

Planning Board Meeting

July 17, 2024

Attendees: Brad Taber, Sherry Habbershaw, Dom Spaccio, Amanda Gulini

Guests: Zachery Martz, Angel Martz

Goldenrod Inn Project: Zachery and Angel Martz presented their project last month in June. It would be located on 89 acres they currently own off of Cotton Hanlon Road. The proposed project is a cross between a Bed & Breakfast and an Inn. It will include 2 meals, a breakfast & a dinner. This is more of a Zen place with a communal bath and potential well sites. (A type of Japanese bath, with grey water repurposed). It will include a rock garden, pond garden and courtyard garden. A place to relax, take in the scenery or take a trail. They are also currently working on an Eco System, to be sustainable.

They hope to employ 7 full time and 6 part time employees. Expected to cost \$13 million to complete with \$2.5 million in annual revenue.

Architect completed rendering of documents for proposal.

At this meeting, Zachery and Angel Martz advised the Board, that they have met with Judy Cherry with Schuyler County Economic Development for funding and grant information. They also met with Michael Baily, with Dept. of Health in Hornell regarding water regulations. They also had a SEQR long form filled out by Hunt Engineering, who advised them this would be an unlisted action. Their area of land is not forested, and they do plan to treat invasive species of trees, etc. They asked the Board what type of zoning this would be and they were advised by the Board to call Rick Carroll and file with the Zoning Board of Appeals regarding a special use variance.

The night of this meeting, Brad took the SEQR forms as the Board advised they should be sent to Jessica Skinner to approve. Zachery to send all documents to Gloria.

Update since night of meeting. Gloria sent the SEQR form to Joann Lindstrom, Schuyler County Director of Planning, for her approval, on 07/23. Joann replied same day, that they would review a request for Site Plan Review prior to the Town of Montour board's approval. She is also requesting a site plan map and a referral that was attached to that email, by Wednesday July 31st. for their next meeting. Gloria forwarded same email to Zachery, Angel and Board members. Zachery replied with a few unanswered questions that he is seeking help on

Next Meeting: August 21, 2024