

Minutes
Warrensburg Planning Board
January 8, 2025

Board Members Present: Suzanne Tyler, Sharon Sutphin, Tony Fortino

Board Members Absent: Susan Hull, John Franchini, Matt Blair (Alternate)

Others Present: Suzanne Catana, Patti Corlew (Zoning Administrator)

Meeting Commenced at 6:00 p.m.

Mrs. Sutphin brought the meeting to order and the board established quorum with Mr. Fortino, Mrs. Tyler and herself being present.

First order of business was the acceptance of the minutes from October 1, 2024. No one had any corrections. Mr. Fortino motioned and Mrs. Tyler seconded to accept the minutes, and all voted in the affirmative.

RESOLUTION #2025-1

Motion by: Tony Fortino
Second by: Suzanne Tyler

RESOLVED, to accept the Planning Board minutes of October 1, 2024 (without correction).

DULY ADOPTED ON THIS 8TH DAY OF JANUARY, 2025 BY THE FOLLOWING VOTE:

Ayes: Suzanne Tyler, Sharon Sutphin, Tony Fortino
Nays: None

The Board then went on to the matter of site plan review, application SPR 2024-1 by Suzanne Catana for Ski Hickory Hill, Inc. Ms. Catana expressed their desire to establish 4 RV/tent campsites on the parking lot portion of the property as indicated in her attachments.

Mrs. Sutphin asked if Ski Hickory would institute "quiet hours" for the campers and Ms. Catana indicated, "no".

Ms. Catana went on to state that there would be no one there on a regular basis.

The campers will have access to the lodge 24/7 as they will be given a key for when the door is locked.

Mr. Fortino advised Ms. Catana that if they decide to increase the number of campsites, then they would have to come back before the Planning Board.

Ms. Catana stated that the campsites are not going to be seasonal sites.

There's a kiosk where campers are to register at. Ski Hickory will be using a camping reservation application called Hipcamp for campers to reserve a site. Hipcamp works a lot like the air b & b websites do.

Mrs. Corlew advised Ms. Catana that she would have to check with Code Enforcement Officer, Jim Hull, to see if this project would require Ski Hickory to get a short term rental permit, as this project does not seem like it will operated like a traditional campsite.

Ms. Catana indicated that Ski Hickory has a hut that they have been renting out.

Mrs. Tyler asked Ms. Catana if they will be instituting any policies and procedures and Ms. Catana indicated that they would have house rules.

Mrs. Tyler's concern is about people not familiar with primitive camping and safety of the campers. She also mentioned that should be no dumping.

Mr. Fortino mentioned that he approves of this application.

Mrs. Sutphin expressed concern that there will be no quiet hours or rules like that.

Ms. Catana explained that being involved with Hipcamp, they will have to have house rules in order to comply with their regulations.

Mrs. Tyler requested that Ms. Catana formulate a list of house rules to submit to the Zoning Office within a month and she agreed to do that.

The Board went on to vote, with Mrs. Tyler making the motion and Mr. Fortino seconding it. All voted in the affirmative.

RESOLUTION #2025-2

Motion by: Suzanne Tyler
Second by: Tony Fortino

RESOLVED, to approve application SPR #2024-1 by Suzanne Catana for Ski Hickory, Inc. located at 43 Hickory Hill Road, to allow the establishment of 4 RV/tent campsites, with the condition that a list of house rules be submitted to the Zoning Office within a month of this day, and that if Ski Hickory plans on expanding, they would have to come back for site plan review.

DULY ADOPTED ON THIS 8TH DAY OF JANUARY, 2025 BY THE FOLLOWING VOTE:

Ayes: Suzanne Tyler, Sharon Sutphin, Tony Fortino
Nays: None

The Board went on to organization of the board and decided to not make any changes. Mr. Fortino motioned, Mrs. Tyler seconded and they all vote in the affirmative to keep the officers the same as last year.

RESOLUTION #2025-3

Motion by: Tony Fortino
Second by: Suzanne Tyler

RESOLVED, to keep officers of the board as is, with Sharon Sutphin being Chairperson, Susan Miller as Vice Chairperson and Suzanne Tyler as Secretary.

DULY ADOPTED ON THIS 8TH DAY OF JANUARY, 2025 BY THE FOLLOWING VOTE:

Ayes: Suzanne Tyler, Sharon Sutphin, Tony Fortino
Nays: None

The Board then discussed the upcoming conference in Saratoga. Mrs. Sutphin, Mr. Fortino and Mrs. Tyler plan on going. Patti advised them they have to pay for conference up-front and after attending and getting certificate, they will be reimbursed by the Town.

A motion was made by Tony Fortino, seconded by Suzanne Tyler and carried to adjourn the Planning Board meeting at 6:25 p.m.

Respectfully submitted,

Patti Corlew
Recording Secretary

Pc01082025

RESOLUTION #2025-1

Motion by: Tony Fortino
Second by: Suzanne Tyler

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DULY ADOPTED ON THIS 8TH DAY OF JANUARY, 2025 BY THE FOLLOWING VOTE:

Ayes: Suzanne Tyler, Sharon Sutphin, Tony Fortino
Nays: None

RESOLUTION #2025-2

Motion by: Suzanne Tyler
Second by: Tony Fortino

RESOLVED, to approve application SPR #2024-1 by Suzanne Catana for Ski Hickory, Inc. located at 43 Hickory Hill Road, to allow the establishment of 4 RV/tent campsites, with the condition that a list of house rules be submitted to the Zoning Office within a month of this day, and that if Ski Hickory plans on expanding, they would have to come back for site plan review.

DULY ADOPTED ON THIS 8TH DAY OF JANUARY, 2025 BY THE FOLLOWING VOTE:

Ayes: Suzanne Tyler, Sharon Sutphin, Tony Fortino
Nays: None

RESOLUTION #2025-3

Motion by: Tony Fortino
Second by: Suzanne Tyler

RESOLVED, to keep officers of the board as is, with Sharon Sutphin being Chairperson, Susan Miller as Vice Chairperson and Suzanne Tyler as Secretary.

DULY ADOPTED ON THIS 8TH DAY OF JANUARY, 2025 BY THE FOLLOWING VOTE:

Ayes: Suzanne Tyler, Sharon Sutphin, Tony Fortino
Nays: None