

**TOWN OF SULLIVAN
TOWN BOARD MEETING
JANUARY 19, 2022 AT 9:00 A.M.**

The Town Meeting of the Town Board of the Town of Sullivan was convened at 9:00 A.M. on January 19, 2022 by Supervisor John Becker.

The meeting was held at the Town Office Building located at 7507 Lakeport Road. The meeting was also streamed live via YouTube and the link and passcode for the public to join the meeting were posted on the Town's website.

Present were: Supervisor John Becker, Councilors Jeffrey Martin; John Brzuszkiewicz; David Montroy and Daniel Gibbons; Comptroller Beth Ellis; Receiver of Taxes Katy Vanderwerken; Attorney for the Town John Langey; Supervisor's Secretary Dawn Cottet; Deputy Comptroller Kelly Bassett; and Deputy Town Clerk Jill Doss.

Also present were: Bruce Burke of PAC99; Chief Dennis Simmons; Tom Kopp; Jeff Taylor; Civil Engineer Ed Reid; and Art Lelio.

Pledge to the flag was led by Supervisor Becker.

APPROVAL OF JANUARY 5, 2022 MEETING MINUTES

A motion was duly made by Councilor Martin and seconded by Councilor Gibbons to approve the minutes of January 5, 2022. With no further discussion the following vote was recorded to adopt the Town Board meeting minutes of January 5, 2022:

Daniel Gibbons	Councilor	Voted	Yes
Jeffrey Martin	Councilor	Voted	Yes
David Montroy	Councilor	Voted	Yes
John Brzuszkiewicz	Councilor	Voted	Yes
John M. Becker	Supervisor	Voted	Yes

PUBLIC HEARING FOR TOWN OF SULLIVAN LOCAL LAW NO. A-2022
("A LOCAL LAW CHANGING THE MEETING DATE FOR THE TOWN OF SULLIVAN
BOARD OF ASSESSMENT REVIEW TO HEAR COMPLAINTS IN RELATION TO
REAL PROPERTY TAX ASSESSMENTS TO THE FOURTH TUESDAY OF MAY")

Upon the motion made by Councilor Gibbons, seconded by Councilor Martin, the Town Board opened the public hearing for proposed Local Law A-2022 with all Town Board members voting in favor.

Supervisor Becker asked if anyone wished to speak for or against the proposed legislation. No one spoke. Upon the motion made by Councilor Brzuszkiewicz, seconded by Councilor Montroy, with no further discussion, the public hearing was closed. The question of the adoption of the foregoing resolution was duly put to a vote and upon roll call, the vote was as follows:

David Montroy	Councilor	Voted	Yes
Daniel Gibbons	Councilor	Voted	Yes
John E. Brzuszkiewicz	Councilor	Voted	Yes
Jeffrey Martin	Councilor	Voted	Yes
John M. Becker	Supervisor	Voted	Yes

The foregoing resolution was thereupon declared duly adopted.

The following resolution was offered by Councilor Martin, who moved its adoption, seconded by Councilor Brzuszkiewicz, to wit:

WHEREAS, pursuant to the provisions of the Municipal Home Rule Law, proposed Local Law No. A-2022, "A Local Law Changing the Meeting Date for the Town of Sullivan Board of Assessment Review to Hear Complaints in Relation to Real Property Tax Assessments to the Fourth Tuesday of May", which would change the meeting date for the Town of Sullivan Board of Assessment Review to hear complaints in relation to real property tax assessments (*i.e.* "Grievance Day") to the fourth Tuesday in May, was presented and introduced at a regular meeting of the Town Board of the Town of Sullivan held on January 5, 2022; and

WHEREAS, a public hearing was held on such proposed local law on January 19, 2022, by the Town Board of the Town of Sullivan and proof of publication of notice of such public hearing, as required by law, having been submitted and filed, and all persons desiring to be heard in connection with said proposed local law having been heard, and said proposed local law having been in the possession of the members of the Town Board of the Town of Sullivan in its final form in the manner required by Section 20 of the Municipal Home Rule Law of the State of New York; and

WHEREAS, Volume 6 N.Y.C.R.R., Section 617 of the Regulations relating to Article 8 of the New York State Environmental Conservation Law of New York (SEQRA), requires that as early as possible in the consideration of a proposed action, an involved agency shall make a determination whether a given action is subject to the aforementioned law; and

WHEREAS, on January 5, 2022 the Town Board declared itself lead agency and determined that the enactment of proposed Local Law No. A-2022 is a Type II action, thus concluding environmental review under State Environmental Quality Review Act; and

WHEREAS, it is in the public interest to enact said Proposed Local Law No. A-2022.

NOW, THEREFORE, it is

RESOLVED that the Town Board of the Town of Sullivan, Madison County, New York, does hereby enact Proposed Local Law No. A-2022 as Local Law No. 1-2022 as follows:

**"TOWN OF SULLIVAN
LOCAL LAW NO. 1 OF 2022**

**A LOCAL LAW CHANGING THE MEETING DATE FOR THE
TOWN OF SULLIVAN BOARD OF ASSESSMENT REVIEW TO HEAR
COMPLAINTS IN RELATION TO REAL PROPERTY
TAX ASSESSMENTS TO THE FOURTH TUESDAY OF MAY**

Be it enacted by the Town Board of the Town of Sullivan as follows:

Section 1. AUTHORITY.

This Local Law is enacted pursuant to the New York State Constitution, New York Municipal Home Rule Law §10 and the Real Property Tax Law.

Section 2.

The date on which the Town of Sullivan Board of Assessment Review shall meet to hear complaints in relation to real property tax assessments on the 2022 Tentative Assessment Roll and on the Tentative Assessment Rolls for each year thereafter (*i.e.* "Grievance Day") shall be the fourth Tuesday of May.

Section 3. EFFECTIVE DATE

This Local Law shall be effective upon filing with the office of the Secretary of State."

The question of the adoption of the foregoing resolution was duly put to a vote and upon roll call, the vote was as follows:

David Montroy	Councilor	Voted	Yes
Daniel Gibbons	Councilor	Voted	Yes
John E. Brzuszkiewicz	Councilor	Voted	Yes
Jeffrey Martin	Councilor	Voted	Yes
John M. Becker	Supervisor	Voted	Yes

The foregoing resolution was thereupon declared duly adopted.

PUBLIC HEARING FOR TOWN OF SULLIVAN LOCAL LAW NO. B OF 2022
("A LOCAL LAW CREATING THE WILD RV CAMPGROUND/MIXED USE
RECREATIONAL PLANNED DEVELOPMENT DISTRICT")

At this time, Supervisor Becker recused himself from the discussion related to proposed Local Law B of 2022 and Deputy Supervisor Martin led the discussion.

Upon the motion made by Councilor Brzuszkiewicz, seconded by Councilor Gibbons, the public hearing for proposed Local Law B of 2022 was opened. The question of the adoption of the foregoing resolution was duly put to a vote and upon roll call, the vote was as follows:

David Montroy	Councilor	Abstained	----
Daniel Gibbons	Councilor	Voted	Yes
John E. Brzuszkiewicz	Councilor	Voted	Yes
Jeffrey Martin	Councilor	Voted	Yes
John M. Becker	Supervisor	Recused	----

Deputy Supervisor Martin asked if anyone from the audience wished to speak for or against proposed Local Law B 2022. Art Lelio spoke in favor of the proposed development commenting that the applicant is incredibly creative to put Sullivan on the recreational map for the State. He commented that the proposal will offer good, clean, fun opportunities. He is excited to see the project in the Town, but there are still some items that need answers. He noted no wastewater plant/disposal shown. No odor control noted. Parking for camping area only indicates one per space. There does not appear to be a sufficient amount of parking provided. There is no landscaping plan. What will screening look like? The property line setback shows buildings within five (5) feet of the property line. No lighting plan has been provided. Local emergency response, appears more information is needed. A noise control plan is not available. He would like to see this action continued until the issues noted above, including those items related to the Planning Board review are adequately addressed. He sees this project as a beneficial plan for the Town and is in favor as long as the issues noted above are thoroughly addressed by the Town and appropriate agencies. Civil Engineer Ed Reid spoke about some of the questions/issues raised by Mr. Lelio and advised that many of these issues are currently being reviewed and addressed by the Planning Board. Some items still need to be reviewed by the DOH, DOT and DEC; the effluent issue will be reviewed by both the DOH and the DEC. Fire Chief Simmons noted that the Fire Company has reviewed the latest version of the proposed Plan and have weighed in on issues needing to be addressed and North Chittenango Fire Department is on board with the Plan. Attorney for the Town Langey advised that included in the Local Law language will be a provision for an annual inspection by the Town. The noise issue will be managed through legislation for quiet time from 10:00 p.m. to 8:00 a.m. and staff will be on hand to enforce such quiet time. The property line setback question is set by the Planning Board and approved by the Town Board. Jeff Taylor advised that the property is bounded by ARISE at the Farm and the Chittenango Bus Garage and there are thick hedge rows that provide

a great deal of screening. Attorney for the Town Langey commented that the lighting will be dark sky compliant and lighting would not be allowed to shine on neighboring properties or into the highway. The stormwater measures will need to meet all requirements under SWPPP and a SPDES permit will be necessary as well. A stormwater management agreement between the Town and the applicant will be prepared and filed with the Madison County Clerk’s Office. Attorney for the Town Langey explained the approval process and how the Town Board and Planning Board worked in the process. He also explained that the concerns discussed this evening have been discussed in great detail by the Planning Board. With no further comments or questions and upon the motion made by Councilor Gibbons, seconded by Councilor Brzuszkiewicz the public hearing for proposed Local Law B of 2022 closed. The question of the adoption of the foregoing resolution was duly put to a vote and upon roll call, the vote was as follows:

David Montroy	Councilor	Abstained	-----
Dan Gibbons	Councilor	Voted	Yes
John E. Brzuszkiewicz	Councilor	Voted	Yes
Jeffrey Martin	Councilor	Voted	Yes
John M. Becker	Supervisor	Recused	-----

Deputy Town Supervisor Martin asked the Town Board’s pleasure on Proposed Local Law B of 2022. He commented that this a large and complex proposal and the Town Planning Board has done an incredible job in their review, the applicant has done a great job presenting information and there is still quite a bit of work required. It was noted that approval of the PDD Local Law does not entitle the commencement of work. The Planning Board will review the final open items prior to any work commencing.

Therefore, the following resolution was offered by Councilor Brzuszkiewicz, who moved its adoption, seconded by Councilor Gibbons, to wit:

WHEREAS, pursuant to the provisions of the Municipal Home Rule Law, previously at a regular meeting of the Town of Sullivan Town Board (the “Board”) held on January 5, 2022 proposed Local Law No. B of 2022, titled “A Local Law Creating The Wild RV Campground/Mixed Use Recreational Planned Development District,” was presented and introduced, which Local Law would approve the application and Preliminary Development Plan submitted by Jeffrey S. Taylor II (as Owner) and Taylor’s Wild Safari, LLC (jointly as Applicants) of the premises located at 1861 New Boston Road (Tax Map No. 33.-1-46.1) consisting of approximately 118.28± acres (the “Premises”), to establish “The Wild RV Campground/Mixed Use Recreational Planned Development District” on said lands, subject to the provisions of Section 275-12 of the Code of the Town of Sullivan; and

WHEREAS, pursuant to the provisions of Section 275-12D(3) of the Code of the Town of Sullivan (Zoning Law), at the April 21, 2021 regular Town Board meeting, the Town Board made a formal referral of the proposed zone change request for a Planned Development District (“PDD”) to the Town of Sullivan Planning Board for its review and recommendation; and

WHEREAS, previously on July 6, 2021, the Town of Sullivan Planning Board, pursuant to the New York State Environmental Quality Review Act (SEQRA) made the following determination:

1. The proposed action is a Type I Action;
2. That the Planning Board wishes to assume Lead Agency status in connection with the SEQRA review for this project and shall undertake a coordinated review;
3. The following agencies have been designated involved/interested agencies within the meaning of the New York State Environmental Quality Review

Act (SEQRA) with respect to the proposed enactment of said proposed Local Law, with the result that the Planning Board shall act as lead agency in this matter, to wit:

- **U.S. Fish and Wildlife Service**, 1849 C Street, NW, Washington, DC 20240;
- **U.S. Army Corps of Engineers**, Jacob K. Javits Federal Building, 26 Federal Plaza, Room 2109, New York, New York 10278-0090;
- **U.S. Army Corps of Engineers**, Auburn Field Office, 7413 County House Road, Auburn, New York 13021;
- **New York State Department of Environmental Conservation**, Region 7, 615 Erie Boulevard West, Syracuse, New York 13204;
- **New York State Department of Agriculture and Markets**, New York State Fairgrounds, 581 State Fair Boulevard, Syracuse, New York 13209;
- **New York State Office of Parks, Recreation and Historic Preservation (Via CRIS)**, Peebles Island Resource Center, P.O. Box 189, Waterford, New York 12188-0189;
- **Madison County Highway Department**, 139 North Court Street, P.O. Box 15, Wampsville, New York 13163;
- **Madison County Health Department**, 138 North Court Street, Building 5, P.O. Box 605, Wampsville, New York 13163;
- **Madison County Planning Department**, 138 North Court Street, Building 4, Room 249, P.O. Box 606, Wampsville, New York 13163;
- **Onondaga County Water Authority**, P.O. Box 4949, Syracuse, New York 13221-4949;
- **Town of Sullivan Town Board**, 7507 Lakeport Road, Chittenango, New York 13037; and

4. The action would require the preparation of a Full Environmental Assessment Form (EAF) to provide information with regard to the environmental issues pertinent therein

WHEREAS, on July 7, 2021, the Planning Board circulated lead agency notices to all involved/interested agencies together with the distribution package including Town of Sullivan Proposed Local Law No. A of 2021, the June 22, 2021 Letter of Intent, the Full Environmental Assessment Form Part 1, the site plans and such other information as has been prepared and submitted to date by the Applicants and/or their representative; and

WHEREAS, the Planning Board, as Lead Agency, has caused the completion of a Full Environmental Assessment Form for the careful review of the environmental impacts of the project; and

WHEREAS, the Town of Sullivan Planning Board has conducted its review of the proposed PDD and held four (4) separate meetings with the PDD applicant/owner, Jeffrey Taylor, II, and/or their representatives to review the proposal for a mixed-use recreational facility featuring a recreational vehicle (RV) campground to host up to 211 +/- vehicles, as well as an area for amusements, restaurant, banquet facility and other related entertainment uses on the premises; and

WHEREAS, the Town of Sullivan Planning Board by correspondence to the Town Board dated January 18, 2022, made a recommendation which included numerous comments relating to the proposed PDD and mixed-use recreational facility operation, a copy of which comments are attached to this resolution; and

WHEREAS, the Town of Sullivan Planning Board recommendation of January 18, 2022 made specific note of various elements of the project; and

WHEREAS, on or about January 12, 2022 the Town of Sullivan Planning Board adopted a negative declaration concerning the proposed action thus ending the SEQR process; and

WHEREAS, a public hearing was held on such proposed local law on the 19th day of January, 2022, by the Town Board of the Town of Sullivan and proof of publication of notice of such public hearing, as required by law, having been submitted and filed, and all persons desiring to be heard in connection with said proposed local law having been heard, and said proposed local law having been in the possession of the members of the Town Board of the Town of Sullivan in its final form in the manner required by Section 20 of the Municipal Home Rule of the State of New York; and

WHEREAS, said public hearing on such proposed local law was continued on January 19, 2022; and

WHEREAS, it is in the public interest to enact said Proposed Local Law No. B-2022.

NOW, THEREFORE, it is

RESOLVED AND DETERMINED, that the Town Board of the Town of Sullivan, Madison County, New York, does hereby enact proposed Local Law No. B-2022 as Local Law No. 2-2022 as follows:

**“TOWN OF SULLIVAN
LOCAL LAW NO. 2-2022
A LOCAL LAW CREATING THE WILD RV CAMPGROUND/MIXED USE
RECREATIONAL PLANNED DEVELOPMENT DISTRICT
Be it enacted by the Town Board of the Town of Sullivan as follows:**

SECTION 1. LEGISLATIVE FINDINGS, INTENT AND PURPOSE

The Town Board is permitted to establish zoning districts known as Planned Development Districts (“PDD”) in order to protect the health, safety and general welfare of the community, while, at the same time, encouraging the development of unique residential, commercial, or industrial uses or combinations thereof that will benefit the Town as a whole. The Town Board hereby finds and determines that the application and Preliminary Development Plan (“PDP”) submitted by Jeffrey S. Taylor II and Taylor’s Wild Safari, LLC, as owners/operators of the proposed “The Wild RV Campground/Mixed Use Recreational”, with a street address of 1861 New Boston Road, Chittenango, New York, and occupying lands designated and generally known as Town of Sullivan Tax Map Parcel 33.-1-46.1, and containing approximately 118.28 +/- acres (the “Premises”), has undergone the applicable review process and meets the requirements for a PDD as set forth in Section 275-12 of the Code of the Town of Sullivan.

SECTION 2. AUTHORITY

The Town Board enacts this Local law pursuant to Sections 10 and 22 of the Municipal Home Rule Law and Section 275-12 of the Code of the Town of Sullivan. To the extent that this Local Law is contrary to or inconsistent with any other State or Local Law or regulation, it is the intent of the Town Board that this Local Law supersede all such contrary or inconsistent laws.

SECTION 3. AMENDMENT OF ZONING MAP

The zoning classification of the Premises is hereby amended and reclassified as “The Wild RV Campground/Mixed Use Recreational PDD.” This PDD shall be operated in strict and specific accordance with the terms of the application and Preliminary Development Plan of Jeffrey S. Taylor II and Taylor’s Wild Safari, LLC (Attachment “A”), described and designated as “The Wild RV Campground/Mixed Use Recreational PDD”, a drawing and site plan map prepared by GZA GeoEnvironmental of NY Engineers and Scientists, dated August 20, 2021, as last revised December 10, 2021, which is on file with the Office of

the Town Clerk, and expressly incorporated herein by reference. The Zoning Map of the Town of Sullivan shall be and hereby is amended to reflect this change in classification.

SECTION 4. SEVERABILITY

If any clause, sentence, paragraph, section or part of this Local Law shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder thereof but shall be confined in its operation to the clause, sentence, paragraph, section or part thereof directly involved in the controversy in which such judgment shall have been ordered.

SECTION 5. EFFECTIVE DATE

This Local Law shall be effective upon filing with the office of the Secretary of State.

ATTACHMENT "A" PRELIMINARY DEVELOPMENT PLAN

The Wild RV Campground/Mixed Use Recreational Planned Development District

- This Preliminary Development Plan, approved on January 19, 2022 by the Town of Sullivan Town Board, governs all aspects of the uses occurring on the below described premises and is in conformance with the granting of a change in zoning to a Planned Development District pursuant to the Town of Sullivan Zoning Code, as amended.

Applicants: Jeffrey S. Taylor II, Owner, and Taylor's Wild Enterprises, LLC, Owner/Operator

Street Address of Proposed PDD: 1861 New Boston Road
Chittenango, New York 13037
Tax Map No. 33.-1-46.1

Approved Uses:

- The approved uses of The Wild RV Campground/Mixed Use Recreational Facility shall be a self-contained RV park/campground, amusement and recreational use on the premises known as Tax Map No. 33.-1-46.1 and as more fully depicted upon the drawings/site plan known as "The Wild Campground & Banquet Facility, 1861 New Boston Road (CR-6) Site Development Plans", prepared by GZA GeoEnvironmental of NY Engineers and Scientists, to wit:
 - DWG GA001: Cover Sheet, dated August 20, 2021, as last revised January 11, 2022;
 - DWG GA002: Notes and Legend Sheet, dated August 20, 2021, as last revised December 10, 2021;
 - DWG GA003: Existing Features Plan, dated August 20, 2021, as last revised;
 - DWG CA100: "Overall" Site Plan, dated August 20, 2021, as last revised January 11, 2022;
 - DWG CA101: Site Plan (1 of 3), dated August 20, 2021, as last revised January 11, 2022;
 - DWG CA102: Site Plan (2 of 3), dated August 20, 2021, as last revised January 11, 2022;
 - DWG CA103: Site Plan (3 of 3), dated August 20, 2021, as last revised December 10, 2021;
 - DWG CA110: Detailed Site Plan (1 of 6), dated August 20, 2021, as last revised January 11, 2022;

- DWG CA111: Detailed Site Plan (2 of 6), dated August 20, 2021, as last revised January 11, 2022;
- DWG CA112: Detailed Site Plan (3 of 6), dated August 20, 2021, as last revised January 11, 2022;
- DWG CA113: Detailed Site Plan (4 of 6), dated August 20, 2021, as last revised December 10, 2021;
- DWG CA114: Detailed Site Plan (5 of 6), dated August 20, 2021, as last revised December 10, 2021;
- DWG CA115: Detailed Site Plan (6 of 6), dated August 20, 2021, as last revised December 10, 2021;
- DWG CA120: Utility Plan (1 of 6), dated August 20, 2021, as last revised January 11, 2022;
- DWG CA121: Utility Plan (2 of 6), dated August 20, 2021, as last revised January 11, 2022;
- DWG CA122: Utility Plan (3 of 6), dated August 20, 2021, as last revised December 10, 2021;
- DWG CA123: Utility Plan (4 of 6), dated August 20, 2021, as last revised December 10, 2021;
- DWG CA124: Utility Plan (5 of 6), dated August 20, 2021, as last revised December 10, 2021;
- DWG CA125: Utility Plan (6 of 6), dated August 20, 2021, as last revised December 10, 2021;
- DWG CA130: Grading Plan (1 of 6), dated August 20, 2021, as last revised January 11, 2022;
- DWG CA131: Grading Plan (2 of 6), dated August 20, 2021, as last revised January 11, 2022;
- DWG CA132: Grading Plan (3 of 6), dated August 20, 2021, as last revised January 11, 2022;
- DWG CA133: Grading Plan (4 of 6), dated August 20, 2021, as last revised January 11, 2022;
- DWG CA134: Grading Plan (5 of 6), dated August 20, 2021, as last revised January 11, 2022;
- DWG CA135: Grading Plan (6 of 6), dated August 20, 2021, as last revised January 11, 2022;
- DWG CA140: Stormwater Basin A Details, dated January 11, 2022, as last revised;
- DWG CA141: Bioretention Basin A Details, dated January 11, 2022, as last revised;
- DWG CA142: Stormwater Basin B Details, dated January 11, 2022, as last revised;
- DWG CA143: Bioretention Basin B Details, dated January 11, 2022, as last revised;
- DWG CA144: Stormwater Basin C Details, dated January 11, 2022, as last revised;
- DWG CA145: Bioretention Basin C Details, dated January 11, 2022, as last revised;
- DWG CA500: Details, dated August 20, 2021, as last revised January 11, 2022;
- DWG CA501: Details, dated August 20, 2021, as last revised January 11, 2022;
- DWG CA502: Details, dated August 20, 2021, as last revised January 11, 2022;
- DWG CA503: Details, dated August 20, 2021, as last revised January 11, 2022;
- DWG CA504: Details, dated August 20, 2021, as last revised January 11, 2022;
- DWG CA505: Details, dated August 20, 2021, as last revised January 11, 2022.

- The commercial uses described above will consist of the campground/amusement/recreational commercial use by the Owner to operate a campground, cabins, restaurant, miniature golf, event area, animal display area(s), arcade and future waterpark, as depicted upon the plans.
- It is anticipated that the Wild RV Campground/Mixed Use Recreational Facility shall operate as an RV park/campground with restaurant, amusement and recreational will be open year-round.
- Hours of Operation shall be controlled through a “quiet time” for the RV Park/Campground Facility from 10:00 p.m. through 8:00 a.m. seven (7) days a week. The Operator of the Facility will ensure appropriate staff is on hand to manage and maintain “quiet time”.
- The restaurant use will be an open year-round Facility for food service and individual events.
- No other uses or structures are authorized without additional approval(s).
- An annual inspection by the Town’s Codes Enforcement Office or its third-party inspector/designee shall occur on the site prior to the opening of the RV Campground/Mixed Use Recreational Facility each Season to determine compliance with this approved Preliminary Development Plan.

Characteristics of Lands included in Proposed PDD:

- The PDD encompasses all of Town of Sullivan Tax Map Parcel No. 33-1-46.1.
- The PDD itself contains approximately 118.28 +/- acres in total land area. The land area is fully depicted upon the drawings/site plan known as “The Wild Campground & Banquet Facility, 1861 New Boston Road (CR-6) Site Development Plans”, prepared by GZA GeoEnvironmental of NY Engineers and Scientists, as specifically referenced above.
- The PDD consists of an open land area along with proposed structures as recommended for approval by the Town of Sullivan Planning Board and the Town Board and further includes an interior drive and roadways which will be improved for the RV Campground/Mixed Use Recreational Facility use, all as depicted upon said plans submitted by the Applicants.
- The PDD contains a self-supported wastewater treatment system, which shall obtain appropriate approvals from the Madison County Health Department and the New York State Department of Environmental Conservation, as applicable.
- The PDD contains stormwater management system(s) on the site, a front parking/que area for the admission of vehicles into the site and travel roads used for campers and visitors within the recreational area.
- The Facility utilizes ingress/egress at multiple points located off of a County highway (New Boston Road).

Existing and Proposed Structures:

- The existing and proposed structures, as approved in the PDD are all depicted on the maps/plans submitted by the Applicants (including the preliminary development plan entitled “The Wild Campground & Banquet Facility, 1861 New Boston Road (CR-6) Site Development Plans”), prepared by GZA GeoEnvironmental of NY Engineers and Scientists, to wit:

- DWG GA001: Cover Sheet, dated August 20, 2021, as last revised January 11, 2022;
- DWG GA002: Notes and Legend Sheet, dated August 20, 2021, as last revised December 10, 2021;
- DWG GA003: Existing Features Plan, dated August 20, 2021, as last revised;
- DWG CA100: "Overall" Site Plan, dated August 20, 2021, as last revised January 11, 2022;
- DWG CA101: Site Plan (1 of 3), dated August 20, 2021, as last revised January 11, 2022;
- DWG CA102: Site Plan (2 of 3), dated August 20, 2021, as last revised January 11, 2022;
- DWG CA103: Site Plan (3 of 3), dated August 20, 2021, as last revised December 10, 2021;
- DWG CA110: Detailed Site Plan (1 of 6), dated August 20, 2021, as last revised January 11, 2022;
- DWG CA111: Detailed Site Plan (2 of 6), dated August 20, 2021, as last revised January 11, 2022;
- DWG CA112: Detailed Site Plan (3 of 6), dated August 20, 2021, as last revised January 11, 2022;
- DWG CA113: Detailed Site Plan (4 of 6), dated August 20, 2021, as last revised December 10, 2021;
- DWG CA114: Detailed Site Plan (5 of 6), dated August 20, 2021, as last revised December 10, 2021;
- DWG CA115: Detailed Site Plan (6 of 6), dated August 20, 2021, as last revised December 10, 2021;
- DWG CA120: Utility Plan (1 of 6), dated August 20, 2021, as last revised January 11, 2022;
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- DWG CA124: Utility Plan (5 of 6), dated August 20, 2021, as last revised December 10, 2021;
- DWG CA125: Utility Plan (6 of 6), dated August 20, 2021, as last revised December 10, 2021;
- DWG CA130: Grading Plan (1 of 6), dated August 20, 2021, as last revised January 11, 2022;
- DWG CA131: Grading Plan (2 of 6), dated August 20, 2021, as last revised January 11, 2022;
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- DWG CA133: Grading Plan (4 of 6), dated August 20, 2021, as last revised January 11, 2022;
- DWG CA134: Grading Plan (5 of 6), dated August 20, 2021, as last revised January 11, 2022;
- DWG CA135: Grading Plan (6 of 6), dated August 20, 2021, as last revised January 11, 2022;
- DWG CA140: Stormwater Basin A Details, dated January 11, 2022, as last revised;
- DWG CA141: Bioretention Basin A Details, dated January 11, 2022, as last revised;
- DWG CA142: Stormwater Basin B Details, dated January 11, 2022, as last revised;
- DWG CA143: Bioretention Basin B Details, dated January 11, 2022, as last revised;
- DWG CA144: Stormwater Basin C Details, dated January 11, 2022, as last revised;

- DWG CA145: Bioretention Basin C Details, dated January 11, 2022, as last revised;
- DWG CA500: Details, dated August 20, 2021, as last revised January 11, 2022;
- DWG CA501: Details, dated August 20, 2021, as last revised January 11, 2022;
- DWG CA502: Details, dated August 20, 2021, as last revised January 11, 2022;
- DWG CA503: Details, dated August 20, 2021, as last revised January 11, 2022;
- DWG CA504: Details, dated August 20, 2021, as last revised January 11, 2022;
- DWG CA505: Details, dated August 20, 2021, as last revised January 11, 2022.

The above final plans and drawings are included and incorporated in this approved PDD.

- Buildings will include a proposed check-in building for the RV park/campground located on the southside of the site. The Applicant shall be allowed a portion of the building to be dedicated to retail sales to support the business and act as a “camp store” for the RV park/campground.
- The Facility also features an outside area adjacent to the camp store for the purpose of “golf cart” rental vehicles. Such rentals shall be maintained and kept on the property and shall not be used on public roadways pursuant to New York State Law.
- The Facility also features a restaurant use, with full commercial kitchen, dining area and bar area, to feature indoor and outdoor seating open to the public as well as guests of the RV park/campground. All appropriate Permits shall be obtained the Madison County Health Department and New York State Liquor Authority, as required.

Ingress and Egress:

- The southern portion of the Facility, including the RV park/campground, waterpark, miniature golf, restaurant and arcade will be accessed by way of a permitted Madison County Highway Department commercial driveway entrance located on the northwest corner of the site, as depicted on the plans.
- The Facility shall also utilize an employee only entrance to the east of the site.
- Ingress and egress in the northern portion of the site (banquet hall location) will be accessed through a permitted Madison County Highway Department commercial driveway entrance.
- The site also will utilize an existing farm-access drive for servicing the barns located on the premises.

Signage:

- Proposed signage consisting of a 4' x 8' monument sign to be located along the entrance off of New Boston Road outside of the highway right-of-way, all as depicted on the attached PDD Map.
- Signage shall not be lighted internally but may be lighted by way of “up lighting”, using shielded, night sky compliant lighting.

- Any additional new or added signage shall require additional approvals.

Parking:

- The approved PDD includes a designated parking area, all as shown on the approved plans.
- There shall be sufficient parking and parking controls for the Applicants' business, such that traffic shall not be allowed to back-up onto New Boston Road.
- The Applicants shall provide personnel to ensure safe traffic flow from New Boston Road into the commercial facility.
- There shall be no on-street parking associated with the use for any reason.

Outdoor Lighting

- Approved existing lighting as shown on the Planned Development Plans shall be shielded, down-cast and located in a manner so as not to spill onto neighboring properties or roadways. No additional lighting is permitted without additional approval from the Town of Sullivan Planning Board.
- Lighting shall be used for security purposes and to light parking lots for safe ingress and egress during campground and commercial hours.
- All parking lot and building lights shall be extinguished outside of business hours.

Landscaping, Fencing & Screening:

The following screening features are hereby incorporated into the proposed plans and PDD approval:

- Existing landscaping features.
- All depicted fencing, screening and plantings shall be continuously maintained. Such features (plantings, fencing, screening) that demonstrate any disease or that are deteriorating, dead, dying or in disrepair, shall be replaced or repaired within 30 days. Such features shall be kept in an orderly manner at all times.
- All nature vegetation/screening shall be maintained at all times.
- An 8' fence will be installed as depicted on the approved plans. There will also be an 8' tall fence proposed north of the banquet facility which will enclose animals for guest viewing.
- All proposed animal enclosure(s) shall be fully enclosed by walls and/or fencing per Federal and State regulations and permits.
- Numerous landscaping features are found throughout the Facility to enhance the aesthetics and customer experience at the Facility.

Dumpster Location:

- The Facility's solid waste dumpsters will be located throughout the site and, in no case, shall be closer than 75' to the any property line.

Dust Mitigation:

Dust impacts shall be mitigated, at a minimum, by:

- Limiting travel speeds within the Facility premises to no more than 5 mph; and
- Watering of roadways and parking areas, as needed.

Safety:

- The Applicant shall obtain a written letter each year from the jurisdictional First Responders (fire department, police department, ambulance company) demonstrating no concerns with safety of the site.
- Copies of the PDD approval and the PDD Plan shall be supplied to all jurisdictional First Responders (fire department, Madison County Sheriff's Department, ambulance company).
- Copies of all current and up-to-date State and Federal Animal Display approvals shall be filed with the Town of Sullivan.

Stormwater Mitigations:

- The property shall at all times comply with the requirements of the submitted Stormwater Pollution Prevention Plan (G.P.-0-15-002) prepared by Corey McWilliams, CPESC (GZA GeoEnvironmental of New York, P.C.), dated September 22, 2021, as last revised, by incorporating and constructing the stormwater structures referenced therein.
- The Owner shall enter into a Stormwater Management Agreement, to be executed by the Town and recorded in the Madison County Clerk's Office.
- The Facility will feature an on-site stormwater management system, designed in accordance with the New York State Stormwater Management Design Manual, and will be further under the jurisdiction of the State Pollution Discharge Elimination System ("SPDES") General Permit for stormwater discharge.
- Final design review of the stormwater management facilities will be undertaken by the Town's consulting engineers.
- Erosion control measures shall be designed in accordance with the New York State Standards and Specifications for Erosion and Sediment Control (Blue Book).

Water Facilities:

- The site shall utilize an existing 8" Onondaga County Water Authority ("OCWA") watermain, currently located on the northside of New Boston Road, which will be tapped and routed throughout the development on both sides of the road to provide potable water and fire protection. Each connection will include a meter and backflow prevention device to be approved by OCWA.
- The Applicant shall obtain appropriate OCWA approvals.
- All work shall be inspected prior to operation.

Construction Sequencing:

N/A

Feasibility Studies:

N/A"

The question of the adoption of the foregoing resolution was duly put to a vote and upon roll call, the vote was as follows:

David Montroy	Councilor	Abstained	----
Dan Gibbons	Councilor	Voted	Yes
John E. Brzuszkiewicz	Councilor	Voted	Yes
Jeffrey Martin	Councilor	Voted	Yes
John M. Becker	Supervisor	Recused	----

The foregoing resolution was thereupon declared duly adopted.

SIDEWALK REPLACEMENT PROJECT – MISC. SITES BID RESULT

Supervisor Becker advised that the bid opening for the sidewalk replacement project was held yesterday. One bid was received:

Central Paving Company	\$62,100
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This project would cover work for the sidewalk area by the Trooper building, steps at the Parks & Recreation Building and some miscellaneous sidewalks that are in need of repair. Attorney for the Town Langey advised that there are a couple of minor issues with the bid document, a date needs to be corrected to show 2022 and not 2021 on the Performance Bond. Supervisor's Secretary Cottet was asked to contact the bidding Company and have them come and make the date correction; she was also to advise them of the Performance Bond requirement.

Upon the motion made by Councilor Martin, seconded by Councilor Montroy, the Town Board approves the bid from Central Paving Company in the amount of \$62,100 for sidewalk replacement project. With no further discussion, the Board unanimously approved the award of bid for sidewalk replacement project to Central Paving Company.

HAMILTON BROWN-BUSHNELL SHORES AUTHORIZING AMENDMENT TO LEGAL SERVICES AGREEMENT

The following resolution was offered by Councilor Martin, who moved its adoption, and seconded by Councilor Brzuszkiewicz, to wit:

WHEREAS, the Town of Sullivan is undertaking the Town of Sullivan Hamilton Brown/Bushnell Shore Water Improvement Project; and

WHEREAS, the Town Board previously approved and authorized a legal services agreement with its legal counsel, Costello, Cooney & Fearon, PLLC to provide legal services for the Water Project; and

WHEREAS, as a result of issues related to the COVID-19 pandemic, delays with the project; the requirement to undertake additional procedures under the Town Law and issues related to easement acquisitions it is necessary to amend the legal services agreement to provide a new not to exceed dollar amount for the legal budget.

NOW, THEREFORE BE IT RESOLVED that the Town of Sullivan Town Board hereby authorizes the Supervisor to execute Amendment #1 to the Local Counsel Legal Services Agreement to provide for a new not to exceed dollar amount for the legal budget of \$30,000.00.

The question of the adoption of the foregoing resolution was duly put to a vote and upon roll call, the vote was as follows:

David Montroy	Councilor	Voted	Yes
Daniel Gibbons	Councilor	Voted	Yes
John E. Brzuszkiewicz	Councilor	Voted	Yes
Jeffrey Martin	Councilor	Voted	Yes
John M. Becker	Supervisor	Voted	Yes

The foregoing resolution was thereupon declared duly adopted.

SHARED SERVICES AGREEMENT
MADISON COUNTY AND TOWN OF SULLIVAN 2022

Supervisor Becker reported that the Shared Services Agreement between Madison County and the Town of Sullivan for services provided by the County Highway Department for 2022 needs approval by the Town Board to authorize Supervisor Becker to sign the 2022 Agreement. Upon the motion made by Councilor Brzuszkiewicz, seconded by Councilor Martin, the Town Board approves the 2022 Shared Services Agreement between the Madison County and Town of Sullivan, further authorizing Supervisor Becker to execute such Agreement. The Board unanimously approved the Madison County Shared Services Agreement for 2022.

MADISON COUNTY BOARD OF ELECTIONS
2022 POLLING PLACES

Supervisor Becker reported that Madison County Board of Elections needs a resolution from the Town for 2022 Poll Site locations to prepare new leases. Town Clerk Wells provided the listing of the Town of Sullivan election polling site locations, as follows:

Election District	Poll Site
1	Sullivan Free Library, 101 Falls Boulevard, Chittenango, NY 13037
2	Sullivan Veterans Memorial Parks & Recreation Building, 707 Mohawk Street, Chittenango, NY 13037
3	Bridgeport Fire House, 427 Main Street, Bridgeport, NY 13030
4	Town Office Building, 7507 Lakeport Road. Chittenango, NY 13037
5	Fyler Community Hall, 1224 Fyler Road, Kirkville, NY 13082
6	Sullivan Free Library, 101 Falls Boulevard, Chittenango, NY 13037
7	Town Office Building 7507 Lakeport Road, Chittenango, NY 13037
8	Sullivan Veterans Memorial Parks & Recreation Building, 707 Mohawk Street, Chittenango, NY 13037
9	Bridgeport Fire House, 427 Main Street, Bridgeport, NY 13030
10	Sullivan Veterans Memorial Parks & Recreation Building., 707 Mohawk Street, Chittenango, NY 13037
11	Town Office Building, 7507 Lakeport Road, Chittenango, NY 13037

Upon the motion made by Councilor Brzuszkiewicz, seconded by Councilor Martin, the Town Board unanimously approved the Town Election Polling Sites for 2022 as outlined above.

BUDGET MODIFICATION

There were no budget modifications presented.

FIREFIGHTER APPLICATIONS

There were no firefighter applications presented.

TOWN SUPERVISOR REPORT

Town Supervisor Becker reported that he had presented the State of the County report recently and Madison County is in good shape financially. Highlights from the report are the County is planning support for local farms with the promotion of the "Buy Local" campaign with the possible use of ARPA monies to support local farmers and their products. The hope is to keep farmlands sustainable and viable. With the recent increase in solar panel installations/applications, farmlands are disappearing. Once farmland has had solar panels installed, the land is no longer farmland viable. The County is also supporting the County Mental Health Task Force. The County is working on a study that should be completed by the end of January 2022.

Town Supervisor Becker reported that he was recently re-appointed to serve as the Madison County Board of Supervisors Chairman. This is his 15th year of serving in this position. He commented he is honored to serve with all the Town Supervisors within the County. There are six new Supervisors this year.

Town Supervisor Becker advised he will be presenting the State of the Town report at the February 2, 2022 Town Board meeting. He commented that the Town is in good financial shape.

HIGHLIGHTS OF STATE BUDGET

Supervisor Becker reviewed the NYS Budget for 2022 presented by Governor Kathy Hochul with the Board and meeting attendees.

EXECUTIVE SESSION

Upon the motion made by Councilor Gibbons seconded by Councilor Martin, the Board entered into Executive Session at 9:45 a.m. for advice of Counsel. All of the Town Board Members voted in favor of the motion.

A motion was made by Councilor Martin, seconded by Councilor Gibbons and unanimously approved by the Board to come out of Executive Session at 10:50 a.m. No action was taken.

ADJOURNMENT

With no further business and upon a motion made by Councilor Martin, seconded by Councilor Montroy and unanimously passed by the Board, the meeting was adjourned at 10:51 a.m.

Respectfully submitted,

Jill A. Doss
Deputy Town Clerk