

TOWN OF GAINES PLANNING BOARD MEETING
MARCH 7, 2011 7:30 P.M

Present: Chairman Theobert Ahlberg; Vice-Chairman Gary Davy; Members Michael Grabowski, James Theodorakos and Christopher Watt

Absent: Members Molly Preston and Jennifer Stillwell

Guests: Town Attorney Douglas Heath, Sue Smith, Carol Culhane, Gerald Culhane, Jim Navarra, Constance Mosher, Ed Steuber, Douglas Syck, Charlene Rayser, Willie Williams

Chairman Ahlberg called the meeting to order at 7:30 p.m. with the Pledge of Allegiance to the Flag.

Approval of January 2011 Minutes

On a motion of Member Theodorakos, seconded by Vice-Chairman Davy, the following was

Carried	Ayes	5	Ahlberg, Davy, Grabowski, Theodorakos, Watt
	Nays	0	

The January 2011 minutes are approved as is.

-Chairman Ahlberg informed the board that at the workshop held by the Town Board it was decided not to decrease the size of parcel lots.

-The Town Board is still reviewing who should update the master plan.

-Jim Navarra came before the board to present his permit and information about opening “Legend Trails” a cowboy/western themed destination that provides carriage rides, entertainment shows, and bonfires among other activities. After clarifying which parcel Mr. Navarra plans to open “Legend Trails” there was a brief discussion as to what district the property is in. Jim Navarra believed it was in the agricultural district, but he was not completely sure and the board did not think it was due to changes made a few years ago.

Mr. Navarra showed a power-point presentation to the board and guests about his plans. There was a discussion back and forth between the board and Mr. Navarra about his plans for public restrooms, parking, buildings, wetlands, and hours. As of right now, Mr. Navarra plans to use outhouses, there will be no public water, and he plans to be open only on the weekends of May

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through September (if weather permits, maybe October) from 11am to 7pm. At this point Mr. Navarra is looking at minimal building; there are many things he is looking to do in the future that are dependent on the success of “Legend Trails”. Because of this and many other details that still need to be considered, it was recommended that Mr. Navarra divide the project into stages and submit applications according to said stages. Otherwise he needs to have everything planned out now and ready to complete with the current application he turns in. Also, there needs to be detailed diagrams and blueprints of his plans.

It was decided, that at this point, the application is not complete and it was recommended that Mr. Navarra decide how he wants to go forward and resubmit an application for the April meeting.

There was a general consensus that this project will not fit under Agriculture and there is a possibility that something may have to be created.

-Mr. Reverend Willie Williams spoke to the board about his plans to build a Veterans clinic that would house around 4,000 people on 170 acre plot of land that they are in the process of purchasing. The clinic would have a three phase restoration program and hopes to mentor Veterans as well as parolees and to someday operate greenhouses/farms and clothing manufacturing to help rehabilitate its residents as well as to provide extra funding for the facility. There would be seven phases to completing the project (Living arrangements, providing support, mentoring programs, greenhouses, clothing manufacturing, the building of a stadium, and lastly a man-made lake surrounding the stadium). There is no application at this time so there was no further discussion. Mr. Williams is still working on funding and sorting out technical details, he just wanted to present to the board the basics of his plan at this time.

-Chairman Ahlberg brought to the boards attention Sec. 502 of the zoning ordinances. He feels that the definition of recreational areas (RA) is too open and needs to be addressed. Under Sec. 504 there are semi-public, public facilities and recreational facilities. It looks as though someone could build a theme park under this and it should be amended both to protect the Town from something like that being built and also possibly modified to fit Mr. Navarra’s “Legend Trails”. Attorney Heath informed the board that as of now, RA’s are for very minimal uses and “Legend Trails” is too big. The board would need to look into the scope of what they want RA’s to be.

-The meeting was recessed at 9:11 pm and called back to order at 9:13 pm.

-In regards to Mr. Navarra’s application, the board needs to examine his plans and the zoning laws further to figure out what exactly “Legend Trails” is.

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With no further business on a motion from Member Grabowski, seconded by Member Watt the meeting was adjourned at 9:20 P.M.

Respectfully Submitted,

Mary Pettit
Secretary, Planning Board