

DRAFT MINUTES
LEWIS COUNTY PLANNING BOARD
April 15, 2021

- (1) **Call to Order:** Chairman Petersen called the regular meeting of the Lewis County Planning Board to order at 2:30 PM in the legislative board room at the Lewis County Courthouse. Roll call was requested by Mr. Petersen.
- (2) **Roll Call:** Board Members Present: Tim Petersen, Michael Kaido, Eric Virkler, John Lehman, Tim Hunt, Donald Cook, and Jerry King. Staff Present: Casandra Buell, Director of Planning and Community Development; Kevin Brouillard, Community Development Specialist; Joan McNichol, County Attorney, and Conner Biolsi, IT Director. Public Present: Mike Dolhof, Maureen Sugrue, Walton Sugrue, Muriel Purcell, Anne Anthony, Michael Young, Ryan Piche, and Nick Altmire (LinkingLewisCounty.com).
- (3) **Reading and Approval of Minutes:** The draft March 18, 2021 meeting minutes were received. Mr. Lehman motioned to approve the minutes; Mr. Cook seconded the motion, which carried unanimously.
- (4) **Correspondence and Communication:** Ms. Buell gave the attendees and listeners a brief overview of what role the County Planning Board plays in GML-239m reviews. Per the Bylaws, the County Planning Board will allow one comment per person for up to 5 minutes. She made note that she received a copy of a list of Concerned Citizens of Brantingham, NY from Muriel Purcell. A call was also received from a Brantingham Lake resident who asked to remain anonymous voicing their concerns over the water consumption and potential invasive species. Ms. Buell then read the following comments submitted by Muriel Purcell:

Tom Rudar (taken from an email excerpt): As I mentioned in a previous email, the traffic congestion in/around Old Forge from campers is absolutely crazy on weekends. Fortunately, residents can get around by using South Shore Road. We only have Brantingham Road as our main artery. If this campground goes through we would have to seriously consider selling our property.

Joanne & John Lomber: We are writing you today, to express our opposition to the proposed "Campground". Any "Campground", public or private, would be fundamentally incompatible with the historically "single family" nature of the homes and camps at Brantingham. It is our hope that the Planning Board will reject any application for a "Campground".

Bob & Rosemary Bradt: We have major concerns on North Shore Road very close to the boat launch. One of our major concerns about this proposed new campground is the increased congestion that 32 new camp sites will bring to the boat launch area. Even now, on holidays, congestion is way out of control. As you are probably aware, there is no parking at the launch, and boats and trucks must be parked on the road or on private property in the area. They are either blocking traffic or trespassing. On several occasions I have been tempted to call the sheriff to come and issue tickets to these vehicles. I can only imagine what 32 new campsites will add to this congestion at the boat launch area, not only to neighbors, but for anyone who uses North Shore Road. This includes Fire and Rescue that need to use the road in an emergency. There seems to be many problems associated with allowing this campground, but I

am not aware of any benefits that it will bring to the Brantingham community. I hope you will not approve the application.

Maureen Sugrue: My name is Maureen Sugrue and my husband Walt and I are part of a group of concerned citizens objecting to the campgrounds that Mike Dolhof plans to build on Brantingham Road. This will create a great deal of extra traffic with trucks with campers, vehicles pulling boats and ATVs. Brantingham Lake is owned by NY State, consequently boat and Jet Ski traffic will increase on the lake which can be a hazard. Also, the risk of invasive species brought to the lake by the additional boats. There should be mandatory washing station implemented. Fire is a big concern with sparks from campfires as well as the smoke. Not only will it be difficult for campers to escape but fire trucks may have a difficult time getting to the fire. The fires could easily burn all the homes in the near by area. There will also be a dumping station, septic systems and possibly more wells drilled. This can all affect water to the homes in the area.

Don and Linda Higgins: (Comments included in Appendix)

NM Freeman: (Comments included in Appendix)

Graham Morrison: (Comments included in Appendix)

The following comments were received by Casandra Buell via email:

Tricia Harmon: (Comments included in Appendix)

Aimee Bills: (Comments included in Appendix)

Julie Tipple: (Comments included in Appendix)

Art Holmberg: (Comments included in Appendix)

Julie Holmberg: (Comments included in Appendix)

Corinne Kahler: (Comments included in Appendix)

Tracy Miller: (Comments included in Appendix)

Glenn Lesky: (Comments included in Appendix)

Andrea Jones: (Comments included in Appendix)

Jan Markham: (Comments included in Appendix)

Sue Lorenzini, Ann Bellanca, Thomas Lorenzini and Michael Lorenzini: (Comments included in Appendix)

Sandra Markham: (Comments included in Appendix)

Andy and Kelly Gates: (Comments included in Appendix)

L. James Jones Jr: (Comments included in Appendix)

Glenn and Mary Reaves: (Comments included in Appendix)

Wayne and Joanna Dailey: (Comments included in Appendix) As requested, Ms. Buell also shared pictures submitted by Mr. and Mrs. Bailey of their property in relation to the proposed project site.

Mr. Petersen requested Ms. Buell to open the floor for comments on those in attendance:

Maureen Sugrue: Expressed concern over the side yard setbacks, smoke from fires and water issues (mentioned his ability to frack). Noted that it was not an appropriate place for a campground. Another problem she noted is concern that the Town of Greig Planning Board has accepted the application. Mentioned that the DEC and Health Department have not signed off on it yet. Hoping in the long run the applicant cannot move forward with the campground – can put it somewhere else. Also traffic is of concern.

Walt Sugrue: Concerned about the underground spring that runs across the property onto his property and the homes along Brantingham Road. Concerned about pollution to his \$11,000 well and potentially polluting the wells along the road.

Muriel Purcell: Questioned whether or not the Board has an overall map showing the area in relation to the residential area so that they can see the many disturbances. Mentioned concern about well water quality after drawing a minimum of 10,000 gallons out of the ground within spitting distance of her well. There are very serious issues that need to be addressed. Mentioned correspondences from their attorneys.

Anne Anthony: Owns one of the oldest cottages on Cottage Road on Brantingham Lake. Concerned about the immediate neighbors to the campground losing the quiet enjoyment they currently have. Mentioned concern over fire hazards that their volunteer fire department would have to handle. As a long-term resident, she has seen gradual development and would like to preserve, protect and defend the quality of the lake for the community as a whole. Understands the financial benefit to the community and is sympathetic to that but is concerned about invasive species from boats that are not washed properly. Notes a long-term consequence to allow short time users who do not have a long-term stake in the lake. Water levels and leech fields were also noted as a concern. There is a lot of traffic on the lake and it is difficult to maintain a safe space for children because there are too many watercrafts to avoid. The potential expenses that could result from potential invasive species could be astronomical. Ms. Anthony mentioned that there is no public beach and that there would be no place to park the vehicles for lake access. Noted that it was a privately owned lake that they are tasked with preserving. There is a strong, large tax base and residents are concerned. Timing of the project review is unfortunate as many of the residents cannot attend the associated meetings.

Ryan Piche: On behalf of the largest adjacent landowner to the proposed project site, the County has expended large amounts of money to invest in the trail system. When these public investments are made, the hope is that there will be future private investment – that of which is what the proposed project is. Parcels like this will expand tax base and jobs. Many industries from long ago – logging and paper making – are likely not returning and the County's future lies in recreation and tourism. As an adjacent landowner, the County is in support of the project.

Michael Young: Noted that he is here representing the applicant, Mr. Mike Dolhof. First comment was that his client is also a Brantingham resident; he is not looking to destroy the community. Secondly, fear of the unknown is the greatest fear. This seems to be the message he has heard through the comments given by other Brantingham residents. The references to the attorney and experts from outside of the area suggesting that the local attorneys and engineers do not know what they are doing is offensive. A licensed engineer and resident of Lewis County is handling the proposed project. This project would be a year-round facility that is not limited to just the lake but also for snowmobilers and trails. To suggest that 32 families are all going to show up with boats is ridiculous. The project is not meant for that and that it is a significant distance from the lake. Mr. Dolhof is taking the proper steps and is willing to work with people. To suggest that the people who would be coming to the campground will destroy the area is offensive and discriminatory. His client has taken abuse for months and to suggest that he is going to drain the lake is not true. Mr. Young further stated his client has worked within the law and the zoning law which depicts his project as a permitted use.

(5) **Report of Officers:** None

(6) **Report of Special Committees:**

239-M Review

Being that the County Planning Board reviewed this project in November 2020, Mr. Petersen asked if there were significant changes to the project and if there were changes to the recommendations. Ms. Buell noted that yes, there were several changes.

Ms. Buell read the following review:

TOWN OF GREIG PLANNING BOARD

Special Use Permit and Site Plan Review for a proposed campground with campsites and cabins to be located at 7346 Brantingham Road (County Route 42) in the Town of Greig.

Tax Map Parcel: #276.00-01-19.000

Mike Dolhof / Raven Acres – Applicant

The applicant provided the following Project Documentation: 1) Revised SEQR Full Environmental Assessment Form (FEAF); 2) Design Details for the access road, water system, and wastewater disposal systems; 3) Revised Site Plan; 4) Communication from Young Law Office, PLLC; 5) Communication from Whiteman, Osterman & Hanna, LLP; 6) Communication from Plumley Engineering, P.C.; 7) Communication from TTS Professional Engineers, PLLC; and 8) Retention Pond Construction Plan.

The applicant submitted revised site plans that include the construction of eight (8) two-bedroom cabins, four (4) one-bedroom cabins, twenty (20) travel trailer sites with utilities for overnight and/or temporary rental, one (1) 24' x 24' building for laundry/office space, one (1) 40' x 60' timber pavilion, and one (1) on-site bath house.

▪ ***Compatibility with Adjacent Uses:***

The zoning for the proposed property is identified as (H) Hamlet/(RR1) Rural Residential-1 and, by definition; this use is presumed to be considered a campground/travel trailer park. The proposed facility complies with the intent of Article IV, § 405 of the Town of Greig allowed uses. Proposed setbacks are as listed:

- Side Yard Setbacks: At least 75 feet (50 feet required)
- Front Yard Setback: At least 150 feet (150 feet required)
- Rear Yard Setback: At least 75 feet (30 feet required)

Based on the submitted site plans, the proposed action is compliant with Article VI § 655.

According to page 3 of the FEAF, the proposed action will consist of 3 phases. The applicant would anticipate beginning phase 1 in May 2021 constructing four (4) cabins, ten (10) travel trailer sites, one (1) office, water and laundry building, one (1) bathhouse and the recreational area by October 2022. The second phase is anticipated to begin in November 2022 and would consist of constructing six (6) cabins and ten (10) travel trailer sites during a 12-month period. Phase 3 would follow with the construction of two (2) final cabins, the pavilion and pond. All phases would be completed by October 2024.

The corridor has primarily rural and residential uses; however, there are several commercial and recreational land uses within a one-mile radius of the action site to include restaurants, bars, summer camps and a golf course.

- *Traffic Generation and Effect:*

The applicant has proposed two (2) 60' driveway entrances from County Route 42 roughly 160 feet apart. While the FEAF does note an anticipated driveway permit application date of April 1, 2021; prior to construction, evidence of a Lewis County Highway Department Driveway Permit should be provided to the Town of Greig Planning Board and Zoning Enforcement Officer. Additionally, as noted in Article VI § 655(E), access to all sites shall be consistent with the standards set forth in "Policy and Standards for, Entrances to State Highways," as revised, published by the State of New York Department of Transportation.

Being that the proposed action is located on County Route 42, as part of this review, the Lewis County Highway Superintendent was consulted. The roadway is currently standard width with a 40 MPH speed limit change nearby this property. County Route 42 is a functional 20' wide Class 9 low-volume local road with an AADT traffic count of 1,209 cars per day. After conducting a site visit and line of site analysis, the Lewis County Highway Superintendent concluded that the proposed driveway details are acceptable and that there are no concerns as to the impact of the road with this proposed use. It is suggested that the western driveway is designated as the entry and the eastern driveway is designated as the exit to the facility. Additionally, it is suggested that there is one-way flow for the cabin portion of the project area.

It should be noted that the County does not have authority to reduce speed limits but, if the proposed action is approved and built, the Highway Superintendent can recommend the area for a speed reduction. This will need to be handled and approved by NYS DOT and a specific formula is used to warrant said change.

- *Protection of Community Character:*

As noted on page 12, Part 1 of the submitted FEAF, the applicant has identified that the proposed action is not located in nor does it adjoin a state listed Critical Environmental Area and while the project site is currently used for hunting, the proposed action will not affect that use.

According to the submitted FEAF, the applicant identified that the proposed project site is not located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological inventory.

The proposed action site abuts 84 acres of Lewis County-owned land that hosts a variety of multi-use trails to include walking, biking, ATV and snowmobile trails. This action would support the Lewis County Comprehensive Plan, specifically Policy Area 1: Tourism & Recreation.

- *Signage:*

The revised site plan does not include a sign rendering or location. According to the submitted referral, a sign plan will be applied for at a later date. Prior to the installation of the referenced sign, compliancy with Article V § 540 is required.

- *Drainage/Erosion:*

According to the submitted FEAF, the proposed action is not located within the 100-year flood plain, does not contain wetlands or other waterbodies, and has a 0-10% slope with well drained soils. The applicant has noted that there will be 10 acres of ground disturbance and since any land disturbances over 1 acre in size requires compliance with NYS DEC regulations (State Pollutant Discharge Elimination System), the FEAF notes a projected application date of April 1, 2021 for said permit.

Each camper site is 88'x75' with an approximate camper location dimension of 10'x50'. The exact location of the campers will be finalized upon further review of existing trees/topography limitations. It appears that all proposed cabin sites meet the 8% maximum slope regulation set in Article VI §655(B); however, camper sites F, G, H, N, & M exceed the 8% slope threshold. According to the communication provided by TTS Professional Engineers, PLLC, the actual location of the individual camper sites will be graded to a level or near level condition. Additionally, all sites are on extremely well-drained soils and free of flood hazard. It was also noted that runoff from the sites will be directed alongside the road to the retention pond.

According to the submitted FEAF, there will be 0.5 acres of impervious surfaces added to the property via camping unit roofs and the stormwater will be directed to an on-site retention pond. While the FEAF does note an anticipated NYS DEC SWPPP application date of April 1, 2021; prior to construction, a copy of the permit should be sent to the Town of Greig Planning Board and Zoning Enforcement Officer.

The proposed action will result in the impoundment of a liquid, such as the creation of a water supply, reservoir, pond, lake, waste lagoon or other storage. The purpose of said impoundment is noted for water treatment and a decorative pond feature located near the recreational pavilion. The submission notes that this pond will be 60' in diameter and approximately 5' deep with landscaping added around the perimeter. To comply with NYS DOH regulations, the applicant intends to add "No Swimming" signs. Well water will be used to fill the pond and a submersible pump will be added to aerate the water by use of a fountain-like feature.

- *Parking:*

Each cabin and camper site is located along the 20' private driveway. The cabins are fitted with individual 20' x 30' parking areas and the camper site driveway is equipped with a 120' x 20' hammerhead turnaround area. The proposed action is compliant with Article VI § 655(A).

- *Community Facilities:*

The FEAF notes that the proposed action will use or create a new demand for roughly 4,450 gallons of water per day. Public water/wastewater facilities will not be used and, according to the submitted site plan, there will be three septic systems added to the project site and it appears that two (2) existing wells could be utilized. As noted in Article VI § 655(F), all water supplied and sewage dispersal systems shall comply with the applicable standards of this law, Town Sanitary Code and the State of New York Departments of Health and Environmental Conservation requirements before any permit is issued for occupancy.

While there is a bathhouse proposed for the project, the applicant should confirm that this facility will provide at least one (1) toilet, lavatory and shower for each sex in order to comply with Article VI § 655(F).

Aside from the overhead connection to the National Grid pole on County Route 42, all electrical lines will be underground. It is assumed that these on-site electric lines will not only provide for on-site lighting, but for travel trailer connection to avoid the noise pollution from generators. This assumption should be confirmed with the applicant before approval.

- *Lighting:*

Outdoor lighting details were noted on page 8 of the submitted FEAF and within the communication from TTS Professional Engineers, PLLC. Each cabin will have an exterior motion sensor light installed above the entryway and each camper site will have a pedestal light installed. All lighting will be low intensity, directional lights to avoid effects on adjacent properties. Additionally, there will be low intensity entrance lights installed on each side of the driveways.

- *Landscaping and Screening:*

A majority of the wooded areas will remain intact and according to the submission, there will be an estimated 92 conifer trees and 6 deciduous trees removed for the construction of the roadway, camper sites and cabin sites. Approximately 33 trees will be planted in the neighboring home's line of site for additional screening.

Additionally, while the submitted site plan identifies that the woods will remain between the road line and camp setbacks, according to Article VI §655, adequate landscaping should be provided along all public roads. The Town of Greig Planning Board should review and define their expectations and requirements of said screening requirements and the applicant should comply with Article VI §655 and Article VIII §815.

Recommendation: Approve with the following conditions

1. While the submitted site plan identifies that the woods will remain between the road line and camp setbacks, according to Article VI §655, adequate landscaping should be provided along all public roads. Since there do not appear to be plans for additional road-front screening, the Town of Greig Planning Board should review the existing screening to verify whether the action would be "adequately screened".
2. While the FEAF does note an anticipated driveway permit application date of April 1, 2021; prior to construction, evidence of a Lewis County Highway Department Driveway Permit should be provided to the Town of Greig Planning Board and Zoning Enforcement Officer.
3. It is suggested that the western driveway is designated as the entry and the eastern driveway is designated as the exit to the facility. Additionally, it is suggested that there is one-way flow for the cabin portion of the project area.
4. As noted in Article VI § 655(E), access to all sites shall be consistent with the standards set forth in "Policy and Standards for, Entrances to State Highways," as revised, published by the State of New York Department of Transportation.
5. Prior to the installation of the referenced sign, compliance with Article V § 540 is required.
6. The applicant has noted that there will be 10 acres of ground disturbance and since any land disturbances over 1 acre in size requires compliance with NYS DEC regulations (State

Pollutant Discharge Elimination System), the FEAF notes a projected application date of April 1, 2021 for said permit.

7. While there is a bathhouse proposed for the project, the applicant should confirm that this facility will provide at least one (1) toilet, lavatory and shower for each sex in order to comply with Article VI § 655(F).
8. As noted in Article VI § 655(F), all water supplied and sewage dispersal systems shall comply with the applicable standards of this law, Town Sanitary Code and the State of New York Departments of Health and Environmental Conservation requirements before any permit is issued for occupancy.
9. While the FEAF does note an anticipated NYS DEC SWPPP application date of April 1, 2021; prior to construction, a copy of the permit should be sent to the Town of Greig Planning Board and Zoning Enforcement Officer. Permit should be provided to the Town of Greig Planning Board and Zoning Enforcement Officer.
10. Town of Greig Planning Board should confirm and/or request that the on-site electrical utility will also include power boxes for the camper sites. This will mitigate any potential noise concerns that could be caused by the use of generators.
11. Compliance with all Local, State and Federal regulatory requirements for this type of facility and the products stored.

Lewis County Highway Superintendent, Tim Hunt, verified that he did perform a line-of-sight analysis, he concluded that he had no concerns. Mr. Virkler asked specifically what was recommended in November vs. April. Ms. Buell reviewed the changes and consistencies. Ms. Buell asked if there was any other conditions that they would like to include that have not been discussed. Mr. Virkler asked what the status of the project was with the Town of Greig Planning Board. Ms. Buell noted that, as of now, they have accepted the application as complete and have sent it to us. When the recommendations from the County Planning Board are submitted to the Town of Greig Planning Board, they will decide how to proceed. Ms. Buell added that from conversations with NYS DOH, NYS DEC and the APA in November, their permitting process would avoid many of the issues brought to the board's attention. Mr. Petersen suggest that recommendation number 8 would essentially cover those concerns as well.

Ms. Buell also mentioned that she reached out, the Lewis County Director of Emergency Management, Robert Mackenzie, for any of his concerns. Mr. Mackenzie noted that he reviewed the site plans with the 3-G fire chief and, informally, he had no concerns. From a Fire Coordinator standpoint, Mr. Mackenzie highly recommended provisions for campfire rings at each site. From an Emergency Management perspective, Mr. Mackenzie noted that as long as it is not developed into an outdoor "venue" for concerts, rallies, etc., mass gatherings should not be an issue. Mr. Mackenzie also noted that as long as all health codes for the campgrounds are followed, his office is good with the plans.

Ms. Buell presented an aerial map of the project with the proposed site plan drawn over the existing vegetation. The map, provided by TTS Professional Engineers, PLLC, illustrated the 33 trees that would be added to the residential lot line to add to the existing screening.

With no further questions or comments, Mr. Lehman made a motion to approve with the above conditions and to add campfire rings to each site. Mr. King seconded the motion, which carried unanimously. Final recommendations are as follows:

Recommendation: Approve with the following conditions

1. While the submitted site plan identifies that the woods will remain between the road line and camp setbacks, according to Article VI §655, adequate landscaping should be provided along all public roads. Since there do not appear to be plans for additional road-front screening, the Town of Greig Planning Board should review the existing screening to verify whether the action would be “adequately screened”.
2. While the FEAF does note an anticipated driveway permit application date of April 1, 2021; prior to construction, evidence of a Lewis County Highway Department Driveway Permit should be provided to the Town of Greig Planning Board and Zoning Enforcement Officer.
3. It is suggested that the western driveway is designated as the entry and the eastern driveway is designated as the exit to the facility. Additionally, it is suggested that there is one-way flow for the cabin portion of the project area.
4. As noted in Article VI § 655(E), access to all sites shall be consistent with the standards set forth in “Policy and Standards for, Entrances to State Highways,” as revised, published by the State of New York Department of Transportation.
5. Prior to the installation of the referenced sign, compliance with Article V § 540 is required.
6. The applicant has noted that there will be 10 acres of ground disturbance and since any land disturbances over 1 acre in size requires compliance with NYS DEC regulations (State Pollutant Discharge Elimination System), the FEAF notes a projected application date of April 1, 2021 for said permit. Permit should be provided to the Town of Greig Planning Board and Zoning Enforcement Officer.
7. While there is a bathhouse proposed for the project, the applicant should confirm that this facility will provide at least one (1) toilet, lavatory, and shower for each sex in order to comply with Article VI § 655(F).
8. As noted in Article VI § 655(F), all water supplied and sewage dispersal systems shall comply with the applicable standards of this law, Town Sanitary Code and the State of New York Departments of Health and Environmental Conservation requirements before any permit is issued for occupancy.
9. While the FEAF does note an anticipated NYS DEC SWPPP application date of April 1, 2021; prior to construction, a copy of the permit should be sent to the Town of Greig Planning Board and Zoning Enforcement Officer.
10. Town of Greig Planning Board should confirm and/or request that the on-site electrical utility will also include power boxes for the camper sites. This will mitigate any potential noise concerns that could be caused by the use of generators.
11. Per the recommendation of the Lewis County Director of Fire and Emergency Management, campfire rings should be installed at each site.
12. Compliance with all Local, State and Federal regulatory requirements for this type of facility and the products stored.

Mr. Virkler exited the meeting at 3:51 PM.

(7) Report of County Planner:

- Response from municipalities regarding previously submitted/reviewed projects:
 - None

(8) Unfinished Business: None

- (9) **New Business:** Mrs. Buell noted that there has already been a referral received for next month; The Town of Watson has submitted a proposed Comprehensive Plan.
- (10) **Adjournment:** There being no other business, a motion to adjourn the meeting was made by Mr. Cook, seconded by Mr. Petersen, which carried unanimously. Mr. Petersen adjourned the meeting at 3:53 PM.

Respectfully submitted,



Casandra Buell

Director of Planning and Community Development

DRAFT

APPENDIX

DRAFT

**Don and Linda Higgins
8429 Cottage Road
Brantingham Lake**

Comments Regarding the Proposed Camp Ground

I communicated with Robert McQueen earlier regarding the Association's response to the request for financial support for the legal battle against the Camp Ground. My caution at the time was that if the Association contributed it would be taking sides.

I appreciate that you as a Board have had discussions regarding what the position of the Association should be. At least I hope you have had a meeting to discuss this important development. On reflection, I believe that the Association should not stay silent or stay in the background. This is because of some potentially serious issues that will arise should the Camp Ground go ahead. These issues WILL impact all cottage owners, especially on Brantingham Lake. The Association represents all cottage owners and therefore has or should have a strong voice regarding actions/developments that impact the owners of Lake property.

The following are some of the significant matters that you as a board representing all of us need to consider and take immediate action on:

1. Lake Pollution Risks:

As is stated by Muriel, it is unknown how many additional water craft will result from the Camp Ground or the types. There is no doubt that the craft will come from far and wide and what their engines hold is impossible to determine. This means that there needs to be established with the Town Planners and the developer, that there will be restrictions regarding the unloading of water craft into the Lake, such as: size limitations, time of day to get access to the boat ramp etc. If the Association does not make this case now with the Town and Developer it will be too late after the project gets the go ahead.

This will mean that the boat launch will or should be closed and locked except during specific hours and that a qualified person should be on hand to manage the in flow of water craft and ensure the engine or other parts are properly cleaned,

This means, as well, that the Camp Owner should be made aware NOW, that there will be a charge for any renter who wishes to use the boat ramp to access the Lake.

Cottagers should not have to bear the burden of any additional costs to maintain the boat ramp.

The Lake owners, along with the Association have spent a significant amount of time and energy to provide as much protection of the water as possible from boat pollution. That effort could be for not, if the renters have access to the Lake without adequate policing before they put their water craft into our Lake.

2. Where do the crafts stay at night?

It is unknown how many craft will be involved. However, one would assume that they will have to take their crafts out after they finish playing since there is no docking available on the lake for extra crafts unless a cottager opens their front as a dock??

3. Cost of Policing:

If one assumes that there will be a significant increase in boaters on the Lake during the week, will that result in a need for increased police presence? I assume that the Camp renters have NO connection to the Lake, other than having fun, and how will that impact the cottagers that are tax payers and expect that they will have reasonably quiet enjoyment of their Lake. Again, if it is necessary to have an increased police presence, who will foot the bill for that? It of course should be the Camp owner, NOT the cottage owners.

4. Infrastructure Costs:

Again, as Muriel states, there will be the obvious increase in traffic on the Brantingham road and roads around the affected areas of the Lake. If this causes increased maintenance or, if it requires an initial investment to improve the road, who pays the cost? There will be some amount of increase in Real Estate taxes generated from the commercial operation, which the Camp should be taxed at. But will it cover what will be incurred by the Town? If not we, as cottagers, will bear the brunt of the added costs in a "possible" tax increase. This cost should be considered a part of the development to some large measure.

5. Who are the Beneficiaries:

Some developments have a long reach of benefits to the community they are located in. One would be excited if it meant that the Lake cottage owners would be net beneficiaries. This, unless I am missing something, is not the case. We, in fact, could be negatively impacted by this development and, **if not managed well (the boat launch), could be a disaster for the value of property.**

The folks that live in the area of the Camp WILL be very impacted and their property values and enjoyment of their homes destroyed. Water pollution in the area could be affected depending on how they have planned to protect the environment.

There are those who will benefit directly being local restaurants (big time), post office/gas sales, the Camp owner and any business that supplies materials to the Camp Ground.

These are some of the implications of the Camp Ground. I trust that the Board in their deliberation(s) have considered these issues.

My vote would be for the Association to take action before it is too late. The Issues around the boat ramp and our "quiet enjoyment of our Lake can not be minimized.

Concerned Cottage owner for the past 40 years.

Regards,

Don & Linda

Fwd: FYI..Muriel Purcell Letter regarding the proposed campground in Brantingham

From: Brantingham Comm Assoc Treasurer (bcatreasurer13@gmail.com)

To: mypapa00@yahoo.com

Date: Friday, April 9, 2021, 09:10 PM EDT

----- Forwarded message -----

From: nfj <memelstone@aol.com>

Date: Fri, Apr 9, 2021 at 5:17 PM

Subject: Re: FYI..Muriel Purcell Letter regarding the proposed campground in Brantingham

To: bcatreasurer13@gmail.com <bcatreasurer13@gmail.com>, nfj <memelstone@aol.com>

this is sad news, indeed. what is the exact location proposed?

with all of the lakes, this is using a lake that is small, already at capacity, out of the mainstream of the fulton chain, in my mind. and several years ago we had early 20s somethings coming into our bay many weekends and staying the whole day making it quite unpleasant and often dangerous for the camp owners and their guests. imagine that times 32 boats! once while swimming, i was 'hooked' by a fishing party. we just purchased the family camp. had i known about this, i wonder if we would have gone through with the sale.

anyway, main concern is the road used for hauling camping things. it would indeed need major, time consuming work for the next year or more. the shoulders are terrible now, impossible to see at night with lights from the other direction, etc. you know.

i agree with all of the other concerns noted. nmfreeman

-----Original Message-----

From: Brantingham Comm Assoc Treasurer <bcatreasurer13@gmail.com>

Sent: Fri, Apr 9, 2021 10:49 am

Subject: FYI..Muriel Purcell Letter regarding the proposed campground in Brantingham

The below letter is being shared at the request of Muriel Purcell. *The BCA has taken no official position on the subject matter discussed in this letter.

(The emails in this communication were taken from the 2020 BCA database. This database is updated annually)

---Letter from Muriel Purcell:

I am writing again to give an update on this proposed campground on Brantingham road.

Proposed Campsite

From: Rosemary Bradt (rmbradt@icloud.com)

To: mypapa00@yahoo.com

Date: Sunday, April 11, 2021, 07:32 PM EDT

We have a summer camp on North Shore Road, near the boat launch. One of our major concerns about the proposed campsite with about 32 campsites, is the increase in congestion at and near the boat launch. As you are probably aware, there is no parking at the launch. With the increase in traffic from the proposed campsite, the congestion at and near the launch will be horrible. Even today, on a busy weekend, the congestion with boats, trailers, and trucks with no place to park is terrible. They park on the road and private property, blocking traffic for anyone trying to use North Shore road, including police, fire and rescue vehicles. We are concerned what the addition of vehicles from 32 new campsites will do to this traffic. We hope that we won't have to find out.

Bob and Rosemary Bradt
5562 Northshore Rd
Brantingham, NY
Mentor, Ohio

PROPOSED Camp Sights

From: Graham Morrison (grahamm@comcast.net)

To: mypapa00@yahoo.com

Date: Saturday, April 10, 2021, 09:24 AM EDT

After reading the email from Muriel Purcell regarding the PROPOSED camp sites there are a number of things that should be done prior to any arbitrary decision on granting the permits to building these sights. The least of which is an environmental impact study that normally takes years to complete and is usually at the expense to the developers.

I am a third generation family member of a family owned camp on the south shore and I am categorically apposed to the PROPOSAL; I know that I am not alone. The most concerning and upsetting impact is the short and long term environmental effects not only on the surrounding areas but most of all the fragile ecosystems of the Lake. There are already to many boats and jet skis on the lake. To add even as many as 32 more would not only compromise the lake waters, shorelines, but the values of the lake front properties that some have been owned for generations dating back to the 1800's.

I would be happy to be involved in any way to support the large number of home owners on the lake that appose this proposal. We all understand the economic impact it could have on the area but the damaging environmental effects out-weight the short term economic gains.

Graham McM. Morrison
Mobile # 630-675-0833

FW: Fwd: Brantingham Campground Update Letter

From: BCA Treasurer (bcatreasurer13@gmail.com)

To: mypapa00@yahoo.com

Date: Friday, April 9, 2021, 09:15 PM EDT

From: donald.higgins donald.higgins <donald.higgins@sympatico.ca>

Sent: Friday, April 9, 2021 2:15 PM

To: Phil Stark <starkbca@gmail.com>

Cc: BCA 9 Bruce Buckingham also call <mcbuck@frontiernet.net>; BCA Treasurer <bcatreasurer13@gmail.com>; BCA1 GARY WHITE <gwhite28@twcny.rr.com>; BCA11 Anne House <annequeen@tds.net>; BCA5-Karl and Pat Kieffer <kakieffer@yahoo.com>; BCA7 BOB MCQUEEN <bobbomcqueen@gmail.com>; Fran Abbey (fabbey@twcny.rr.com) <fabbey@twcny.rr.com>; Kent Martin <kmartin@lodgingkit.com>; Mary Lynn Schmandt <schmandt78@gmail.com>; Polly Taft Peterson <pollytpeterson@aol.com>; Roger Abbey <roger@goodmorningrealty.com>; Stephen & Carrie Widrick <widwalk@twcny.rr.com>; Sue Lorenzini <slorenzini@yahoo.com>; bca2-Pam Brewer <brewerdbrewer@aol.com>

Subject: Re: Fwd: Brantingham Campground Update Letter

Hi Bob and Phil,

Thank you for the update. I am increasingly concerned about the development and believe that the Association needs to become involved due to the potential negative impacts on the Lake owners.

I attach a memo I have prepared, addressing several of the issues that I believe are part of the Association's responsibilities to the Association members. I have limited the distribution to the Directors and Muriel at this time.

Thank you for listening and, I hope, taking some appropriate action.

Regards,

Don and Linda

----- Original Message -----

From: Robert McQueen <bobbomcqueen@gmail.com>

Date: April 8, 2021 at 10:10 PM

Wanted to pass this along

----- Forwarded message -----

From: Karen Murphy <kmurphybca@gmail.com>

Date: Thu, Apr 8, 2021 at 9:26 PM

Subject: Re: Brantingham Campground Update Letter

To: Phil Stark <starkbca@gmail.com>

Cc: BCA 9 Bruce Buckingham also call <mcbuck@frontiernet.net>, BCA Treasurer <bcatreasurer13@gmail.com>, BCA1 GARY WHITE <gwhite28@twcny.rr.com>, BCA11 Anne House <annequeen@tds.net>, BCA5-Karl and Pat Kieffer <kakieffer@yahoo.com>, BCA7 BOB MCQUEEN <BOBBOMCQUEEN@gmail.com>, Fran Abbey (fabbey@twcny.rr.com) <fabbey@twcny.rr.com>, Kent Martin <kmartin@lodgingkit.com>, Mary Lynn Schmandt <schmandt78@gmail.com>, Polly Taft Peterson <pollytpeterson@aol.com>, Roger Abbey <roger@goodmorningrealty.com>, Stephen & Carrie Widrick <

Casandra Buell

From: Tricia Harmon <triciarc16@yahoo.com>
Sent: Saturday, April 10, 2021 1:49 PM
To: Casandra Buell
Subject: Brantingham camp site

Follow Up Flag: Follow up
Flag Status: Flagged

My family has a camp at Brantingham. This lake has meant a lot to us over the course of our lives, and my mother's childhood as well. We've already noticed increased traffic up there, and more boats on a lake that is small to begin with. This lake is not large enough to tolerate a camp ground. People will come with boats , jet skis etc and over pack an already busy lake, not to mention the effect on the eco system. I've already been saddened over the last few years with the amount of trees being cut down in the area. Renters do not respect the lake as much as people who live there. I am really hoping this campground is not approved. It will be a huge mistake if it is. Please take my comments into consideration. - Tricia Cunningham Harmon

Sent from my iPhone

Casandra Buell

From: Aimee Bills <aimee_cunningham@yahoo.com>
Sent: Saturday, April 10, 2021 8:22 PM
To: Casandra Buell
Subject: NO to Brantingham Campground!

Follow Up Flag: Follow up
Flag Status: Flagged

Lewis County,

The Brantingham area is already congested and at capacity. This proposed campground will increase vehicle traffic plus ATVs, side by sides, dirt bikes, crowds, not to mention more boating and jet skiing activity on the small lake. Those already living/recreating there can't let their kids swim past 20 feet from the shore without worrying about them getting chopped by a propeller!

The Lewis County Sheriff stated that he does not have the staff to devote any more time to this area. An influx of people will increase the potential for crime and emergency incidents, with very little first responders to assist as it is! Not to mention the environmental impacts. Decrease in water quality, which is detrimental to the fragile lake and shoreline ecosystems. Air quality impacts from more fires, noise/light pollution, influx of trash in the dump, more bear encounters, negative impacts to the local water table from constructed wells and where are they going to put all the human waste! This idea is money driven with no concern for the local community safety and environmental conservation.

Thank you,
Concerned Citizen of Brantingham

Sent from my iPhone



Casandra Buell

From: Julie Tipple <julieatipple@gmail.com>
Sent: Sunday, April 11, 2021 1:13 PM
To: Casandra Buell
Cc: solmste@twcny.rr.com; tbruce@frontiernet.net; ewilson5@twcny.rr.com; brendabrgs@aol.com; ottercreekstables@frontiernet.net; mpatter@twcny.rr.com
Subject: Please Vote Against Campground

Dear Members of the Lewis County Planning Committee and the Town of Greig Planning Committee,

I am writing to you today as an owner on Lake of the Pines. I am very concerned about the proposed campground on Brantingham Road.

The impact the campground would have on Brantingham Lake, and thus Lake of the Pines, cannot be overlooked. The Adirondacks have special waterways that need to be protected. There is no full time boat steward at the lake who can warn people of the danger of invasive species. Therefore I fear all the additional visitors will unwittingly bring in damaging species to our water.

I also believe we will have more trespassers at the Lake of the Pines. The "beach" area at LOP is enticing, and we occasionally get trespassers. This will increase with the campground, meaning more law enforcement will be needed.

Speaking of law enforcement, the police will surely be called more if there is a campground in town. I hope you have spoken with our local law enforcement and what a potential campground means to them.

Finally, and most importantly, please ask yourselves if you would want a campground in your backyard. Because that is the reality for the residents living on Linda Place and Brantingham Road. Their home values will decrease because no one wants to live next to a campground.

Please vote against the proposed campground.

Thank you,
Julie Tipple
5210 Eagle Dr., Brantingham, NY

Casandra Buell

From: Art Holmberg <art@sustainablesaratoga.org>
Sent: Sunday, April 11, 2021 8:22 PM
To: Casandra Buell
Subject: 20 RV sites and Campsites Opposition

Dear Ms Buell,

The purpose of my email is to express my strong opposition to the proposed campsite development just off Brantingham Road. As a 31 year property owner on the lake, we have seen the area change substantially over the years. Our taxes are higher than ever. There are many more full-time residents and seasonal people using the Lake for fishing, leisure, and water sport activities. The lake and surrounding roads are crowded as ATV and snowmobiles often use the roads with little respect for bicycles, walkers and runners.

In my opinion, adding a campgrounds with RVs and campers will further add to the congestion on the lake and surrounding community. The campers will be temporary folks who may not respect the lake and what we have there.

Please consider my opinion and do the right thing and vote against this unnecessary development. Enough is enough.

Art Holmberg
8197 Red Pine Point
Brantingham, NY



Casandra Buell

From: Julie Holmberg <holmbergjulie@gmail.com>
Sent: Sunday, April 11, 2021 9:04 PM
To: Casandra Buell
Subject: Fwd: Brantingham Lake proposed campground

----- Forwarded message -----

From: Julie Holmberg <holmbergjulie@gmail.com>
Date: Sun, Apr 11, 2021 at 8:48 PM
Subject: Brantingham Lake proposed campground
To: <cassandrabuell@lewiscounty.ny.gov>
Cc: <mypapa00@yahoo.com>

Dear Ms. Buell.

As a long time summer resident of Brantingham Lake community, and as a property owner for over 30 years, I write to express my strong opposition to the campground/cabins proposal. There is no question that such an addition to our area would overwhelm the serenity and health of the lake, which is my primary concern. As more and more renters have frequented the lake, it is obvious that those with less of a commitment to the lake, are less apt to be stakeholders in its care. The wildlife, loons in particular are at a great risk of leaving our area as more and more lake traffic interferes with their habitat. There is no question the safety of humans on the water is also at risk as more jetskis, and speedboats make kayaking, sailing, paddleboarding and even swimming, increasingly dangerous. A small Adirondack Lake has its limits.

Progress is not necessarily about taking down trees, adding noise and garbage, additional sewage and waste as well as increased traffic. I value the quality of life that is historic at Brantingham Lake. Please see that this request is heard by those making the decision. I join with the majority of property owners... absolutely not!

Sincerely,
Julie Holmberg
8197 Red Pine Point
Brantingham Lake



Casandra Buell

From: Corinne Cunningham <corinnepcunningham@yahoo.com>
Sent: Monday, April 12, 2021 6:40 PM
To: Casandra Buell; solmste@twcny.rr.com
Cc: brendabrgs@aol.com
Subject: Brantingham Campground

To whom it may concern,

I am writing in regard to the proposed campground in Brantingham, NY. My family and I have rented here for over 40 years and have owned our own camp for 14 years. We are there year-round and have seen firsthand the many changes throughout the years. Brantingham Lake is full of many memories for us. We are so lucky to be able to spend so much time here. It is peaceful, beautiful and a place to go where any personal troubles we may have go away. We want our family to enjoy for many years to come, but fear this campground will be the nail in the coffin for our children's future at Brantingham.

Brantingham is a small community and we have already witnessed firsthand the negative effects of the increase in residents/ homes there. As a family we have taken many walks around the "loop" and because of all the new construction on Partridgeville Road we can no longer do this as safely as we have in the past. A lot of the people coming to the area don't respect it. They drive too fast on the roads and put our kids and pets at risk each and every day. When we walked in the past, we may have had one or two cars pass us. Now it's many flying down the road. The increase in traffic will only get worse with more people visiting the area. We will no longer be able to allow our kids to safely ride bikes or walk to the store.

The lake can't support all of the new traffic as it is. Adding more potential boaters will make the already small lake very unsafe and very difficult for our Sheriff to maintain a safe environment. Tubing and skiing will almost be out of the picture on the weekends. Which is a shame.

Greed has already taken over Brantingham. The number of trees being cleared for all of these new properties resemble what we have seen in the Dr. Suess book, The Lorax. Knowing that even more trees will be cleared is beyond sickening. Brantingham can only sustain so much. We are at this point.

Brantingham is an amazing place and we want it to continue to flourish for many years to come. This campground will have a negative impact on both community safety and environmental conservation. We say NO to the camp ground and hope the right decision is made.

- Corinne Kahler

Sent from my iPhone



Casandra Buell

From: Tracy Miller <tracy1polllock@gmail.com>
Sent: Wednesday, April 14, 2021 2:34 PM
To: Casandra Buell
Subject: Proposed Campground at 7346 Brantingham Road, Greig, NY

I am writing to request that the County Planning Board deny the Special Permit request of the proposed campground for 7346 Brantingham Road, Greig.

The reasons that I'm requesting this are many including:

- Impact to water supply
- Increase in traffic
- 12 cabins and 20 RV sites would translate into at least 150 people (perhaps more) that would want access to an already overcrowded Brantingham Lake with little to no public parking at the public boat launch. Where will they then park?...wherever they can find a spot - and likely where they shouldn't park - which will cause congestion and problems for those in/around the lake
- Any impacts to the road and other infrastructure that would come about as a result of the influx of people - should the county approve the request - would be at the expense of the local taxpayers...not those staying at the proposed campground. This is unfair and unwanted by your residents.
- Due to COVID many of the Town's meetings where the campground was discussed initially went on behind closed doors with little to no public input. It was only at the 11th hour that most residents even became aware that any such campground was being proposed....and they don't want it.
- Any development of this type inside the Adirondack Park would likely be denied. The fact that it's a 1/4 mile down the road from the edge of the Adirondack Park should be no different. Especially when the impact of allowing such a Campground will have a DIRECT impact on the land, landowners and residents of the Adirondack Park which is where those staying in the campground will go....directly to lakes etc. IN the Adirondack Park.

You, as our elected public officials, owe it to all of your constituents to do what is best for the communities in the County. Please take your time to fully vet the pros and cons of allowing such a campground. The decision you make will have a lasting effect on the peaceful enjoyment of your permanent residents for eternity.

Thank You,
Tracy

Casandra Buell

From: Glennlesky <glennlesky@aol.com>
Sent: Wednesday, April 14, 2021 4:11 PM
To: Casandra Buell
Cc: mypappa00@yahoo.com
Subject: Opposition to The Proposed Campground on Brantingham Road

This letter is to inform you and all concerned that my wife Joan and I are in complete opposition to the proposed public campground in the Town of Craig, on Brantingham Road.

My wife and I own a full year round home on Winthrop Rd in Brantingham. We, along with most Brantingham residents are completely against the idea of creating a public campground anywhere near Brantingham, let alone, right on our doorstep.

I've been coming to Brantingham since the year I was born, 1952 and my wife is a direct descendant of the original Brantingham who purchased what was then, Fish Lake from the Indians back in 1775.

Brantingham has always been called "The Jewel of the Adirondacks" and for very good reason. The lake and area surrounding it is one of the cleanest and secluded lakes in The Adirondacks.

There are already way too many extra large boats and various watercraft on the lake, not only from lakefront owners but also from many renters.

The lake water is very clean and well stocked with fish at the resident's expense. We are also a grandfathered lake meaning that the area is sprayed for mosquitos and other insects several times a year at the residents expense.

If the proposed campground is approved, it would effectively destroy our community and lake with overcrowding and a total misuse of our natural resources. And even worse, it would devalue our property values and make Brantingham a much less desirable place to live and /or vacation.

Tell me if you can, who's going to pay for the extra policing of the lake and community? And who's going to pay to make certain that out of area boaters are required to get their watercraft washed by the boat washer owned by the BCA (Brantingham Lake Association)?

Simply put, if the proposed public campground is approved, we as a community will have no choice but to sue all those who would make it possible.

Your consideration and positive response will be greatly appreciated.

Respectfully,
Glenn Lesky

Casandra Buell

From: Andrea Jones <andrea.jones5362@gmail.com>
Sent: Wednesday, April 14, 2021 7:31 PM
To: Casandra Buell
Subject: Proposed Campground

As a property owner on Brantingham Lake I am concerned about the impact of the proposed campground. Although I understand the potential for economic gain, there will be irreparable damage to the ecosystem in and around the lake. I feel this will change the character of the lake and surrounding area negatively.

The environmental impact in and around the lake could be significant as boats bring in invasive species i.e. zebra mussels and milfoil weed that have done significant damage in many other lakes.

As we are all aware the lake gets more and more crowded every year, making it more and more dangerous. I'm sure we are not the only ones that have boats come dangerously close to the dock while we are swimming. Not to mention shore damage. Many times the lake is so crowded we don't take our boat out as it is just too stressful.

I shudder to think what could happen to our beautiful lake.
Therefore I am categorically opposed the proposed campground if they are going to have access to the lake.

Andrea Jones
8261 Cottage Rd
Member of BCA

Casandra Buell

From: Jan Markham <janmarkham@gmail.com>
Sent: Wednesday, April 14, 2021 9:05 PM
To: Casandra Buell
Subject: Brantingham Proposed Campground - Opposing Concern Registration

Hello,

I am a long term camp and property owner on Cottage Road at Brantingham Lake and want to let you know I oppose the proposed campground based on many factors including the additional roadway and lake traffic. I appreciate that others may want to enjoy our community however the infrastructure simply doesn't support such a development (particularly our roads and additional traffic on the lake, which creates safety and environmental hazards). In order to avoid such consequences and any additional unintended consequences, we need to stop this proposal. Please enter this email stating my opposition to the proposed campground in the official record.

If you could email me a confirmation that you received this email, I would appreciate it.

Thank you,
Jan Markham

Casandra Buell

From: Sue Lorenzini <slorenzini@yahoo.com>
Sent: Wednesday, April 14, 2021 10:53 PM
To: Casandra Buell
Subject: RE: Opposition to Special Permit for Brantingham Campgrounds

Dear Ms. Buell,

We write to express our deepest disapproval of a special permit for the proposed Campgrounds at 7346 Brantingham Rd.

A residential area is no place to put a campground of this proposed size, or of any size. Brantingham is a small lake, and the increase in boat traffic alone would be dangerous, as well as a threat to the health of the water (i.e., introduction of invasive species). The availability of water has been an issue more and more frequently over the years, and a business of this size would be a substantial drain on the water table. The increased traffic on Brantingham Rd. would have quite a negative impact on the road, as well.

There is also the danger of fire when you have that many campers all in a large campground, with fire pits, etc. People who own camps at Brantingham, and those who rent camps, know that great care is expected of them in order to safeguard the Lake and its surroundings, and everyone willingly does their part.

No one likes to put a damper on new business, but this proposal is simply irresponsible. There are better places for a campground than in the middle of a residential area (e.g., where the old Glen-Greig Campgrounds used to be), and many much larger lakes that could handle a campground - Brantingham Lake is not one of them.

Those property owners who care about Brantingham and would like to see it continue to be the beautiful spot it's always been, are urging you to reject this proposal.

Thank you for your consideration of this request.

Sue E. Lorenzini,
Ann Lorenzini Bellanca,
Thomas J. Lorenzini,
Michael V. Lorenzini,
Property Owners
8220 Cottage Rd., Brantingham, NY 13312

✓

Casandra Buell

From: Sandra Markham <sandra.j.markham@gmail.com>
Sent: Thursday, April 15, 2021 12:19 AM
To: Casandra Buell
Subject: Proposed campground at 7346 Brantingham Road

Dear Casandra Buell:

I am a property owner on Brantingham Lake and I write to ask the Lewis County Planning Board **NOT** to approve the application for the proposed campground.

Thank you,
Sandra Markham
8307 Cottage Road



Casandra Buell

From: Kelly Gates <ksoccer@gmail.com>
Sent: Thursday, April 15, 2021 6:45 AM
To: Casandra Buell
Subject: Opposed-Special Permit Brantingham Campground

Good Morning,

We, Andy and Kelly Gates, owners of property on Brantingham Lake: 5692 North Shore Road are writing in opposition to the special permit the Greig Town Board is seeking for the proposed Brantingham Road Campground. We have owned our property for 10 years.

We are concerned about the safety of the area, not only on the roads, but on the water, as well. Brantingham Road is a narrow road and will not be able to handle the large amount of vehicle traffic, RVs, etc. The lake will see a large increase in the amount of boats and jet skis, causing it to be dangerous to be on the water. We are extremely concerned about how dangerous this situation will be on the roads and water!

In closing, we are opposed to the proposed Brantingham Road Campground due to the unsafe and dangerous situation it will cause.

Thank you for your consideration of our opposition!

Andy & Kelly Gates

Casandra Buell

From: Jamo Jones <jrjones@twcny.rr.com>
Sent: Thursday, April 15, 2021 6:55 AM
To: Casandra Buell
Subject: Greig/Brantingham Campground Proposal...

Sent from [Mail](#) for Windows 10

Casandra Buell
Lewis County
Director Of Planning and Community Development
Lowville, NY 13367

15 April, 2021

Dear Casandra,

I am writing on behalf of our family, owners of a Brantingham lakefront camp at 8261 Cottage Rd, AKA B-230 since 1970.

As for my background, I was a Town of Lee Planning Board member from 1996-2018, and am Town of Lee Councilman from 2018-present. My family is very much opposed to the Dolhof proposal as it will definitely have a detrimental impact on the surrounding area as well as our currently pristine lake. As part of our criteria, we have to judge a proposal and said impact as well as any changes in the character of the neighborhood. Again, this will change our lake as we know it. I also believe his long form SEQR would have a negative impact overall.

I understand that Mr. Dolhof has purchased 18+/- acres of land, some within the Adirondack State Park. While he may have said he is not developing any of the Park acreage, he will be impacting plenty of Park land from the campground itself up the hill to and including Brantingham Lake. Water usage is another problem we see, as I have heard estimates approaching 10,000 gallons per day! With another dry summer, I could see several wells in the area having problems. While I have not seen a plan of his proposal, I would be interested to know if this is just phase one of a multi phase project that might include purchase of additional acreage?

There has also been a rumor that Mr. Dolhof has purchased property adjoining to but inland of the private boat launch at the Lake. He has denied this, but I have seen plenty of options to buy contingent on Planning Board approval. This would be to park campers' boat trailers and vehicles.

Our Lake is already overcrowded with jet skis, waterskiers, tubers, and fast boats. To add another group of boaters who are there only for the few days of concentrated "good times", I do believe we will see incidents and accidents. We can only hope none will be fatal. Another potential problem is the introduction of Zebra Mussels and or Milfoil. It's just a matter of time before these watercraft infect our Lake as they travel to camp.

With such high density housing, water usage and waste disposal, and general overcrowding of our fragile area, I do hope that you will take these items to heart and realize that there is significant impact to our neighborhood. Please recommend to the Greig Planning Board that this proposal should not be approved.

Thanks you for your time on this matter, and I respect your devotion to the area...

Casandra Buell

From: Mary <Garmer555@yahoo.com>
Sent: Thursday, April 15, 2021 12:48 PM
To: Casandra Buell
Subject: Proposed campground at 7346 Brantingham Rd

Glenn and Mary Reaves To whom it may concern, Our names are Glenn and Mary Reaves owning a camp at 5474 North Shore Rd.

We would like to state our opposition to the aforementioned campground. Our main concerns are:

1. Increased water usage that will affect all residents in the area 2. Wear and tear on Brantingham Rd. and North Shore Rd, narrow roads that accommodate walkers and bicyclers in addition to motor vehicle traffic 3. As lifelong campers ourselves who use the state park system, we realize that camping can increase noise levels, and fire department issues. Noise is also a factor. It does not seem fair that the town taxpayers would have to bear the policing burdens. I would ask if there is some plan for 24 hour supervision of this campground by the owner and private policing.

4. Our very greatest concern is for the welfare of the lake. As you know, there is no parking for cars or trailers allowed on N. Shore Rd. and unless the owner plans to build a parking lot on private property, boats and trailers would have to park back at the campground. This does not seem feasible and I would believe that they will not do this. The increased use of our lake by vehicles that come from other bodies of water will increase the chances of invasive species entering the lake. Boat traffic on the lake is already heavy in July and August, so policing of the lake would need to occur daily to make sure that boaters are operating watercraft safely and legally.

The boat launch for the lake is not set up for multiple launches at a time. Increased traffic will mean that people are blocking traffic on N. Shore Rd. while they are waiting to launch the boat.

Thank you for considering our objections to this campground.

Glenn and Mary Reaves

Sent from my iPad

Wayne and Joanna Dailey
7342 Brantingham Rd.
Greig, NY 13345

April 14, 2021

pictures

Lewis County Planning Board

We are writing in reference to the application SP 1-20, Mike Dolhof, Brantingham NY; Campground with Cabins and RV sites, site location; GREIG, NY.

We have submitted 3 letters to the town planning board regarding concerns of the campground. We feel the town has failed to take our concerns into consideration and are hoping that this board serves as a more appropriate and less biased group of individuals. Attached to this letter are pictures that have been taken from the property markers defining our property to that of which the campground will be built. We are hoping that the pictures provide a more accurate and visual representation of the closeness of which this campground will be to our home. This campground will be visible from our home. We ask that you clearly understand this when moving forward with recommendations that are developed. Our livelihoods and quality of life will be grossly affected by this campground. Please, please understand this.

- 1.) We have previously proposed that a property fence be built around the property line of the campground to separate that property from ours. A fence will serve to help stop trespassing. Decreasing trespassing will increase the SENSE OF SAFETY for our family, animals, and property. It has been noted that one town planning board member commented about this, however, there were not any formal recommendations developed. Mr. Dolhof has stated he will plant 4'-6' trees to serve as barriers, which will be of benefit in 20 years after they have taken full growth. They will provide little barrier over the course of the next several years. Let's be realistic about this. The only request we have as the people who will be most affected by this is that a privacy fence be built, not only for privacy but for PROTECTION.
- 2.) How can the town ensure that our property value will not be adversely affected by the campground? There was absolutely no mention of this whatsoever in any of the town planning board meetings.
- 3.) As many other concerned community members have asked, how can we be assured that our water supply will not be affected by this campground? We have never had any issues with our water supply, to date. Never. It is also noted that the two previous owners of our property, both of which who had large families, also DID NOT HAVE ANY WATER ISSUES. I will be maintaining a copy of this letter and receipt of email that this issue has been documented should we experience any water issues with our well in the foreseeable future.



Casandra Buell

From: Dailey, Joanna (OMH) <Joanna.Dailey@omh.ny.gov>
Sent: Tuesday, April 13, 2021 3:33 PM
To: Casandra Buell
Subject: Letter to planning board
Attachments: IMG_0260.jpg; IMG_0270.jpg; IMG_0273.jpg; IMG_0264.jpg; IMG_0263.jpg; IMG_0275.jpg; IMG_0269.jpg; County planning board letter April 2021.docx

Hello, Cassandra.

This is Joanna Dailey. I would like to submit the attached letter and pictures for the county planning board meeting, which I believe is scheduled for Thursday? Could you please verify that information is correct? If not, could you inform me when the Dolhof campsite proposal will be discussed so the attached documentation can be reviewed by board members??

Much thanks!

Joanna

Feeling stressed by the COVID-19 pandemic? You are not alone. Call the NY Project Hope Emotional Support Helpline 7 days a week, 8am-10pm at 1-844-863-9314 or visit <https://nyprojecthope.org>

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