

# Planning Board Meeting

February 21, 2024

Attendees: Sherry Habbershaw, Dom Spaccio, Amanda Gulini

Absent: Brad Taber

Guests: Chris McCarthy, Jim Seafuse

**Valley View Campground:** located at 4263 Cotton Hanlon Road. Chris McCarthy (585-261-5461) came to advise that he was notified if he uses 5 or more sites, at one location, he will need to meet state requirements. He presented a business plan and a copy of his ad in Hipcamp.com, showing photo of acreage, another of a tent and another of a fire pit. Copies attached. He has changed his advertising to reflect that he has 4 acres of 8 sites, in which only 4 sites can be used due to regulations. The customer can pick which site to use. He is running a dry camp only, with no water/electric. Garbage in, garbage out policy. He has no contract for emptying the port a potty regularly but calls local company when he feels it needs to be emptied. Mr. McCarthy does not live in the area but feels his once-a-month call to empty is sufficient. He claims the field is mowed 2 or 3 times during the summer and if there is an emergency, they seem to go to the neighbor, Jim Seafuse. Mr. Seafuse attended in support of this site.

In verifying the ad on HipCamp.com, we did find that he has another facility, Sugar Creek Camp in Vestal NY, with same notations of only 4 sites.

Sherry reached out to building inspector Rick Carroll to see if he was satisfied with the change in number of units and has no further concerns. Chris McCarthy has been advised as well.

**4-hour yearly requirement:** Reviewed classes at Corning Community. Must register before March 21<sup>st</sup> to attend.

**Tiny homes:** request all members of the board to bring any and all info to next meeting for review, start compiling, etc. A valid suggestion was to apply a maximum number of permits.

Next Meeting: March 20<sup>th</sup>, 2024