

Massena Town Planning Board

MASSENA, NEW YORK

MINUTES FOR REGULAR OCTOBER MEETING

Date/Time: October 19, 2023

Place: Town Hall Building
60 Main Street
Massena, NY 13662

Present: Vance Fluery, David Grant, Jerry Fregoe, Weldon Bogardus, Shawn Burke

Absent: None

APPROVAL OF MINUTES

Minutes of Regular Meeting August 17th 2023:

The board reviewed the draft meeting minutes of the August 17th meeting.

MOTION made by Jerry Fregoe to accept and approve the Planning Board Minutes from the previous meeting as presented. Shawn Burke seconded the motion.
The vote was: YES-5, NO-0 , motion carried at 5:00 PM.

Preliminary Site Plan Review #1

Percival Cunanan - Agritourism Venture

Site address:

SH 131 – Donaghue Rd (Tax Map #5.003-15-, 5.003-1-9, 5.003-1-10)

Zoned: RA Neighborhood – Residential Agricultural

Massena, NY 13662

Intended use of Land and/or Building: It is his plan to establish and operate an Agri-Tourism location, Phase 1 to be Campfire, Petting Zoo, Dog Park, recreation and agricultural uses.

- Percival Cunanan, the owner of the company explained his history coming to Massena.
- Percival explained the term “Glamping” - Glamorous Camping. The new generation uses this term to explain camping with all the necessities. This project will utilize Glamping.

- The project will include a dog park. The dog park will include an agility training course. The dog park will also convert to an outdoor ice-rink during the winter months. He showed us many slides of what the dark park would look like.
- The project also includes many other activities, like zip line, health spa, etc. He pointed out that college students do not have many options for entertainment in the area.
- He also has plans to grow log mushrooms and micro greens (lettuce) raise escargot, with the help of Cornell cooperative. He claims there is a large market in NYC for supplying escargot. He also has plans of creating a butterfly sanctuary.
- He also plans on providing a hanging theatre for displaying movies and media content. Instead of using a standard drive-in white screen mounted to the ground, he plans to hang a large screen in the trees.
- There was mention of possibly getting the Amish community to use the location for farmer market style selling and trading of goods.
- Vance asked about site access from roads. There was much discussion on access to the property from the Donahue Road and SH 131. Percival has not spoken to St. Lawrence county DOT yet for road access points off from SH 131. He understands that is his next step for SH131 access. Percival has talked to NYPA for roadway easement access.
- Percival explained that the Donahue Road is in very bad condition and the tree overhang is extreme during the summer months. He explained that it was difficult to travel to the end of the road. The road has not been maintained in nearly 30+ years. The direction the board gave Percival was to contact the Town Highway supervisor and the Town Supervisor on arrangements that could be made to have road worked on. Dave Grant asked him if Donahue Road is a critical piece to his project and he emphasized that yes it is critical.
- The board asked Percival about projected numbers of people and vehicles. He did not have any projected numbers, he had no idea how many vehicles to expect.
- Dave Grant asked Percival about his plans for electricity. He stated that he has not contacted anyone yet for electricity. Dave instructed him to get with Massena Electric Department (MED) and determine availability and quantity of power needed.
- Percival showed many slides of what the different camping sites might look like. He has plans for "A" frame type buildings, glass dome huts, etc..
- Percival also explained that one of his attractions is an enchanted forest. He plans to use extensive lights to illuminate the wood lot along the north side of the property. He emphasized that he wants enough lights so that people traveling over the US-Canada bridge will see the lights and search out for the source of the lights.
- Percival mentioned that there would be a few restaurants on the site along with smaller food shacks.

- Dave Grant asked Percival if he had a water management plan for the site. Dave mentioned the need for fresh water to operate toilets, restaurants, etc and what is his plans to process waste water generated. He had no idea at this point on water management. He will investigate that with an engineering firm he is going to hire.
- Dave Grant asked about site lighting plan. What was his plan for cars coming into and exiting the site during evening hours. He was not sure on parking lot lighting, but he would look into it with his engineering firm.
- There was a lot of discussion and video slides shown on the camping structures he plans to use and build.

ADJOURNMENT

MOTION made by Dave Grant to adjourn the meeting. Jerry Fregoe seconded the motion. The vote was: YES-5, NO-0 and motion carried at 6:23 PM.

The meeting was adjourned at 6:23 pm.

Respectfully submitted,

David Grant, Secretary