

**BOVINA PLANNING BOARD**  
**JUNE 20, 2011**  
**REGULAR MEETING MINUTES**

**RESOLUTIONS:** 2011-10 - 2011-15

**BOARD MEMBERS:** Ann Bonné: Chair, Tom Hilson:Secretary, Chris Ingvordsen, Ed Weber and Carrie Hewitt  
Choquette: Planning Board Clerk

**ABSENT BOARD MEMBERS:** Roberta Burgin

**GUESTS:** Kent Manuel: Del. Co. Planning Dept. Rep., Chuck McIntosh: Town Board Member, Cathie Hewitt: Zoning Board of Appeals Member, Dale Downin: Town of Bovina Code Enforcement Officer, Brigid McGinn and Jill Powell: Camp Move It

Regular meeting called to order by chairperson Ann Bonné at 7:38 pm.

**2010-6 – WEBER SUBDIVISION:**

Ed Weber presented the Board with Preliminary Plat maps. There was some information missing that will be added for next months Public Hearing. Weber abstained the following motions:

**2011-10** - Motion to classify as a minor subdivision was moved by Hilson and seconded by Ingvordsen. All in favor, 3 ayes, 0 nays.

**2011-11** - Motion to accept the presented map as Preliminary Plat was moved by Ingvordsen and seconded by Hilson. All in favor, 3 ayes, 0 nays.

**2011-12** - Motion to send the subdivision to the Delaware County Planning Board for a 239 Review was moved by Hilson and seconded by Ingvordsen. All in favor, 3 ayes, 0 nays.

**2011-13** - Motion to schedule a Public Hearing for July was moved by Hilson and seconded by Ingvordsen. All in favor, 3 ayes, 0 nays.

**2011-5 – CAMP MOVE IT SPECIAL USE PERMIT:**

Brigid McGinn and Jill Powell from Camp Move It described the camp and what it does to the Board. It is an empowerment camp in the arts, for girls. They intend to be open for six weeks starting July 2<sup>nd</sup> and have about 80 girls. They would like to expand to include a winter program for a week, hosts conferences on-site, extend next years summer program to 8 weeks, and start Camp Move It for Women in the Spring. Tom Hilson asked how much staff they will have. There is a 5 to 1 ratio. They are making an outdoor dance area in the old handball court and will play music at 9 am for about 45 minutes, 6 days a week. There will be motion-detection lighting. Powell said they have run into numerous items that needed to be upgraded, built or repaired. Dale Downin is supervising the renovations; he is there about once a week. NYSDOH has given them a list of things that need to be done before camp opens. Weber feels the bridge into the property needs to be looked at by an engineer or Downin, if he is willing to sign off on it. He is concerned about Fire Equipment needing to cross it, as well as other heavy trucks. Downin will work with them on the bridge issue. The Fire Department will be asked to do a walk through before the kids arrive in July. There was discussion on the previous use of the property and if this current use needs a Special Use Permit. It was a summer resort, then a summer retreat. Chuck McIntosh asked why the Planning Board didn't require Lynskill (the former owners) to get a Special Use Permit. Weber said a member of the community approached them about the camp and the need for a Special Use Permit. Downin feels that a summer camp continues the current use; residential occupancy on a part-time basis. Kent Manual said the Board needs to go with Downin's interpretation and if someone wants to challenge it, they can take legal action. As per Town Zoning, Section 5.03, an expansion or increased intensity of any pre-existing use shall require Site Plan approval. The proposed expansions of their programming, that would take place following the current summer camper session, will require Site Plan Review prior to further sessions. McGinn asked what the definition of summer is. Downin said the current plan for the camp is to end August 20<sup>th</sup>, so anything after that would need review. Weber wants to follow the regulations and not set a precedent here.

**2011-14** - Motion to allow Camp Move It to operate a summer program from July 2<sup>nd</sup> to August 20<sup>th</sup> with a limit of 120 people and require them to come back to the Planning Board for any expansions was moved by Hilson and seconded by Weber. All in favor, 4 ayes, 0 nays.

**2011-1 – LIBASCI SPECIAL USE PERMIT:**

The Board discussed the proposal. There are no extenuating circumstances that support his request for a Special Use Permit. If the Board grants one, there is no reason not to grant everyone's request. The Board would like Libasci to flag where he proposes to locate the camper and give the Board any specifications he has on it. A few of the Board members would be willing to meet Mr. Libasci on-site to discuss his proposal. There is only a log road there now to access the property, so he will need to put in a driveway. An alternative would be to build a pole barn and store the camper in there when he is not using it. The Clerk will send Mr. Libasci a letter with the Boards questions.

**MINUTES:**

**2011-15** - Motion to accept the May 2011 minutes as written was moved by Bonné and seconded by Weber. All in favor, 4 ayes, 0 nays.

With no further business, the meeting adjourned at 8:56 pm

Respectfully Submitted,  
Carrie Hewitt Choquette,  
Planning Board Clerk