M. Gallegher, Bob Mayo, Lisa, Dan, Nick Conrad, David Buckley, Barb Treilber, Fred Demay, Jeff Briggs, Rachel A., Keith Hinkana, John Munn, Frank L. There were concerns about Rynard Gundrum doing the survey as he is not a licensed surveyor. Linda Laveway, PB secretary read the letters of correspondence. Andrew Crandall & Ingrid Gundrum, Collin Family, David Russo, Christina Younger, Cathy Manley, Ellen Graff, Bob Mayo, Catherine Tracy. Public Hearing closed for the public hearing.

Regular Meeting 7:00pm:

Motion to accept June 22, 2022 minutes – Chairman Withcuskey, seconded by Member Surprise, 5/0. 5/0

Old Business:

RPA – No further action taken at this time. Town Attorney, Mr. Dickson – by the next meeting the town can claim to be lead agency, if other steps need to be taken they will be taken at that time. Per Chairman Withcuskey a revision was received today on the property, it will be reviewed.

Freko Family Trust – Two lot minor sub-division. Chairman Withcuskey; On the EIS based on the information analysis above any supporting will not result in any significant or adverse environmental impacts, a negative declaration, seconded by Member Grandjean – 5/0 Motion to approve the Freko Family sub-division – Chairman Withcuskey, seconded by Member Surprise 5/0.

New Business:

Bill Daves – 74 South Long Pond Rd. 2 Lot minor sub-division. Lot is being split. 3.6 acres and 3.47 acres. Survey provided. Road frontage has not changed. Chairman Withcuskey made motion to approve 2 lot minor sub-div., seconded by Member Grandjean, 5/0. Public hearing set for August 15, 2022, 6:40pm at the Town Hall.

Tim Carrozza – 236 Old Rd. – Lot line adjustment. 5300 sq ft to square up driveway property. Motion to accept application; Chairman Withcuskey, seconded by Member Goyer. 5/0. Public hearing set for August 15, 2022 6:50.

Informal Discussion: None

Adjournment: 7:20pm

Linda Laveway



Planning Board Secretary

Dan OBrian: 27 years ago my wife and I were looking for a place to settle. (spoke to low for recorder to pick up.) The 3 things that came to us, why we decided to live here, hope you consider the other families living in Grafton. Firstly both of us working in Albany it's a reasonable commute, secondly with a child on the way, we are (cant record low voice), what brought us here was beauty is all about us, that's what drew us here. We know that properly in question with no zoning we all need aggregate.(can not hear recording), people that live close will have a great thing. It will prove to be a good thing. Grafton brings good things to life. That's why we settled here.

Linda Hayes: That's me....I have a couple of questions, you mentioned that Reynard Gundrum is a professional logger, is a professional surveyor, certified to survey, to put the pins back in and the marks on the trees and boundaries. We want to make sure the boundaries are correct. When we moved here in 2005 we had to have our land re-surveyed and we found our markers and pins had been moved, so I think for safety sake the markers + pins are in the right spot. The second thing I'd like to ask, I've heard Foster road is only going to be used for special occasions, I've been told by 2 different people now that special occasions could be 2 to 3 times a year, or 2 to 3 times a month. So I'd like clarification as to when that will be used. I didn't tell you you could tape me so please stop, (Anne Calabro) It's a public meeting so I can record you, open meeting law. OK., So Jim, how often will Foster Rd be used for special occasions, 2 to 3 times a year or 2 to 3 times a month? **Jim responds:** I don't know what's going to come up. What we've had for other special events, there are maybe in a month a couple, but not month after month it won't be like that. It will be a handful a year, maybe. Some years maybe, it's hard to remember. Not every week for sure, that's the best answer I can give. There's so many things going on it's hard to remember everything.

Linda; When you have the special occasions will it be busses only? Possible grade school or forest service. **Jim:** the foster Rd space will be used as a run-off.

Peter Murdoch: I am a resident, I'm here to support the idea of the forest.

Ellen Crave: Hi, I'm Ellen, live on Blue Factory road, been here since 1982, and like Dan, what drew me to Grafton was natural beauty. It reminded me of the Adirondacks, and that's the, the things I love about RPA property. For those that live on Foster Rd. or in the area that are concerned about litter or traffic, when I drive to Poestenkill often I'm the only car in the lot, I have yet to pick up trash. These concerns can be alleviated for anybody worried. The RPA properties have brought me a lot of joy, I appreciate good trail, I'm a tax payer here.

Nancy Jones: I'm from county Rd 85, used to be town attorney and town justice, I'm in favor of this proposal. I've looked over the videos, questions have been effectively answered. Parking appears to be limited, sketch map(cant hear audio)....I've been to many of the sites, the world needs more calm places, unlike the state park. It will be a wonderful asset to our town. Thank you.

Toby & Natalie Dickines: spoke really really fast.....i think this is a wonderful, so again...(muffled speech, chairs sliding on floor).

Chris VonShilligan: long time resident of Renss county, and 23 year resident in Grafton, and im in support of the community and natural wonder.

Robert Lovday: lived her about 35 years, I am infavor, you never can have to many public spaces for people to be in. Grafton state park is our big draw, and I think this is a great addition and alternative, Im in favor of this.

Maureen Galliger: Hello, long time resident, 35 years, very much in support of creating more open space. Places I've been run by the plateau are peaceful, they are generally quite, iv don't generally find litter. I can understand when you have something close to your house you don't want to see a party place, or a hang out. These places bring people interested in nature, it's a wonderful idea to expand on that.

Bob Mayo: 12 resident of Grafton and a 10 year member of the plateau, I don't know Dan but I second everything, I enjoy the area. Jimj B does an incredible job and I think our grand children will thank us if we go on with the project.

Lisa Hoyt: I'm a resident of Grafton, I think Rpa has done a good job responding to the concerns and support the project. I spoke to 3 people that bought home because of the rpa project, I support this project. All of our home may increase in value because of the beautiful home we all live in and people want to live her, its positive.

Anne Calabro: I just wanted to say, I think the forest is a great idea, it gives and extra place for people to go to, do you want me to sand? Hum, there aren't many things in Grafton except for the state park, which you pay for, and Dyken or Dunham or town store and peace pagoda. I think the more we have the better the town is, and of course it will bring more people in to town which will help our store. I want our town to stop setting up road blocks because it's a good thing to do.

Nick Conrad: I live on Stuffle St and Rt 2, lived in Grafton for more than 25 years, I support the project, it wont be a north way type of traffic, with little traffic increase its worth it. The forest will be a great asset for the town.

David Buckley: Resident for 51 years, I sold a piece of property that abutted this, this is an absolutely piece of property, it's a great thing the Vallentino family donated. I want to thank Jim Bonesteel for working so hard. I researched all the property so they can share the info, I vote for this project whole heartedly. Please, just move forward with it.

Barb Trever: I live on Babcock lake, now that I'm retired I enjoy hiking and getting outside. So parcel of land is positive, its free, I've hiked other rpa properties, again, its never crowd control, nor parking. The rpa designates land stewards for all the property. They pick up trash with a whole trail crew. This property will be well maintained, I look forward to going, its close to my house. Its there's trash they will pick up.

Fred DeMay: I am the president of rpa, just wanted everyone to know how excited we are to work with the town of Grafton residents. We want to follow thru with any issues and point out an example of our capabilities. Jim pointed out some of the other community forests, Barberville falls is a positive transformation. This was a total mess, neighbors were discouraged, and we reached out, put in trails and new parking. The parking lot has been chucked full with visitors. What you have here is valuable and striking. I appreciate the support that's been indicated. Thank you.

Jeff Briggs: my two cents, I'm a steward. I know what it takes to keep the forest in good shape. We average about 10 people a day.

Rachele: Ive lived her since 2005, I just wanted to say I support the project. The forest will be well taken care of. And they are responsive to issues. Each forest....(low voice, can not record). Unique opportunity.

Keith Mckenna: member of rpa as well, resident of the county. The work we do is build community, people can find themselves.

John Munn: (voice low, chairs sliding on floor) imagine a trail that takes you business to business to inn to inn, as a former biker I've camped out and lived a vagabond lifestyle. I did that for 3 months. We have so much on tap. In England they have trails that go back to 1066, those trails go through farmers fields. You are free to pass all properties. WE have nothing in Grafton, this is untapped potential, going from town to town, on a horse from day to day or snowmobiles. Our trails are very limited. I have a brother that enjoys his atv. I support the project.

Ray D – Stuffle St residents, licensed by nys. We are in full support.

Andy Johnson: I live on Foster Rd. I just want to make sure all members got my letter. I want to commend Jim, they've been working with us a lot. A few things we hope the work with us on. How will it affect the neighbors? When I try to find the stakes some are missing. All of the flags are gone. It's a big concern. The gate will be a huge plus. A buffer is important, maybe 50 feet. Having a parking lot at least 50 feet from my line is a huge plus.

Michelle: I live on Foster Rd, and I find it funny that how many times we have been at these meeting and know we have all these people that are for the thing but you don't live on Foster Rd. I did not buy my house on a dead end road to have strangers coming up and down going fast. I don't know if you've all heard my story, it seems you may have all came out of the woodwork, my daughter and I walked on my street we encountered a car going to fast for my liking so I stepped in front of him to force him to slow down, instead he stepped on the gas and sped up. When we came back I waited, he came back our and we videoed him, he was looking for a trail head to hike. Again, I did not buy property on a dead end road to have all these people going through. I don't the gate thing. I think well have a lot of traffic. There are other options, why plan this project here. **JIM:** The

foster road will not be improved at all. We will limit traffic. **Tom W:** that's a stipulation that the board and rpa have agreed on. **Michelle:** You know how much we are against this, there are other parking option. To me you set up the projects so you must know how many projects there are. I never received any of the letters you said you sent and I live right on Foster Rd.

Frank Lewendusky: about the survey, gundrem lumber sold the property, Im concerned with the possible fact the sold multiple properties, and who knows if they will sell more. So for Rynard to say he will do the survey I don't think its appropriate. I think the job of the planning board is to protect and serve the residents of Grafton, if they vote for this without a survey or the paperwork without work being complete I don't think they are doing there job for the residents. I also live on Blue Factory Rd, I have used Barberville Falls, I've seen the garbage there, and a large amount of traffic. I don't see how the town is putting road blocks, they are doing there do-diligence to protect the town, residents and those living around the property. This property was paid for by taxes and federal grants that they used. This isn't free property. This is town funded; our school taxes and property taxes will increase because of this. I believe if the rpa wants to put the right foot forward they would agree to pay county taxes and school taxes so they aren't a burden on the tax payers of Grafton.