

TOWN OF SULLIVAN PLANNING BOARD – SPECIAL MEETING – JEFF TAYLOR
(CR-6) – AUGUST 26, 2021- THE WILD CAMPGROUNDS AND BANQUEST FACILITY,
1861 NEW BOSTON ROAD, CHITTENANGO, NY

The meeting began at 5:35PM

Present: Frank Park, Dave Allen, Sherry Menninger, John Ceresoli, Paul Jasek, John Langey, atty., Phil Costanzo, codes officer.

Mr. Ed Reed appeared before the Board representing Jeff Taylor to discuss plans for The Wild Campgrounds and Banquet Facility at 1861 New Boston Road, Chittenango, NY.

The site plan was presented to the Board, sanitary, stormwater, etc. were addressed.

Traffic will be a significant concern. Gordon Stansbury, engineer, will study the traffic per Jeff.

He does not see any significant challenge with traffic.

Brad Newman, Madison Co. DOT sees no significant impact on traffic either.

The Board would like written proof of the significance of traffic.

There is also a concern about waste water as there are no sewers. They are looking at an on-site package plant for waste-water treatment. This would need signoff from the DEC and Health Dept. They plan on a shallow trench system / package treatment plant. This would remain a private system. The system along the road will be a raised bed system.

The Board is concerned about the planned needs for the septic system.

There are six bathrooms, bathhouses planned to service the area. All campsites will have electrical, water and sewer hookups. There will be a stone, grass layout for the campers.

Drainage has been fully designed for the entire project. The water ponds are on the map with an aquatic shelf for safety. Mr. Reed explained the design for the drainage as stated on the site plan.

There is a need to know a realistic water table for the site.

Six inches of fabric and stone will be laid along the road to the Wedding venue.

Gravel and fabric will be needed for the road to the campsites. The Board needs to see a cross section of a typical road and campsite. The dimension of a regular campsite is 40x100 and the smaller sites are 40x70. The cabins will have their own bathrooms, water and sewer.

Will there be a propane fill station on site?

The water park has not been designed as yet. When it is, it will need to be approved in regards to water and septic at the same time as the rest of the park.

The Board is concerned about the utilities that go in the ground every 15' and the water, sanitary trenches. They will have gravel covering and they will need to have the trenches compacted with dirt.

Will there be staff facilities available? Parking, bathroom facilities, where do they enter the park.

The applicant needs to send a set of plans to the North Chittenango Fire Dept.

There is a structure that is going up that is in the footprint of the PDD. Mr. Reed said that it is a hay barn. If it is in the PDD, it has to be shown on the map and the Board needs to know its use. Barton & Logoudice will receive a set of plans for their review and the Board needs to know what else Barton & Logoudice needs to see.

There is a storm water drainage basin near the treehouses which will be used for watering the animals.

There will be downcast shield lighting for the bungalows.

The road behind the treehouses is 10 -15' off the property line.

Signage will be along New Boston Road.

SWPPP is being done for the plans for the drainage. It is close to completion.
The materials presented will be sent to Barton & Logoudice for their review.

A motion was made by Dave Allen and seconded by Sherry Menninger to adjourn the meeting.
All in favor.

Respectfully submitted,