

Newbold Plan Commission June 2, 2022

A meeting of the Newbold Plan Commission was held on June 2nd, 2022 beginning at 4:00 PM at the Newbold Fire Station.

Members in attendance: Mike Sueflohn, Dan Chronister, Dick Guidinger, Jeff Pennucci, Jim Staskiewicz, Ryan Rezny and Bill Jaeger.

Members excused: All present.

Absent: None.

Others present: Nicole Tramwell, Joseph Schwartz, Amy Ester, Chris Ester, Kaitlin Wikoff, Mark Naniot.

1.0 Call the meeting to order: Mr. Sueflohn called the meeting to order at 4:00 PM.

Verification of posting: The Agenda for this meeting was properly noticed by posting a copy on each of the three (3) Town bulletin boards.

2.0 Review and approval of minutes of April 7, 2022. Mr. Staskiewicz moved with second by Mr. Rezny to approve the minutes as presented. Motion carried.

3.0 Administrative Review application (ARP) for Christopher Ester, applicant and owner, to rent the dwelling as a tourist rooming house for less than thirty (30) consecutive days on the following property described as : Lot 1, CSM 4433, being part of government Lot 5, Section 31, T38N, R8E, PIN # 847-1, 5681 McNaughton Rd., Town of Newbold. Mr. Ester wants to rent out part of his residence. The rental would be an apartment with a private entrance separate from the rest of the house where Mr. Ester and family live. The apartment has one bedroom and maximum permitted occupancy would be two people. The wastewater treatment system consists of two holding tanks. The residence is within a mapped floodplain but the house has been shown to be two feet above the base flood elevation.

The Administrative Review Permit Application was reviewed by Plan Commission members and questions were answered by the applicant. The Application appeared to be complete and in compliance with County regulations. Staskiewicz moved with second by Rezny to recommend approval by the Town Board contingent on compliance with the list of "Suggested Conditions of Approval" attached to the Permit application. Motion carried.

4.0 Conditional Use Permit application by Mark Naniot, agent and owner of Wild Instincts Inc. to develop and operate a Nature and Environmental Education Center on the following described properties: Part of the SE-SW, SW-SE Section 16, T37N, R8E, PIN #NE 140, NE 143, 4740 Highway 47, Town of Newbold. Wild Instincts, Inc. is a non-profit wildlife rehabilitation organization with facilities in Newbold. They have purchased 53 acres adjacent to their current facility and want to develop the property as a nature education facility. On the property there is a residence that could be remodeled and used as a caretaker residence. The out buildings will be removed and a Nature and Education building would be constructed. A nature trail is planned to be developed with interpretive displays which would be available for public use.

Staskiewicz moved with second by Chronister to recommend that the Town Board support approval by Oneida County of this Conditional Use Permit. Motion Carried.

5.0 Administrative Review Permit application (ARP) by Joseph & Maria Schwartz, owners to rent the dwelling as a tourist rooming house for no less than seven (7) consecutive days on the following described property: Lot 9, Ta-He Tee Colony Plat, being part of Government Lot 1, Section 13, T39N, R8E, PIN #NE, 1596, 8211 Silver Shore Drive, Town of Newbold.

The dwelling proposed for rental is located on Paradise Lake. The building has three bedrooms and would have maximum occupancy of six people. It is served by a permitted septic system and a local resident agent has been appointed to manage the rentals. The property owners are aware of Health Department requirements and the need for a fire inspection.

The Administrative Review Permit Application was reviewed by Plan Commission members and questions were answered by the applicant. The Application appeared to be complete and in compliance with County regulations. Chronister moved with second by Rezny to recommend approval by the Town Board contingent that four designated parking spaces be provided and compliance with the list of "Suggested Conditions of Approval" included with the Permit application. Motion carried.

6.0 Chairman's Report. Mr. Sueflohn reported the Apperson Drive lot division that the Plan Commission approved at the May meeting was approved by the Town board and the town road easement was accepted. There has been a lot of planning activity for the new Town Hall and Mr. Sueflohn encouraged all to participate in the series of planning meetings.

7.0 Administrative Review. Next Plan Commission is scheduled for July 7th.

8.0 Public comment. None presented.

Meeting adjourned at 4:53 pm.

Submitted by,

Bill Jaeger, Secretary