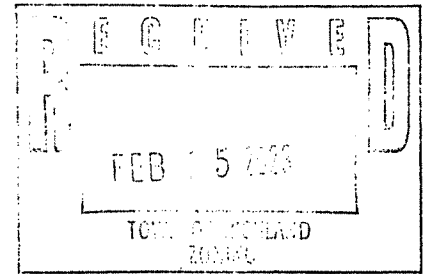


Special permit and site plan
Application # 23-01 & 02
448 Canning Factory Rd.
List of letters received.

Raymond Page	2-15-23
Robert & Candy Auringer	2-20-23
Peter Peguero	2-23-23
Dan & Mary Babcock	3-8-23
Edwin & Christy Yerdon	3-14-23
Petition with 23 signatures	3-14-23
Krista Fox	3-16-23
Jeff Edick (with enclosures)	3-16-23
Scott Redden	3-17-23
Richard & Mary Beth Kuehner	3-18-23
Nancy Warner	3-20-23
Swaiatoslov Kaczmar	3-20-23
Jamie Martin	3-20-23
Danielle Martin	3-20-23
Shawn Doyle	3-20-23
James Root	3-16-23

Raymond A. Page

1215 Roberts Road
Gilbertsville, PA 19525
(484) 802-9579
Rpage57@comcast.net



February 10, 2023

John H. Howland
Zoning Enforcement Officer
C/O Town of Richland
H. Douglas Barclay Courthouse
One Bridge Street
Pulaski, NY 13142

Dear Mr. Howland,

I received your letter dated February 6, 2023 regarding special permit applications #23-01 & 02 submitted by ReGen Properties LLC located 448 Canning Factory Road Pulaski, NY for the purpose of a special permit for a 31-unit campground.

As a tax payer and citizen owning the property directly across the street from the proposed project, I am quite sure you understand that I strongly object to it.

After reviewing the site plan I would like to request the following added to the record and if this project is approved be conveyed to them with the agreement by the town for compliance.

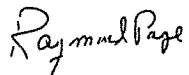
- There are currently two (2) culvert (drainage) pipes that transverse Canning Factory Road from my property to the ReGen project property. Their purpose is to allow for road drainage coming off of Canning Factory road. These pipes allow the normal flow of drainage to go under the road and drain onto the proposed project. I want assurances that these pipes will never be blocked off or disrupted in any way so as to cause a backup of water onto my property. Prior to construction I please request the township clear them to make more visible. They are currently identified by township markers.

- As I have approximately 750' of road frontage along Canning Factory Road and once again mention that it is directly across the street from the project. I would like it made very clear to the project team that during the construction phases I do not want the projects vehicles both construction and related private ones parked on my property along Canning Factory Road at any time without my personal consent.
- To preserve the serenity of the area I am requesting a permanent noise ordinance be established for the site commencing at 10PM to 6 AM so as not be disturbing to the local residents.
- Looking through the regional area it is obvious how out of control litter can be. Therefore requesting that the following be implemented.
 - A routine trash pickup for that area be established.
 - Large enough trash containers be available and situated throughout the site so as to handle the waste with signage that prohibits fish parts.
 - There should be no dumping of trash at any time outside of the trash containers to avoid odor and strict fines be handed down by law enforcement for littering off the site onto public or private property.
- The Property manager be made aware and he/she enforce that his tenants must not in any case with out permission enter for any reason the private property of the local landowners and consider all property as "posted" and take responsibility for such.
- The area should be aesthete and pleasing to the eye. It should be nicely landscaped and maintained through out the growing season.
- The smell of sewage will be completely unacceptable and the system will be immediately shutdown until repaired if it malfunctions.
- There will be absolutely no fish cleaning on the site at any time.
- I also ask an assessment be performed on the impact the additional traffic will have to the area and risk to the current roads the heavy equipment may have, with the project be responsible for any repairs caused by the construction equipment.

With this being said I ask (if not already in the works), that the Township request an Environmental Impact Study by New York State Department of Environmental Conservation (DEC) be performed and request an opinion from the department of Health on the effect and handling of the Septic waste as part of this Boards review package.

In conclusion; I would like to re-state my position of opposition to this project. I do appreciate the consideration the board is giving my comments and say the only critique I have to the board at this point is the lite line of communication to the local neighbors be improved.

Sincerely yours,

A handwritten signature in cursive script that reads "Raymond Page".

Raymond A. Page

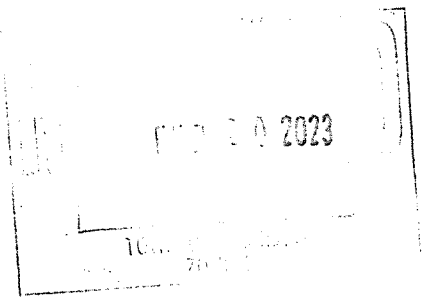
From: cauringer333 <cauringer333@frontier.com>

Date: 2/20/2023, 1:12 PM

To: "jhowland101@twcny.rr.com" <jhowland101@twcny.rr.com>

Hello Mr Howland. I am sending this email to you to voice our concerns concerning the proposed campgrounds at 448 Canning Factory Road. These are just a few of our concerns: Increase of tax burden to the community. Reduction of peace and quiet and natural beauty of the area...which is why we moved here in the first place. Impact on neighboring homes. Impact on wildlife. Increase of traffic. Increase of littering. Increase of noise and light pollution. This is one of the few areas left to watch the night sky without glaring lights. Increase in safety concerns for children and people walking on the roadway. Concerns of trespassing. Who knows what kind of people will be visiting the camps? Would any of the board members sincerely welcome this campground across the street from their home or in their back yard? What kind of chemicals are used for waste tanks and pest control? We have made it a point to keep our acreage as close to organic as we can. Who is watching out for the local people. Please present this to the board. Thank you. Candee and Robert Auringer. 377 Canning Factory Rd. Joins 448 at the stone fence.

Sent from Frontier Yahoo Mail on Android

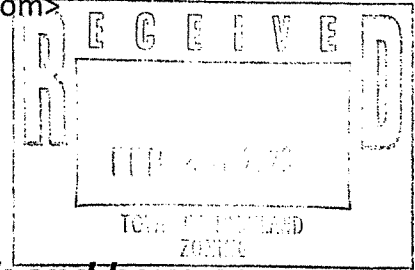


Subject: Canning Factory Road Camp site

From: Peter Peguero <peppyp@aol.com>

Date: 2/23/2023, 4:53 PM

To: "jhowland101@twcny.rr.com" <jhowland101@twcny.rr.com>, "peter.peguero@gmail.com" <peter.peguero@gmail.com>, "rpage57@aol.com" <rpage57@aol.com>



John

I am unable to get up there during the week and have as you already know a negative opinion on this proposal placed to build the site at the Corner of Canning Factory and Springbrook rd.

Is there a plan for this place to have a store located on the site? I feel there should be significant restrictions if this is allowed

suggestions

Age Limitation: Persons under 18 years of age (21 at some parks) must be accompanied and supervised by a person 18 years of age or older (21 at some parks) that has been issued a camping permit. The permit holder must be in residence throughout the permit period.

Campsite Occupancy: Limited to 5 persons per site (unless otherwise noted).

Camping Equipment:

- **Campsites:** 2 tents or 1 unit of hard-wheeled camping equipment and 1 tent (unless otherwise noted).
- a maximum of 150 people total occupancy at at any point in Camp Ground
- No Public gatherings or events to be held
- No Entertainment (bands, or social events)
- **Cabins/Cottages:** no tents or hard-wheeled camping equipment allowed.

- parking limited to only with the camp ground. no parking on Canning Factory Road or Springbrook.

Pets: If the site permits pets, please respect the pet policy:

- Current proof of rabies inoculation is required at check-in (metal tags will not be accepted).
- At any time during your stay, pet owners may be required to provide proof of rabies inoculation upon request. Be sure to have this information available to present to park staff.
- Where pets are permitted, there is a maximum limit of 2 pets per site.
- Pets must be on a leash no longer than 6ft and under control at all times.
- Do not leave pets unattended and always clean up after them.
- Pet owners/permit holders are liable for any damage, personal injury, or nuisance caused by the pet.
- If you have questions regarding pets, contact the park directly prior to your stay.
 - Our Pet Policy approves of domestic pets only, livestock is prohibited.
 - **All pets must be registered, and a pet policy form must be completed and signed prior to arrival or at check-in (found via the Guest Portal).**
 - All Pets must always be on a tethered leash
 - Leashes must be no longer than 6 feet & have a grip on the leash.
 - Pet owners must clean up after their pets in all areas
 - Respect other campsite occupants; do not allow your dogs on other campsites to do their business or at any time.
 - Pets must not be allowed to bother others in any manner or be left unattended.
 - Quiet is a must. If barking is continuous, the owner will be asked to leave with no refund.
 - No aggressive pets, or any that have previously bitten, or attacked people or pets, will not be allowed on Swan Bay grounds.
 - No pets allowed in the swimming pool areas.
 - Current Rabies Vaccination Certificate must be presented at the office upon arrival.
 - Pet owners will be held accountable for any injury/damage or costs caused by pet(s). In addition, the pet owner is expected to resolve any injury/damage issues directly with the injured party, whether that be other guests or the park itself.
 - Motorcycles/ATVs or any off-road vehicles are only to be used

- entering or exiting facility
- no on site fish cleaning
- gated entry to the area
- No trespassing on existing properties adjacent to the complex
- Limited lighting on paved roads with complex
- **17.70.010 Purpose and intent.**

The purpose of this chapter is to establish minimum design standards for recreational vehicle (RV) parks. Recreational vehicle (RV) parks shall be processed as a Type III conditional use permit application, in accordance with CMC Chapters 17.84 and 17.108. (Ord. 1504 NS § 1, 2013).

17.70.020 Design standards.

The following standards and requirements shall govern the design of a recreational vehicle park, in conjunction with all other applicable standards:

A. RV Site Design.

1. All recreational vehicle park applicants are to include, with their application, site and storm drainage plans as prepared by licensed engineers, including (but not limited to) geotechnical information, structural make-up of all roadways/RV parking pads and surface finish/landscaping of entire site. Each RV parking pad shall be constructed to support the weight of the RV and associated vehicles. All driving surfaces in the park shall be prepped to be "road ready" as per the city's road design standards. Although reinforced concrete surfaces are permitted, the minimum surface finish of any drivable area shall be compacted gravel. Proposed surfaces are to be approved by city of Colville.

2. Recreational Vehicle (RV) Parking Pad Dimensions and Setbacks.

a. Each RV parking pad shall be a minimum of 20 feet wide by 40 feet long with a minimum five-foot-wide setback on each side, or otherwise able to accommodate both the RV unit and the tow vehicle. If additional parking pads are provided at the end of bays, then a minimum five-foot setback will still be required on each side of the parking bays.

3. General Setbacks.

a. All recreational vehicle parks are to have the following perimeter setbacks:

i. Fifteen-foot front yard.

ii. Fifteen-foot side yard.

iii. Ten-foot rear yard.

iv. No recreational vehicle parking pad shall be closer than 20 feet from any exterior park property line.

v. Where park adjoins an industrial (I) zone, no recreational vehicle parking pad shall be closer than 50 feet from any exterior property line.

4. Access Points.

a. Entrances and exits to all recreational vehicle parks shall be designed for safe and convenient movement of traffic into and out of the park and to minimize friction with free movement of traffic on adjacent streets. All traffic into and out of the park shall be through such entrances and exits. Entrances and exits are to be clearly marked with signage.

b. No entrance or exit shall require a turn at an acute angle for vehicles moving in the direction intended, and radii of curbs and pavements at intersections shall be such as to facilitate easy turning movements for vehicles with trailers attached. No material impediment to visibility shall be created or maintained which obscures the view of an approaching driver in the city street within 100 feet of the intersection with the park entrance.

c. There shall be a minimum of one one-way entrance and one one-way exit to the RV park from an adjacent public street. Two-way entrances/exits are permitted.

5. Internal Park Roads.

a. All internal park roads shall be privately owned and maintained. They shall be constructed to all-weather standards, as approved by the city of Colville. Park roads shall have a minimum improved width as follows (does not include parking):

i. One-way road: 12 feet.

ii. Two-way road: 24 feet.

iii. There shall be a continuous path of travel throughout all recreational vehicle parks. No roadway shall dead-end.

6. Parking.

a. There shall be a minimum of four parking spaces available at the main office, two designated for staff and two designated for visitors. Additional visitor parking spaces shall be provided at a ratio of one parking space per each increment of five RV pads. All parking must include designs for both standard and ADA parking.

b. To maintain unobstructed vehicle travel through the interior of the park, no parking along the roadways shall be allowed.

7. Open Space/Recreational Facilities.

a. A minimum of 10 percent of each RV park shall be set aside and maintained as landscaped open space for the recreational use of park occupants. Such space and location shall be accessible and usable by all residents of the park for passive or active recreation. Parking spaces, driveways, access roads, and parking pads are not considered to be usable open space. Required five-foot setbacks on each side of RV parking pads may be included as part of the 10 percent landscaped open space requirement.

b. Outdoor recreational facilities, such as open picnic structures, swimming pools, hot tubs, tennis courts, playground equipment, horseshoe pits, etc., shall be permitted in the landscaped open spaces, as approved by the city of Colville.

c. If pets are permitted in the RV park, each park shall have a designated, clearly marked pet relief area that is to be maintained regularly to ensure exceptional sanitary conditions. Designated pet waste receptacles shall also be provided.

8. Perimeter Definition.

a. Recreational vehicle parks shall provide continuous, visual enclosures in all perimeter setbacks to clearly define the park expanse. RV parks shall be enclosed by a fence, earth mound, landscaping or by other design which will complement the existing landscape and assure compatibility with the adjacent environment. Living perimeter landscaping shall be of such species and size as would normally fulfill a screening function within five years of being planted.

9. Landscaping.

a. Recreational vehicle parks shall provide landscaping as is required. Landscaping may consist of managed ground cover, shrubs and/or trees provided they are installed prior to the first occupancy of the park. Site development shall be sensitive to the preservation of existing vegetation.

b. All trees, flowers, lawns and other landscaping features shall be maintained by the park management in a healthy growing condition at all times.

B. Signage.

1. The RV park shall be allowed one identification sign in accordance with applicable sign regulations.

2. Each entry and exit to the RV park shall be identified with one sign, which shall be lit with low illumination or indirectly lit, but not flashing. Said sign shall comply with applicable city sign regulations.
3. Traffic direction shall be clearly visible at all internal roadways.
4. Other internal, nonilluminated, directional and information signs for the convenience of the park are permitted.

C. Utilities.

1. Electricity shall be provided to each recreational vehicle parking pad. All utility lines in the park shall be underground and shall be approved by the agency or jurisdiction providing the service and other applicable permitting authorities.
2. Water hookup through the city's water utility shall be made available for each RV parking pad.
 - a. For RV parks with 10 or less units, an on-site water station may be provided for potable water supply; however, such water station may not be more than 300 feet from any RV pad that does not have hookups available to an individual city water service.
3. Sewer hookup through the city's wastewater utility shall be made available for each RV parking pad.
 - a. For RV parks with 10 or less units, an on-site sanitary waste dump station may be provided for sanitary sewer disposal.

D. Park Facilities. Recreational vehicle parks shall provide the following facilities specifically for the use of park patrons:

1. For parks proposing 10 RV pads or less, there will be a minimum of one ADA-compliant, unisex restroom facility, available 24 hours per day and located on the same property as the RV park. Portable toilet facilities will not

be permitted in any case.

2. For parks with 11 to 50 RV pads, there will be separate men's and women's restroom facilities available for use of park patrons as follows: a minimum of one standard toilet stall and one ADA accessible stall, with hand washing sinks available, as appropriate. For additional increments of 50 RV parking pads, or portions thereof, restroom facilities are to be provided as noted above.

3. Showers and coin-operated laundry facilities are permitted.

4. Refuse containers for solid waste shall be rented from and serviced by the city's contracted waste management service in quantities recommended by said service. Individual park waste bins shall be provided throughout the park, and emptied daily by park personnel, who shall also maintain the park free of any uncontrolled garbage.

5. Water filling stations and sanitary waste dump stations must be hooked up to the city's utility system and must have a minimum of 50-foot separation.

E. Safety.

1. There shall be low-intensity night lighting throughout the recreational vehicle park. Each RV parking pad shall have a light in front of the unit, next to the driveway at the roadway. Designated walkways and all other park facilities will also have night lighting as approved by the city of Colville and applicable permitting agencies.

2. There shall be fire hydrants installed within the park or within close proximity to the park, as per the city fire department's recommendations or requirements.

3. Animals shall be kept inside the RV or on a leash while inside of the recreational vehicle park.

4. Only one recreational vehicle is permitted at any time per RV parking pad. The park manager may opt to rent a maximum of two contiguous pads to one oversized recreational vehicle.

5. Detached accessory structures are not permitted on RV parking pads or in their accompanying side yards.
6. Parking of any motorized vehicle is prohibited in RV parking pad side yards.
7. All accessory structures installed in a recreational vehicle park shall meet or exceed the requirements of the International Building Code and other applicable laws.
8. No campfires or open-flame grilling will be permitted within the park. Barbeque grills may be used at the discretion of the park manager. (Ord. 1504 NS § 1, 2013).

17.70.030 Park administration.

- A. The owner of the RV park shall be responsible for the development and maintenance of the park in strict conformity with the building site plan, the conditional use permit and all applicable laws, codes and ordinances.
- B. An RV park with 10 or fewer pads shall have a park manager that is accessible 24 hours per day, seven days per week, whose contact information is clearly marked and available to park patrons. RV parks with 11 or more pads will be required to maintain on-site management headquarters.
- C. The park management may offer a fee schedule that provides reduced rates for patrons based on the level of utility services they desire.
- D. Recreational vehicles may be used as permanent dwellings within an established RV park, if located within an applicable district and are subject to specific permitting and installation standards through the city of Colville, in accordance with CMC 17.64.080.
- E. Tent camping may be permitted as an accessory use, restricting the use to one tent per RV unit or tents per RV parking pad. Separate tent camping areas may be designated within the park using alternate pad materials; however, pad sizes and setbacks must still apply. (Ord. 1504 NS § 1, 2013).

Quiet Hours: Strictly enforced from 10PM-7AM. Radios, music, and conversation should not disturb your neighbors at any time. Visitors not listed on the permit are not allowed on site during these hours.

Generator Hours: Permitted from 9AM to 11AM and 5PM to 9PM. We encourage those who need a generator for medical reasons to reserve an electric site or cabin/cottage/yurt as we do not permit generators to run overnight or beyond generator hours. If the use of a generator is deemed unreasonably loud by the facility staff, an individual's use of the generator may be limited and/or prohibited.

Alcoholic Beverages: While alcoholic beverages are allowed in most NYS campgrounds without a permit, it is the responsibility of each camping party to comply with all laws and regulations. Stony Brook State Park and Beaver Pond Campground prohibit the use of alcohol.

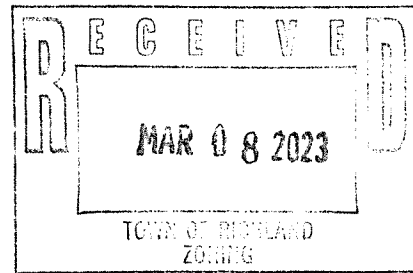
Don't Move Firewood: By transporting firewood, you could be spreading invasive insects and diseases that can kill trees. Help slow the spread and follow [firewood regulations](#). For more information;

CAMPFIRES and FIREWOOD:

All fires must be contained inside the fire ring. Campfires cannot be any higher than 3 feet and never left unattended. Fire rings must not be used to dispose of cans, bottles, plastic, or other household trash. Please do not move fire rings. All fires must be extinguished before turning in for the evening or leaving the Campground. Firewood is sold in the store. No cutting of trees/firewood is allowed in the Campground or adjoining properties. Please do not drive nails or screws into, or disfigure trees. Firewood must be purchased or cut within 50 miles of the Campground. Please fill out the Self-Certification Form from the DEC when bringing wood into the park. (Copies are available at the office.) Firewood should be stacked neatly on your site. For safety reasons, woodpiles should never exceed 4 feet in height.

signed

Peter E Peguero



To Whom It May Concern:
RE: Campground on Canning Factory Rd.

Requests:

- 1-Green barrier or fencing on west side to restrict viewing of residents and drivers approaching corner of Canning Factory Rd and Springbrook.
- 2-Down lighting to reduce brightness-Dark sky lighting
- 3-Quiet hours during week 9:30pm and 10:30pm on weekends for those who work and the elderly.
- 4-Generators off by 9pm.

Questions of concerns:

- Are all campsites supplied with water,septic and electric hookups?
- Are campsites seasonal or daily usage?
- How will water usage affect neighbors ,pressure and supply?
- Is the electrical grid capable of supporting required usage without affecting neighbors as far as power outages?

Dan & Mary Babcock
Canning Factory Rd

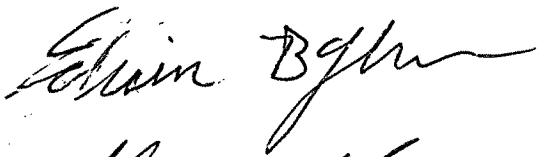

To whom it may concern,

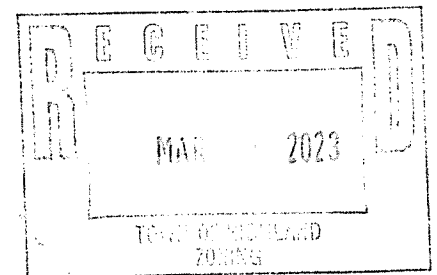
My husband, myself, and two of our three children reside at 499 Canning Factory Rd. We moved to this residence almost 8 years ago. We moved into this area to be away from the noise and business of town. A place where we could go for walks with our dogs and children in peaceful serenity. Our concerns with the proposed zoning change and possible campground moving in or other businesses are the following:

1. The added traffic, to an area, that has a speed limit that is already too high for the area.
2. The noise and light pollution. We live in an area where everything echoes. With added people and the parties/get togethers...the noise pollution will be greater. Along with the light from people's campers and the cabins, our peaceful spot will no longer be.
3. We are also concerned about the wetland areas and the animals being driven out of their habitats.
4. Changing the zoning also brings up the possibility of other establishments coming in. We do not want to live next to a McDonalds or Arby's. We do not want it to look like route 13!
5. Also, we have a farmer that lives in the mix. We are concerned about how this will affect his farm & ability to prosper.

In closing, we would like to keep this area the way it has been. We love our little area! I know that we are not the only family that feels this way. With this letter, I turn in a petition that many neighbors have signed. It is not all the families that have contacted me. Some are gone on vacation and will not be back in time to sign it.

Sincerely,
Edwin and Christy Yerdon



MAR 1 1983

Neighbors against 448 Canning Factory Rd., having zoning changed to commercial, to put in 31 unit campground.

NAME	ADDRESS	SIGNATURE
Christy Yerdon	499 Canning Factory Rd.	Christy Yerdon
Jordan Clark	620 Canning Factory Rd	Jordan Clark
Tamara Martin	74 Orton Rd	Tamara Martin
William Martin	191 Orton Rd	William Martin
Danielle Martin	74 Orton Rd	Danielle Martin
Edwin B. Yerdon	499 Canning Factory Rd.	Edwin B. Yerdon
WAVISSA FERMAN	3291 CORT 2	Wavissa Ferman
BRIAN FERMAN	3291 CORT 2	Brian Ferman
Jennifer Scott	619 Canning Factory	Jennifer Scott
Gary Stasonis	619 Canning Factory	Gary Stasonis
LORNA MARTIN	183 SPRINGBROOK RD	Lorna Martin
Brady Martin	183 SPRINGBROOK RD	Brady Martin
Candace Robert Auringer	377 Canning Factory Rd	Candace Auringer
Jeff Edick	536 Canning Factory Rd.	Jeff Edick
Rebekah Aford	536 Canning Factory Rd	Rebekah Aford
Michael Kuehner	605 Canning Factory Rd	Michael Kuehner
Richard Kuehner	605 Canning Factory Rd	Richard Kuehner
John Kuehner	606 Canning Factory Rd	John Kuehner
Carlene Greebel	575 Canning Factory Rd	Carlene Greebel
Becca Mahoney	256 Canning Factory Rd	Becca Mahoney
Earl Wydnur	256 Canning Factory Rd	Earl Wydnur
Angela W. Woodway	109 Canning Factory Rd	Angela Woodway
Kenneth J God Bay	109 Canning Factory Rd	Kenneth J God Bay

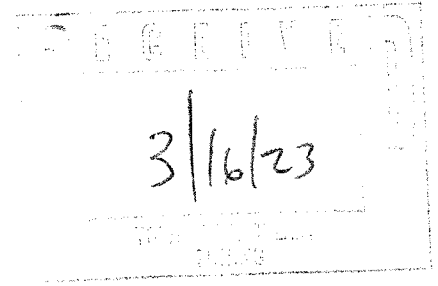
March 16, 2023

Town of Richland

Town Board

1 Bridge Street

Pulaski, NY 13142



Dear Board Members,

I would like to thank the town board for taking the time to review my letter and understand my concerns with the special permit application #23-01 & 02 for a 31-unit campground, submitted by ReGen Properties LLC located at 448 Canning Factory Road, Pulaski NY.

I moved to Richland nearly 19 years ago and have lived at my current residence on 61 Orton Road, Pulaski the entire time. We bought the property and built our home in this area based on the privacy and serenity this neighborhood could afford us. In the nineteen years, my children and I have experienced a wonderfully calm retreat. We sit on our back deck and watch wildlife regularly, listening to peepers and coyotes in the evening hours as the moon and stars rise overhead. There are no interruptions, we do not hear our neighbors, we do not worry about trespassers or thieves, because as neighbors we all respect each other and value the harmony with the environment that this community provides.

These very things are threatened if you approve the campground proposed. Allowing a commercial property that introduces external parties to our area, interrupts the robust wildlife that has come to inhabit the marsh, and increases traffic on our country roads, will most definitely disrupt all we have worked hard to preserve. Based on market research, our property values will drop. We are still unclear of the water/sewer and large-scale land development impacts will have to an already water-soaked land. Our ability to hunt our own properties will be impacted. We risk increased noise, litter, loitering and trespassing from those staying at the campground. The walk path proposed does not go around their property but leads directly to the property of the surrounding neighbors. Do you think campers will just turn around at the property line?

The proposal claims this will be a seasonal campground. How will they make money in the off-season? My children and I live in the surrounding property, and I worry about our safety if low-income and rehabilitation housing is sought to offset the short 'seasonal' opportunity.

I urge the town board to fully receive and evaluate the concerns I have raised as well as those raised by my neighbors, against any potential income that the campground can bring to the area. As a collective we urge you to deny the special permit application and reject any plans for an additional campground in our township.

Best Regards,

Krista Fox

61 Orton Road

Pulaski, NY 13142

(315) 591-5402

March 16, 2023

Scott Redden
511 Canning Factory Road
Pulaski, NY 13142
Cell: (315) 530-2321

RECEIVED
3/17/23

Dear Board Members,

I would like to take the time to thank the board members for taking their time to review my letter, regarding the special permit application #23-01 & 02 for a (31) thirty-one-unit campground intended for placement at 448 Canning Factory Road in Pulaski, NY 13142 by ReGen Properties LLC.

I moved into the Pulaski area approximately (29) twenty-nine years ago. After spending some time in the area, I purchased my first home with some land on Springbrook Road. The area is close to town but just far enough away to feel country. You can relax on the porch, play with the kids in the back yard, or take a walk in the woods enjoying all that nature in this area can give.

Approximately (4) four years ago, I sold my first home to my eldest daughter and moved just (7) seven houses away to 511 Canning Factory Road. This area has always been a safe area and I know that my daughter and granddaughter are safe here. Good neighbor's that look out for each other.

I have over (22) twenty-two years in this town as a volunteer firefighter. I retired from Pulaski Fire Department but still serve this community through neighboring Sandy Creek Fire Department. I have volunteered and now work part time for NOCA as a driver and EMT.

Many of my neighbor's have already stated and expressed their concerns about traffic, noise, trespassing, privacy, encroachment, possible future expansion, seasonal lots with the potential for year-round homes, decreasing property value, etc. The list is long and very extensive. I also have these same concerns.

I am not opposed to growth in my community. I just feel that the proposal for the campground has too many variables that are not being discussed. Accountability to the actions of those that rent are not being addressed. I am also hearing of potential "subsidy housing" like that across from the high school here in Pulaski. To me that would be a threat to our safety. I have been in several of these "subsidy homes" with both NOCA and the fire department.

I want this to go on record and be known that I oppose this project. I would like to have the board members have reservations and take our community members voices and deny the special permit application proposed by RenGen Properties LLC #23-01 & 02 (31) thirty-one-unit campground intended for placement at 448 Canning Factory Road in Pulaski, NY 13142

Regards,
Scott Redden

From: 3152986647@vzwpix.com

Date: 3/18/2023, 1:07 PM

To: jhowland101@twcny.rr.com

RECEIVED

3/18/23

Letter

To the town board:

We have personally endured the experience and fight against that this local community hates people from out of state and especially people from Pennsylvania after living here for 17 years and owning our property for 25 years. So now you want to open the floodgates and bring people in to ruin what you claim you want preserve just for financial gain and local business income and tax revenue and ruin the community that we supported for the last 25 years. We think it is a shame that greed is taking over morals and values in life.

Ever since we purchased our property we have made improvements and worked hard and spent a lot of money with our local community and contractors. And continue still today.

Cons:

[] More traffic on our residential road with small children and abundant wildlife with no speed limit sign. (we had 2 dogs hit and killed in front of our home by 1 car speeding on our road. We always worry about our Grandchildren!)

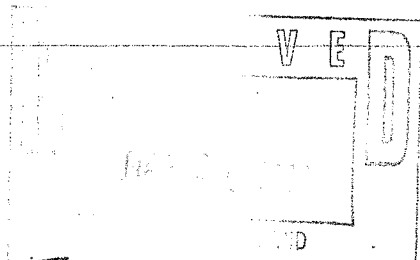
[] Increased crime and mostlikely including drugs, and possible violence. Teens will get bored and venture out to get into trouble. Ex. Lets not forget the murder of Anna -Rose Shove who was 17 years old on August 10th 2014 at Brennans Beach. We have spoken with local law enforcement and learned that they have many calls throughout the season at Brennans Beach.

[] Our property values will plummet and may force large land owners to sell and then more people and campgrounds will move in and ruin our quaint Town.

We are not against campgrounds, we feel it shouldn't be placed in an agricultural zoned community. There is 50 +acres for sale across from Byrnes Dairy that is zoned commercial. It is a perfect location with Rt. 13 and the land backs up to salmon river. It would allow you to collect your tax revenue and business for our Town.

Sincerely.,

Maribeth and Richard Kuehner



March 17, 2023

To committee regarding
proposed RV park

Problems in this country area include a multitude of wildlife. A RV park will aggravate this problem by attracting additional wild animals, bringing them to the park or driving animals to surrounding homes.

I have seen fishers. A group of young fishers ran up the side of Canning Factory Road across from my home last year. This year I saw a fisher crossing the road nearby. They are known to be aggressive to pets, example cats and small dogs.

Raccoons have caused destruction at my home, pulling up siding to get under home and knocking over plants on back deck. Woodpeckers have pecked

many holes in woodwork
around garage doors. Also
put holes in wooden shutters
I've repaired them, but
the woodpeckers return and
do damage again.

I have heard coy dog packs
howling in the woods behind
the proposed RV park area
where the nature walk
is planned.

I think an RV park
would aggravate the wild
animal problem for the area
including homes, as well as
the RV park buildings.
Also endangering the campers
and pets and property.

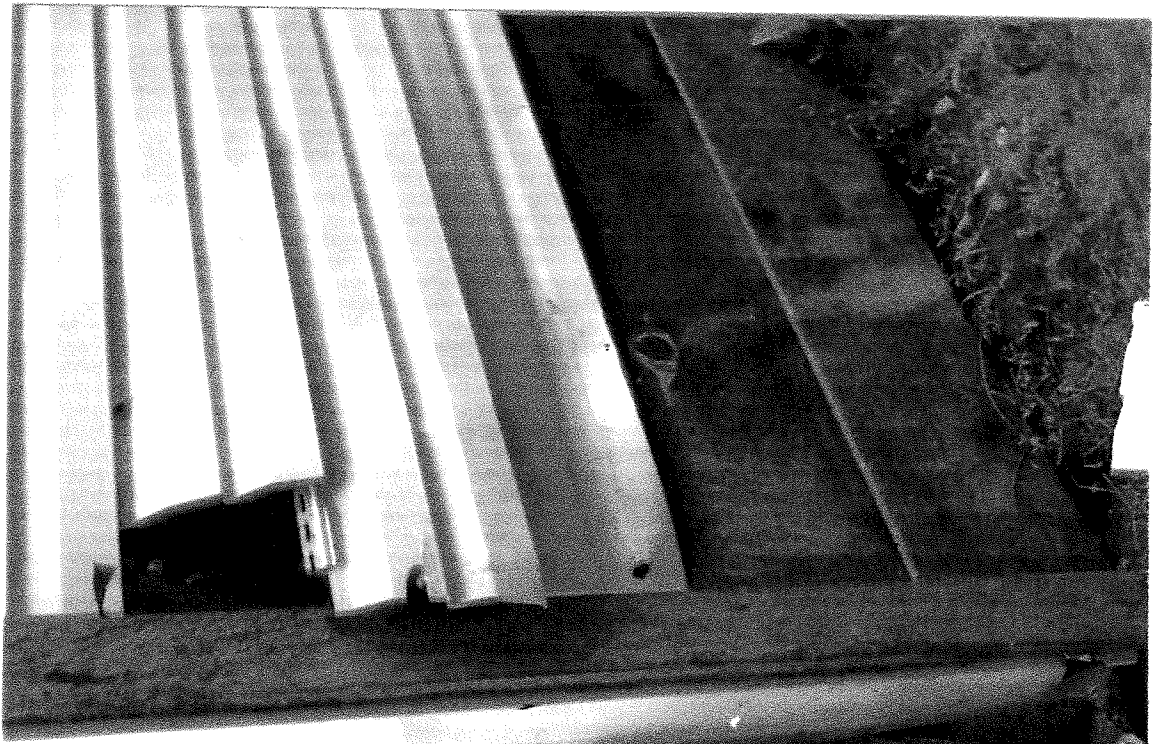
My other concerns
include more traffic -
(cars, ATVs, walkers,
snowmobiles), crime, noise,
property value, seasonal usage.

I thought we had an
agricultural zone within
500 feet of proposed
RV park.

Thank you
Nancy Warner

←
over

Animal damage
Raccoon or fisher,
Saw both on back deck
at times



Animal damage
on back deck.

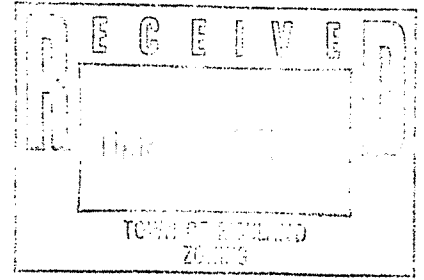


March 17, 2023

I live across from
The bed and breakfast
business run by Jeff Edick.
No problems. Quiet and
clean.

Nancy Warner

Swiatoslav Kaczmar PhD
93 North Ramona Beach Rd.
Pulaski NY 13142
March 16, 2023



Comments to the file regarding the application by ReGen Properties, LLC for a Special Permit for the construction of a 31 unit campground at 448 Canning Factory Rd in the Town of Richland NY.

I have reviewed the contents of the public file regarding the above referenced project available in the Town of Richland municipal offices on March 13, 2023. I attended the initial presentation to the Planning Board in support of the project made by the applicant's representative Mr. Michael Lasell on January 17, 2023. I also visited the 448 Canning Factory Road site on three occasions over the past month to perform a windshield survey of the project location. It is my understanding that the file information and January 17, 2023 presentation represents all of the information considered or relied up by the Town of Richland regarding this project. I offer the following comments based on my review:

As a whole, the materials in the file do not contain adequate documentation and information to support representations in the Site Plan and some of Mr. Lasell's January 9, 2023 responses to questions in the "Short Environmental Assessment Form Part 1 – Project Information."

On January 17, 2023, following Mr. Lasell's presentation, the Town of Richland Planning Board completed the "Short Environmental Assessment Form Part 2 – Impact Assessment" and concluded that the proposed action will not result in any significant adverse environmental impacts. There was no discussion during the meeting or documentation provided in Part 3 of the form that described the basis for the Town of Richland's conclusion that the proposed action will not result in any significant adverse environmental impacts. New York SEQR regulations and guidance, and The Part 3 directions clearly state that such analysis and documentation is required.

The conclusion of no impact is not supported by the information provided by the applicant and placed in the project file. It is also inconsistent with information from the EAF Mapper Summary Report in the project file noting that digital mapping of wetlands at the project site is incomplete, as well information appearing on the Site Plan noting that the limits of the on-site wetland have not been mapped or delineated. The "estimated" but currently unknown limits of the wetland depicted in the proposed Project Site Plan appear to be close to the portions of the site to be developed, but the basis for this estimate is not identified in the Project Site Plan or the file documents. The EAF mapper and the applicant's project information checklist also note that the project site is within the limits of the 100 year Flood Plain and in the vicinity of Archeological Sites. All of these points, and others, such as potential impacts to surface water

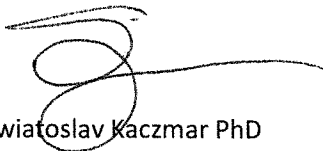
and ground water, require further research, field work and analysis before they can be relied upon for decision making in the EAF.

Based on the above I recommend that the applicant perform additional data gathering and field work such that the Town, acting as Lead Agency, can complete a thoughtful analysis and reach a supportable conclusion regarding potential impacts related to the proposed project, and whether a full Environmental Impact Statement is required. Use of the "Long Form EAF" to update the EAF might be very helpful in referencing and presenting the evaluation of additional information, and documenting the process.

I offer the following as what comes to mind today as information needs that the project applicant might consider for future gathering or generating in support of an updated EAF:

1. Description of the overall plan for development of the site (immediate and long term).
2. Are/have any future phases of development been considered or planned, or can segmentation of the development be ruled out? What is planned for the portions of the project site property adjacent to the area to be developed, as well as north of the Alder Creek and associated wetland?
3. How does the proposed development address potential impacts to the character of the adjoining properties and community?
4. Soil types at the project site and area to be developed
5. Depth to ground water, soil permeability and aquifer characteristics
6. Current site topography and drainage patterns
7. Potential areas to graded and/or paved
8. Storm water management
9. Performance of a wetland survey and delineation, with regulatory determination (i.e federal, state, CWA etc.)
10. Ecological character of the Alder Creek/wetland system
11. Updating Site Plan to show limits and boundaries of development of RV/Cabin and support areas in comparison to adjacent areas of the site.
12. Description of proposed wastewater treatment system. What is the planned design capacity of the system? Why has an above ground system been selected?
13. Size of RV tank pump out facility.

I appreciate this opportunity to offer my comments and suggestions.

A handwritten signature in black ink, appearing to be 'Swiatoslav Kaczmar', written over a horizontal line.

Swiatoslav Kaczmar PhD

Subject: Campground proposal

From: Jamie Martin <jamie.r.martin75@gmail.com>

Date: 3/19/2023, 10:53 PM

To: jhowland101@twcny.rr.com

RECEIVED
3/20/23

Good evening to everyone and thank you for allowing us to bring our concerns. We as the community are raising concerns about the proposed campgrounds at 448 Canning Factory Rd Pulaski NY.

- Privacy -(Country setting)
- Wetlands
- Drainage
- Town Expense (Infrastructure upgrades)
- Noise Pollution
- Devaluation of property

I have traveled all over this country for my job; multiple locations, several times for 28 years. I have seen the changes that have come within those small towns. The local people have spoke out and said that the change was no good for these small towns and the communities. They have expressed that it has ruined their way of life. Within this letter I added some of that the reasons it was ruined because of the things that they have said happened; since they allowed it thinking it would be good for the community. You always hear the saying "you have to adapt to changes", and my question is why do we? We can do great things and add good investment to this town without campgrounds. Why so we need more campgrounds? Why don't we bring in different types of businesses instead of 3-10 things of the same, and have it be something that is good for everyone in this community.

Several years ago I got the chance to buy property down the road from where I was raised. How excited I was to think I could raise my own two boys in this country life. So I made a choice to invest into this property. I remembered all these properties...the buildings, the land and how they looked 35-40 years. As I looked at the properties near me, I decided to restore this barn and property back to the way it use to be to. This is one of the last old barns standing in the area since the 1800's. I wanted to HELP PRESERVE our local way of life and help the community, so when people visit this area they want to come back and visit, because of its pure beauty.

This area has wetlands and the fields that are proposed for the campgrounds are wet in mid August, all the way to wetland edges; with the beavers ponds flooding this whole area for the last 40 years plus. The neighbors and I have been trapping this to manage the areas over the years, and I know that the old wetland lines have extended past the original boundaries.

The land is very wet, causing the water on this property to run into the Alder Creek. Therefore, bringing in soil and to have a micro filter system work is impossible. We all know that these systems fail and plug up, so where does this go? After a while it goes to the lake and will effect where the salmon live. The lake which this whole area depends and builds on, because of the salmon fishing. I don't know how this can not make sense to anyone as being a good idea for the community.

We talk about the town making money, but yet stating they do not having extra resources and extra money to construct or repair the Infrastructure on the problems already have. I don't believe adding more traffic to a country road is smart planning.

This camp ground will cause a significant amount of noise which will effect every neighbor. Anyone that has ever been to a campsite knows that when you are in a country

Campground proposal

setting sound carries a long way. Some of the campgrounds that already exist in our local area have private roads to them, or are hidden back from the road; which dampens the sound from the neighbors. The owner of this property does not live in the local area, which will affect him monitoring the quiet time and most likely causing it to get out of hand. So buffers and

struct rules need to be put in place to prevent this.

My concern is that this will bring in low income housing, which will devalue the community and effect

us all. So guidelines and restrictions need to be in place to stop expansion and yearly rentals or low income housing. The thought of a lot of unknown people wandering around in the woods of my neighbors near my home, WHERE MY KIDS FEEL SAFE; is every concerning to me for any of the kids and parents.

I will be making a hard decision with my family and friends whether or not it is worth it, to invest all my hard work and money to build a home and a better community here in Pulaski; if the people we have elected cannot preserve the country living, make it worth investing in, and not allow things that have negative effects to the community .

Thank you,
Jamie Martin

Sent from my iPhone

Subject: 448 canning factory wetlands

From: Jamie Martin <jamie.r.martin75@gmail.com>

Date: 3/19/2023, 10:49 PM

To: rkuehner@twcny.rr.com, jhowland101@twcny.rr.com, ceozeo@townofrichland.org

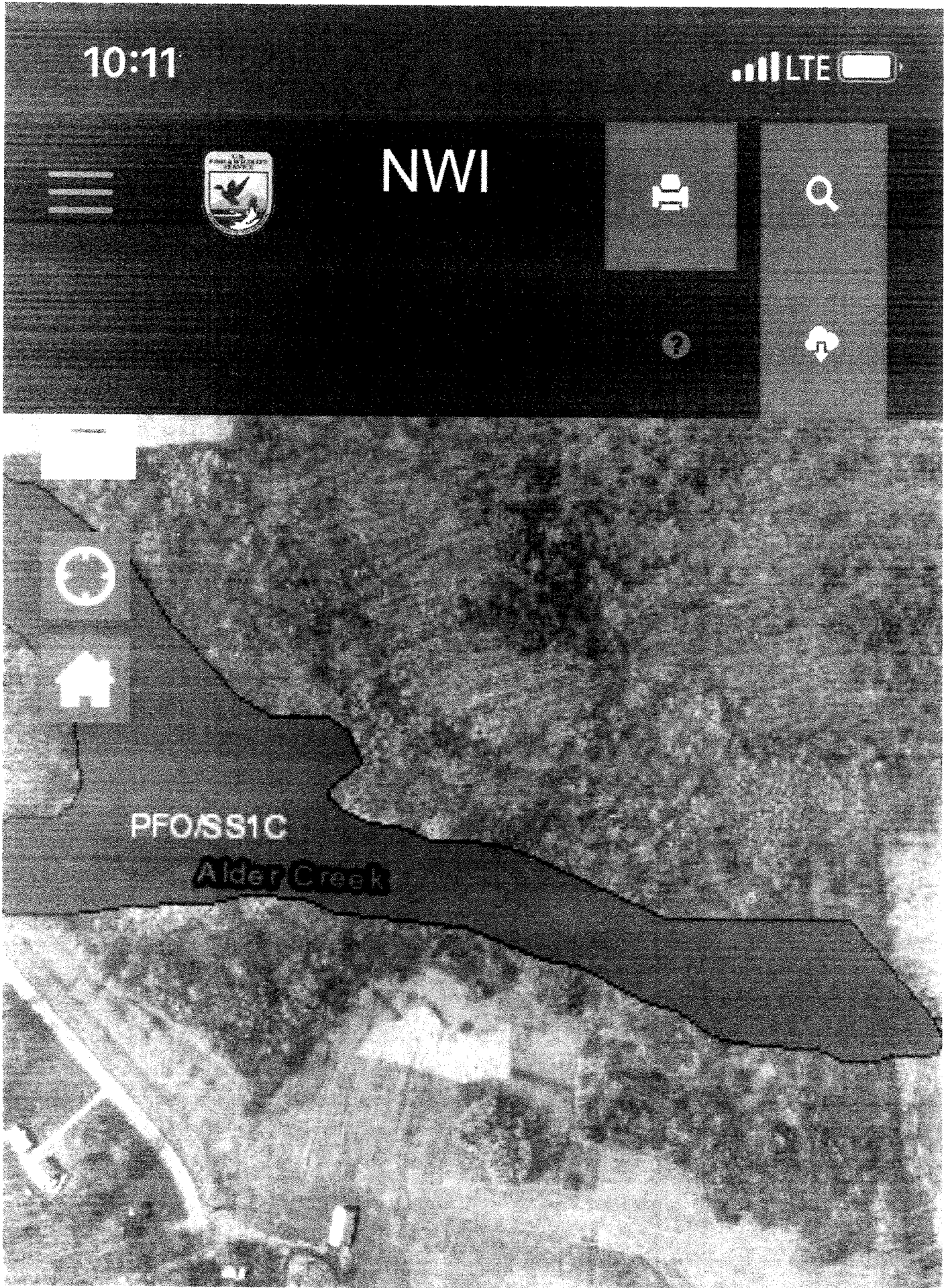
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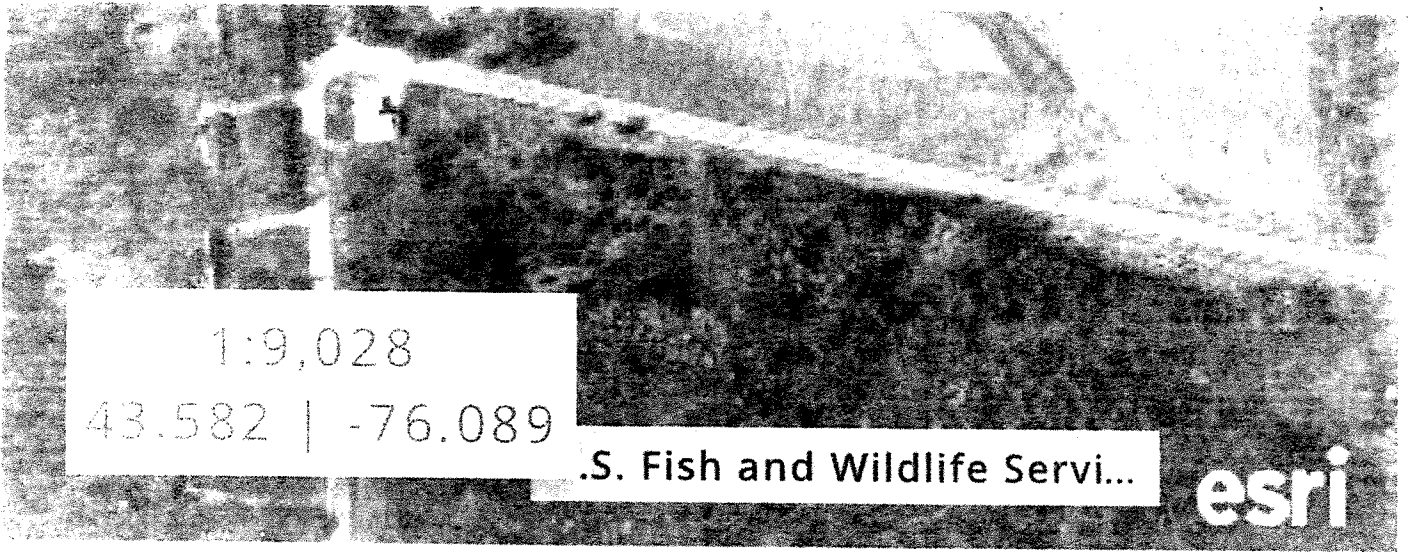
3/20/23



John ,

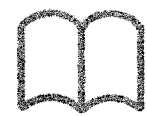
My understanding that the town says this property is not a wetland the state soil and water and federal National wetland inventory both consider to be a wetland. With This being recognized since 1981 and the beaver being in there for over 40 years I believe that a hydric soil test Would be required per the Army Corps of Engineers has this testing been done completed

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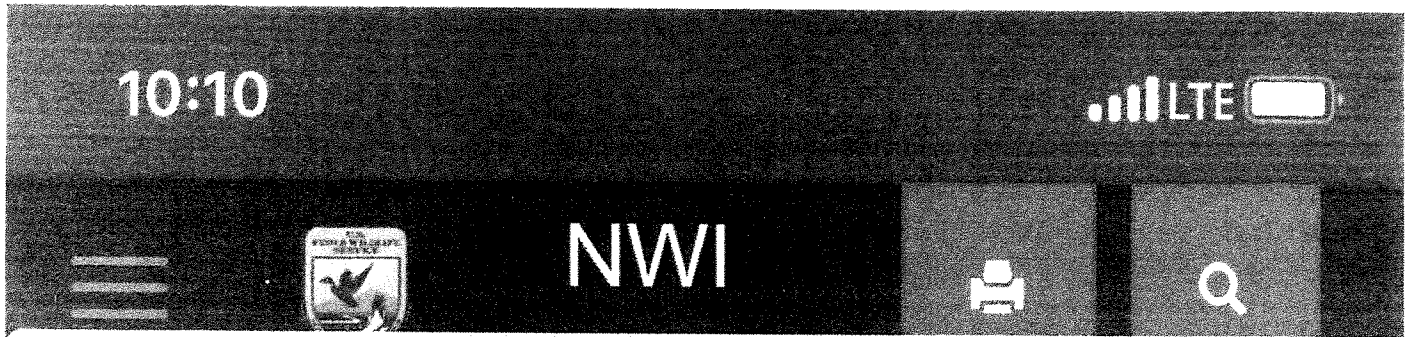




AA  ary.wim.usgs.gov 



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 General

 Description

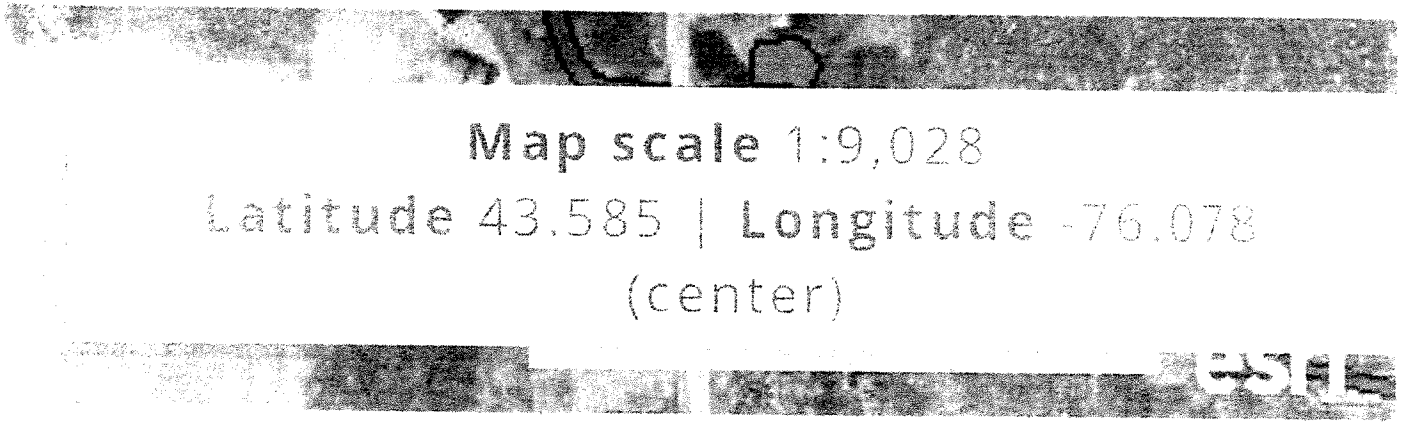
 Reports

This **14.18** acre **Freshwater Forested/Shrub Wet**
For a complete code description, click [here](#).

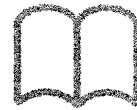
The wetlands and deepwater habitats in this area
scale, **black and white** imagery from **1981**.

[Zoom to wetland](#)

[Zoom to project area](#)

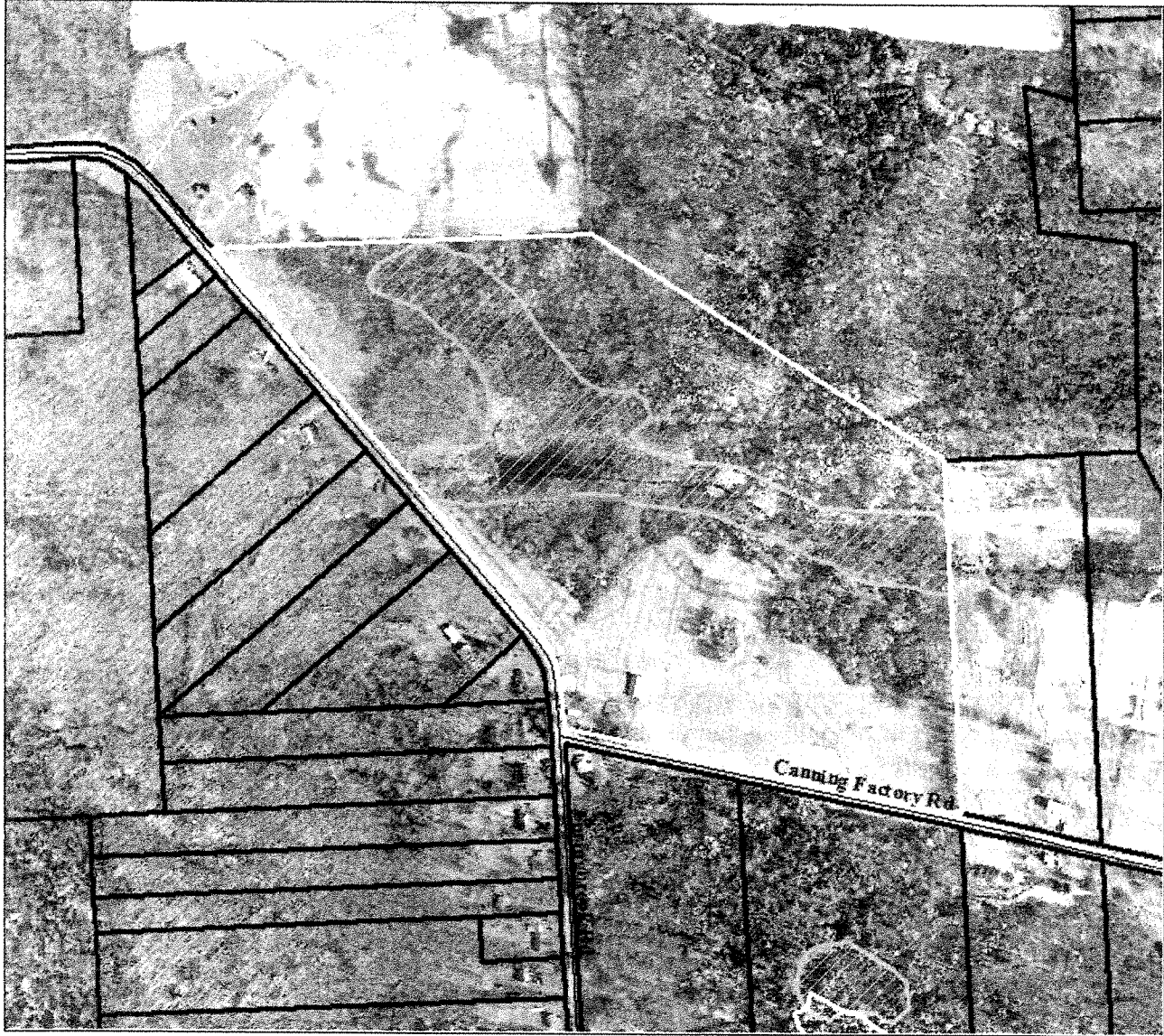


AA  ary.wim.usgs.gov 



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448 Canning Factory Rd
Town of Richland
Tax Parcel ID: 049.00-01-15.01



Legend

- 049.0-01-15.01
- streams
- NYS Regulated Wetlands
- NYS Regulated Wetlands



1 inch = 500 feet

Disclaimer:

The GIS map above is comprised of shapefiles obtained from the Office of Oswego County Real Property, Oswego County Department of Tourism, Planning and Community Development and the NYS GIS Clearinghouse. The accuracy of the data is not guaranteed. This map is not a survey and is intended for planning purposes only.
March 2023
Oswego County Soil and Water Conservation District

Subject: Campground Proposal
From: Danielle Martin <2daniellemartin@gmail.com>
Date: 3/19/2023, 11:03 PM
To: Jhowland101@twcny.rr.com

RECEIVED

3/20/23

March 19, 2023

To: Whom It May Concern

**Re: Proposed Canning Factory Rd
Campground, Pulaski, NY.**

Beautiful secluded campgrounds include plenty of land that not only contains all of the buildings of the campground itself, but has land surrounding the campground to help seclude the area for the campers AND provide space between residential homes. Helping to provide the quiet, peaceful, setting that most people look for when they are dreaming of their camping adventures.

There are also many amazing air bnbs in this area, that are locally owned as well. Many in town for people who are looking for more convenience to shopping & dining, as well as bookings for places in a quiet country setting with less hustle and bustle, surrounded by nature, cooking on a grill or kicking back, relaxing next to a campfire.

I don't believe it will help lower taxes. It will most likely raise them because with a change to commercial zoning there will be a greater need for road infrastructure and increase in need for water supply and maintenance.

The road side portion is a beautiful open field from the original farm property, that would be filled with buildings instead of the quiet secluded place most people look to camp. At the same time that quiet large open space is part of what separates the homes that are currently there. Most of the residents who have purchased or rent their property nearby is because it is a quiet, spacious country road.

That field is also home to a wide variety of wildlife that passes through the field and nearby wetlands every day. Deer, coyotes, fox, fisher, beaver, muskrat, raccoon.

We personally have put a lot of time & money into restoration of old farm structures & land on our own nearby property. We originally purchased it largely because of the quiet, peaceful setting. More importantly because this is where my husband grew up and he had visions of restoring it to the way

he remembered it being beautifully maintained as a child, and to put the farm land back to use.

According to farmers. gov, "Wetlands are among the most productive systems in the world. They filter nutrients, reduce flood risks, store carbon, provide critical habitat for wildlife, and contribute to the local economy." It also states "Just as kidneys filter toxins from the body, wetlands naturally filter sediments and excess nutrients – like nitrogen and phosphorus – from the landscape. As water flows through a wetland, sediment settles on the wetland floor and is held by wetland plants, which also add oxygen to the water and absorb excess nutrients for growth. When plant roots and stems absorb excess nutrients, it prevents them from entering downstream environments. The cleansing power of wetlands support clean drinking water for local communities, improves water quality in nearby rivers and streams, and supports plants and animals."

Therefore, putting the septic system of the proposed campground too close to this natural filter of wetlands could clog it up. This could cause a burdening of the filtering process and leaving excess toxins in the water, including the tributary streams, and the Salmon River flowing into lake Ontario. Effecting not only us, but surrounding wildlife.

According to farmers. gov "Wetlands are home to many wildlife species, such as migratory and resident birds, reptiles and amphibians, fish, insects, and plants. More than one third of threatened and endangered species live in wetlands and some need wetlands to breed. Wildlife like deer and turkey use wetlands and nearby upland habitat for forage and cover. Planting grasses, forbs, shrubs, and trees can provide suitable habitat for wildlife on local wetlands."

Regarding the proposed campground, building too close to the nearby wetlands could disturb the natural flow and growth of the ecosystem, including the habitat to many local wildlife.

Clogging up nearby wetlands could also contribute to increase in volume to the wetlands. Therefore, you have the possibility of increased flooding in areas where the "sponge" of wetlands becomes too full...flooding into roadways and nearby lawns where the campground would be built. This could effect residential home owners and locally owned air bNbs by floods damaging their properties. It could also cause flooding onto farmland, causing inability to plant crops or house livestock properly.

According to farmers. gov "Wetlands offer many opportunities for outdoor recreation and education. More than 98 million people in the United States hunt, fish, bird-watch, or photograph wildlife supported by wetland ecosystems. Landowners are diversifying their income by using their land to host recreational activities like hunting or supporting environmental education and hands-on experiences. Nationwide, it is estimated that hunters spend about \$145 billion on travel, equipment, and other associated expenses, creating an economic engine fueled partly by healthy wetlands."

This explains the importance of wetlands, and the way that it contributes to the fishing industry that currently exists locally in Pulaski. As a community overall we have done what we can to protect the local land and local businesses. The proposed campground is like promoting new business for the

current fishing industry of Pulaski, while simultaneously destroying the habitat of the vary fish you are hoping will supply the needed recreational activities to make that business successful.

In conclusion; we currently have some amazingly beautiful campgrounds locally. Some of which also have wetlands nearby. However, they have been properly preserved by distance. Along with providing a generously spaced amount of land between the campground and residential homes. I do not believe the proposed campground will provide the same protection of wetlands & wildlife, or peace to the current community or the campground itself.

It has been said that this will be good for the community, but WE are PART of that community; and we are saying NO, we do not want our wetlands, personal property or peace destroyed.

Sincerely,
Danielle Martin
Pulaski, NY

Sent from my iPhone

Shawn Patrick Doyle
85 Lake St.
Pulaski, New York 13142
315-298-3620 (hm) 315-602-6388 SPDinPUL@hotmail.com

March 20, 2023

Town of Richland Planning Board
John Howland, CEO

Re: Proposed Canning Factory Road RV Park
John and members of the Board;

I want to add my voice to opposition of the proposal for a RV/Trailer park on the corner lot of Canning Factory and Springbrook Roads. As a member of the Comprehensive Planning Board I feel that this type of development is not appropriate in this rural setting, on a corner, amidst wetlands.

The proposed site sits at a busy country intersection with Alford farm trucks bypassing the village on this road daily. The Amish community also uses this route to avoid the village of Pulaski. On the west side of the intersection there is fairly dense housing lots, while on the two adjacent properties are under cultivation as farms, complete with seasonal application of manure.

Oswego County Soil and Water Maps show this area as a wetland, as it is where Alder Creek begins. I do not see how a corner lot with wetlands could work for sanitation.

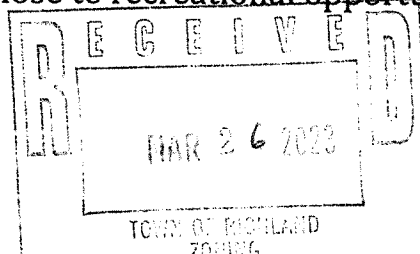
Springbrook and Canning Factory Roads are both town roads that right now see a more than average amount of traffic for their construction.

I personally do not see what the attraction by the developers for this site as an "RV Park". It is on a corner lot, landlocked by farms with no woods or pond that are normally required for recreation. My concern is that this is a "Trojan horse" in order to site a trailer park to take in people in need of low-income housing, and placing this out here will only cause issues as stores and other services are not close. I envision something that would resemble Pineville Campground down in a few years as this site offers nothing for tourism, and in my opinion would devolve into low-income housing and depress the values nearby.

In the past twenty years this are of the town has been greatly improved with Sanctuary Inn and the restoration of the old George White Farm, as well as the restoration of the old Meacham school across the street as a private home. Land and property values have increased accordingly,

In my opinion our town should welcome RV campgrounds along the Rte 3, and Salmon River corridor where they would be close to recreational opportunities. Clearly these do not exist on this corner lot.

Shawn Doyle





John Howland <ceozoe.townofrichland@gmail.com>

Canning Factory Campground

1 message

Jim Root <rootjk@gmail.com>

Thu, Mar 16, 2023 at 12:38 PM

To: supervisor@townofrichland.org, haynes@townofrichland.org, gilson@townofrichland.org, rnorth@townofrichland.org, goodsell@townofrichland.org, buildingsandgrounds@townofrichland.org, ceozoe@townofrichland.org, supervisorclerk@townofrichland.org, wjwheeler@nyassessor.org

My name is James Root, I am a television host and producer, photojournalist, and avid outdoorsman. As a lifelong resident of New York State I consider myself a semi local of Pulaski. I have done a tremendous amount of work to promote your area in Richland and Pulaski as an outdoor sanctuary including:

3 episodes of my TV show filmed on the river and at the Sanctuary Inn

Installation of 2 earthcam livestream cameras in the town of Pulaski with the help and support of Fat Nancy's, The Pulaski VFW, and LD's On The River, both of them a combined total of 4.7 million views.

I brought Hall of Fame NFL player Warren Sapp here in the spring of 2022

I've done countless social media promotional activities on the river and at local businesses to promote the area with millions of views.

I recently learned of this proposed RV Park near the wetlands on Canning Factory Road and the glaring conflicts of interest in regards to those tasked with protecting that area. In just two short weeks my online petition I'm attaching to this email has over 300 signatures of people like me who do not want to see this RV park approved. If the wildlife can't be protected what will you have? We greatly appreciate your time and consideration in regards to this matter.

Best


Jim Root

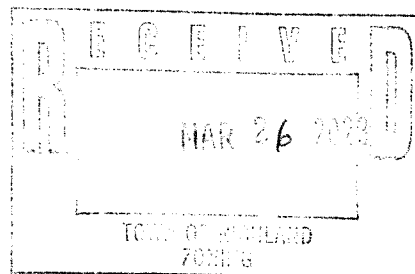
James Root

Television Host/Writer/Videographer

IG @jimrootfishing

Cell 607-793-1800

 petition_signatures_jobs_35550372_20230316155443.csv
28K



March 20, 2023

John Howland
Zoning/Code Enforcement Officer
Town of Richland
1 Bridge St.
Pulaski, NY 13142

RECEIVED

3/20/23

RE: Campground in Richland

Mr. Howland:

I am from Cazenovia NY but am involved in ownership of two parcels of land in the Town of Richland.

I was recently made aware of the plans for a "campground" on Canning Factory Road in your town.

I've been told that this facility is actually going to be a property with low-income housing vs. an RV park or campground.

As I started investing in your town, I was sold on the idea that many of the developers spending money there had plans to make Pulaski not just a fishing town; quite the contrary. I was told that the vision is to make it the next Skaneateles, and when people in Syracuse decide to go out for a nice evening, they will have a tough time choosing between Pulaski and Skaneateles.

I believe in this vision, especially when I see the land being acquired along the river to start the transition to a Five-Star destination.

Therefore, the approval for this project seems to be 180-degrees from that vision, and downright counterintuitive.

I hope the town will think long and hard about the long-term plans for this project vs. the short-term perceived gains in taxes or rent for the new owners.

Thank you for your consideration.

Mark W. Zagger
Owner: JEMZ Holdings LLC

March 16, 2023-Pulaski, NY

I want to thank everyone that has come tonight to show your opposition to the proposed campground and for allowing me to speak for a few minutes.

I think it's fair to say the town has probably never seen such a pushback on any one particular item.

I was fortunate enough to be at the first scheduled public hearing on the proposed campground a few weeks ago. Like many of you, I listened to all the concerns. The concerns in my interpretation were basically broke down into six groups:

- **Property devaluations**
- **An increased influx of traffic on an already stressed out road**
- **Concerns of the leaching of contamination in Alder and Deer Creek**
- **Drainage issues from the grounds to surround landowners.**
- **Noise pollution**
- **Privacy (visual blockage) and trespassing concerns.**

To address the concerns of property devaluation, I'm going to tell you a little bit about my story and why I am standing here tonight. It will only take a few minutes and hopefully it will help shed a lot of light on how important this really is to everyone.

Eighteen-years ago I was lucky enough to be in the right place at the right time.

I was at my sawmill with the guys on a Saturday morning going through lumber, like we did on every Saturday. We were chatting along, catching-up on the week's gossip. In that chat, it was mentioned that the old White farm on Canning Factory was going to be for sale soon.

Well, let me tell you, John saw my eyes light up with the news of that and offered to take me at the end of the day and introduce me to the farmer Mr. Joss. As soon as the day was over, that's exactly what we did. The next morning came, and we met at the farm to look around.

Despite the barns being pretty run-down, the house abandoned, and my father telling me I had lost my mind, I fell in love with the place immediately. The house was constructed in 1875, yet all the doors were still square and true. ***I knew I could save this place!***

By Monday afternoon, I had a purchase offer constructed and was back on his doorstep again. Promising him that I would make that place more beautiful than ever before. With that, he accepted and gave me a good deal on the property. Being an old smart farmer, and this being the third time he was trying to sell the property, he was "once bitten-twice shy". He then tested my sincerity without me knowing it.

Four-days after the purchase offer was signed, I received a call from a guy stating he had heard I was buying the White Farm and wanted to offer me 25-thousand dollars more than I was paying for it. I politely declined and thanked him for the offer.

At the closing Mr. Joss enlightened me of his test, and with a big smile, he shook my hand and wished me luck.

For the following three-years, countless hours and a lot of help from many people went into the renovating of the house and reclamation of the 100-acres of field.

It was during this time I came to the realization of how powerful and motivating tears of joy and hugs could be. Several times throughout the project, people stopped by the house, including surviving members of the White family. I'll never that Sunday morning when they brought Mrs. White from the nursing home from Fulton to meet me. We stood in the driveway as she sobbed on my shoulder thanking me repeatedly for saving her family's house and everything I was doing. When the dust finally settled, I realized what a gem I had obtained.

Many mornings I've watched amazing sunrises, eagles perched in the trees, and deer running everywhere.

One evening my buddy and I were outback counting deer coming into the back meadows. After several deer appeared He looked at me and said "Good Lord" this place is a **Sanctuary**. I nodded with approval and the name was born. From that night on the farm was considered and labeled **The Sanctuary**. For the next few years, I worked day and night to try and raise some extra money. I was on a mission to purchase any land that surrounded me that people wanted to get rid of in efforts to protect the sanctuary's privacy and integrity. With persistence and a lot of hard work I managed to obtain another five small parcels of the neighbors for various reasons, growing the property even more.

The Sanctuary has truly been an experience for many people the last ten-years.

After being at the farm for about eight-years, I decided to open it to the public as a Bed and Breakfast and share the experience and beauty of the property with anyone that wanted to take it in. For the last ten years I've met some amazing people through this venture from all over the world. We've hosted weddings, photo shoots, movie fillings, bridal showers, family reunions and array of individuals including ambassadors, professional football players, college coaches, and a heavy weight boxers.

At the Inn I keep a journal for all the people to sign when they stay. It is full of testimonies of how much they love and appreciate the grounds. Many of my regular customers have been coming to the area for 30-years. It's their annual family vacation. Most all staying for a week at a time. Many started in the campgrounds, hotels, etc. until they landed here. Every one of them rebooks for the following year before leaving.

To show their sincerity, several have caught wind of the proposal and have sent me letters to attach and to deliver to the town, all praying this doesn't happen and their week of peacefulness they look forward to every year is tarnished.

Doug Barclay had a dream to make the land in Richland worth more money than the land in Skaneateles. He saw the value of our resources. He was on the right path for many years and supported the preservation of our beautiful farmlands and projects like **The Sanctuary**.

Our land values have more than tripled in the last 20-years. A structure of such that is proposed could never escalate future property sales for any of the homes in the immediate area. Let's not allow our increasing property values to be reversed.

On to the traffic concern:

Our road traffic is definitely at its max a lot of the time, and there are several big trucks from multiple businesses that travel it regularly. At times it never seems to stop, all day long. If road traffic continues to increase something is going to have to be done for sure.

To be 100% clear, I am by no means complaining about the trucks.

Without these businesses, all of us would have to have to absorb several hundred-thousand dollars in taxes to maintain the roads. They pay ungodly money to operate in this State.

I know they seem to be going really fast because they are so big and heavy making them fairly noisy. But in reality, they are probably not going over 45-MPH most of the time. They are not easy to drive loaded. Many of the trucks belong to our local farmers.

Please listen closely:

Farmers are the original and still backbone of our country. These guys were born and raised here; they have worked seven-days a week most of their lives.

You will never find people anyone more passionate or proud of their land than the farmers. They will go out of their way to accommodate any of their neighbors' concerns and try to make it right.

We can never be without the farmer or we are done for more than one reason. Not only does the farmer pay a huge portion of our taxes every year, but he also maintains his crop land to the best of his ability at all times. This country needs crop land to feed itself and not rely on other countries. There's no one else that can absorb the cost to maintain these fields to assure this. Thirdly, the farmer is responsible for all the beauty of the rolling fields and country setting that we all enjoy so much along with all the people that flock here.

The **Number One** thing I hear most frequent from my guests is how much they love Pulaski and how it reminds them of their hometown they grew up in. When I ask, "What happened?", the response is always the same:

They drove the farmer out and the land was all split and developed. Lining the pockets of the investors and engineers. Their hometowns are now cities that they look to escape from every year.

Despite them working seven days a week they are real humans and have breaking points, they can only take so much before they move on. Please keep this in mind when it's planting are harvesting season and give them room to get their work done. Mother Nature seldom cooperates with these guys, and they have to hustle most all of the time to beat what she has to deliver next, please do not drive them out. They are protecting our beauty and investments keeping our investments growing.

With the influx of the campers on our road, I can only for see accidents, complaints, and more public stress added to our local businesses with the increased traffic.

Our local businesses will suffer greatly if we change the road to a 30-MPH zone to prevent a tragic accident.

Wetland contamination issues:

Not much adding up here in my brain.

How does it make any sense to build a micro sewer plant on a high spot of ground surrounded by wetlands that drains into a creek full of beaver?????

How's does it make any sense that the only spot the beavers build their dams in Alder and Deer Creek is not even in a NYSDEC check zone???? Are beavers really that smart that they know enough not to build in wetland's check zones????

Does anyone believe you can dump 80-100 people's excrement on a pile a gravel set on a clay-base forever without it failing????

What happens when the line gets plugged and it starts pumping out the top of the vent pipe or gets crushed by heavy camper or RV holding tank is leaking???? Or a cap comes loose?????

Where does it all go???? Really?

What about all the vehicle traffic in there, are the cars going to be not leaking oil and antifreeze?????

What filters that OR monitors it?

Go check out any store parking lot if you don't think there is not going to be leakage.

I believe and recommend mandatory water sampling of the creek upstream and down from the proposed site should be conducted once a month for infinity to ensure the integrity of our water shed.

Drainage issues from surrounding landowners:

I have concerns about the drainage of my property should any type of pond or water damming occur in the future on the proposed campground property.

Several years ago, beavers created a pond in there so big that it flooded a large portion of the 20-acre field behind my barn and started backing water into my basement.

It wasn't until I obtained permission from previous owner to the trap the beavers out that I cured the problem. The last few years the beavers have moved back in and have started to make the field wet again to the point where it is too soft to harvest the crops in certain areas.

Should any water retention structures be constructed these concerns will need to be taken into consideration.

Noise pollution:

A large portion of my clients are in bed early in the evening. Normally, they have to be up by 4-AM in the morning to meet their guides at their designated locations.

Any noise pollution past 9-PM I'm going to ask to be restricted.

Any other noise I'm going to ask to be buffered by two-rows of some type of tall, fast-growing evergreen trees to be planted the entire length of my southern property line, staggered to assure 100 percent blockage of sight and to help in the sound buffering.

Trespassing:

This is going to be a major issue in general especially with a walking trail planned near my border. For eighteen-years we have been managing whitetail deer here.

We have created clearcuts for bedding areas, reclaimed old apple orchids, and provided them with a 100-acres of crop land to browse on at their convenience.

An extensive amount of time and money have gone into this project in an attempt to grow and harvest mature whitetail bucks.

Only one out of 5000 bucks in New York State ever reaches the age of four-years old or achieves a score of 140 inches or better on the Boone and Crockett scale.

Between two other neighbors and myself in the last ten-years we have harvested four deer of this caliber.

It is only due to all our efforts, a lot of discipline, and 0 percent harassment that we've been able to achieve this. The atmosphere I've created for trophy whitetails is irreplaceable and priceless.

One trespasser jeopardizes a mature bucks' bedding ground FOREVER!

You can read it in chapter one of any whitetail management book.

I also have concerns of people fishing in my creek along with starting fires and foraging firewood for their campfires in my management area.

I have attached some letters to address my concerns from other areas and what they experience with the development of a campground in their residential area.

I am going to request in addition to the sound/sight buffering trees an 8'-10' high chain length fence with razor wire on top the entire length of my southern property border be installed and maintain the entire time of being in existence to ensure the preservation of the area I have created and my privacy.

These are the most of my concerns and reasoning behind them.

My only remaining concern is that many times projects get started like this small to avoid additional permitting and requirements then get expanded a little bit to a time. Suddenly, a "camp ground" or "RV-Park" transforms into semi-permanent low-income housing under the auspices of being something less benign.

I would like to ask that this is a one-time blueprint that never be expanded for any reason and for the town to really consider if this venture is really feasible or worth putting our property values, neighborhood harmony, and local businesses at jeopardy?

Thank you for all your time and consideration.

Jeff Edick

March 8, 2023

To Whom it May Concern,

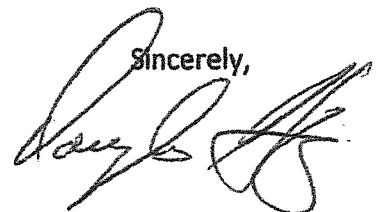
I am writing in regard to an issue that is of great concern to me. I was recently made aware that there is a proposed campground to be located at 448 Canning Factory Road in Pulaski, New York. The Sanctuary Inn is located adjacent to the property being proposed to be used as a campground for several campsites. My family and I have spent the last 10 years visiting the Sanctuary Inn located at 536 Canning Factory Road.

There are many reasons why we choose to spend time at the Sanctuary Inn. It provides a beautiful and serene setting, where we can get away and enjoy a peaceful time to get rested and renewed. It has been a place where we can go for a walk along the quiet of the road, or perhaps go fishing in many of the prime fishing spots of the area. If the proposal for a campground is granted, I fear that the quiet, tranquil place that I go to will no longer exist. There would be a large increase in traffic along the road that use to provide a place for a quiet morning or evening walk. There would also be the need to provide bathroom facilities for the numerous families using the campground throughout the season. I am concerned about what that would do to the lakes and streams of the surrounding area. Yet one more concern that I have is the wildlife that can be drawn to a campground. As is commonplace, where there is food there are animals. The area would see an increase in wildlife and that would pose to be a problem, albeit even an issue of safety, depending on the various types of animals that are drawn in by the smell food cooking over open campfires. Not to mention the animals drawn into the dumpsters full of garbage left behind by the campers.

I am not only thinking of myself and my family as I write with my worries. Think about the families that live down that road. Their lives would change dramatically. Their quiet rural road will see a large increase in traffic throughout the camping season, causing an issue of safety as well as an increased need for more frequent road-maintenance. They would no longer have quiet evenings on the porch or the back deck, rather they will have to listen to the many sounds coming from the campground- some of which can be very loud, as the campers enjoy their music at various volumes throughout the days and nights. Not to mention the nuisance of having garbage strewn throughout their yards by animals taking advantage of their newly found food source- the campground dumpsters.

It is my hope that you take my concerns into serious consideration, not only coming from a person who visits the area, but also for all who call Canning Factory Road their home. There are certainly places where a family campground would fit in, I strongly feel as though the location on Canning Factory Road is not one of them.

Sincerely,

A handwritten signature in black ink, appearing to be 'Ray B. [unclear]', written in a cursive style.

March 8, 2023

To Whom it May Concern,

I am writing with concerns regarding the proposal to build a campground on 448 Canning Factory Road in Pulaski, NY. My son, grandson, and I have made a tradition of staying at the Sanctuary Inn located on Canning Factory Road each year during the salmon and steelhead seasons. We have chosen that particular spot each year because it is located in a quiet area, away from town. It is a place where we can enjoy family time on the back deck, overlooking beautiful untouched fields. The serenity of the area is the whole reason that we choose to stay there year after year. If a proposal for a campground were approved, we would no longer have that quiet place to escape to for some family time. It would be overcome by traffic and people as well as a great deal of noise. It is currently a calm and clean place to visit. I enjoy waking up to enjoy a cup of coffee on the deck, with just the sounds of the birds as they go about their morning.

I think of all the people who call Canning Factory Road home that would be affected. Each season their peaceful road would be overrun by campers. Their own peace and quiet would come to an end. In addition to the increased traffic, noise, and litter left behind, I ask that you also consider the size of a bathroom facility that would have to accommodate all the campers. That would surely affect the quality of the water for all families living in the area.

For the many reasons that I have stated, I ask that you please deny the proposal for a campground on Canning Factory Road.

Sincerely,

A handwritten signature in black ink, appearing to read "Goye H. Goye". The signature is written in a cursive style with a large, prominent initial "G".

Ken and Paula Siegrist

35 Union Road
Clinton, NJ 08809
(908) 399-7820

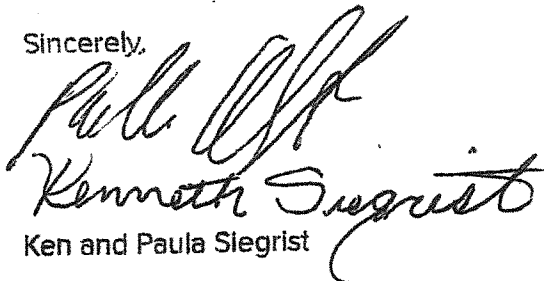
February 27, 2023

To the Town of Richland: A Letter Petitioning to Protect the Deer Creek Wetlands by Refusing Permits for a Campground on Canning Factory Road

As a client of the Sanctuary Bed and Breakfast owned by Jeff Edick at 536 Canning Factory Rd, Pulaski, NY 13142, we would like to strongly protest the proposed campground at the corner of Canning Factory Road and Springbrook Road. We have been visiting this idyllic bed and breakfast and surrounding countryside for over 10 years now, and cherish the peace and quiet as well as the abundance of wildlife and flora that the wetlands surrounding Jeff's property provide.

The proposed campground would not only destroy the seclusion and tranquility of this land and surrounding properties, but would also introduce traffic, noise and pollutants into this pristine environment, threatening the ecosystems that are so precious to those that either live in or visit the area. We understand that waste systems proposed for this property would also be a danger to the abundance of wildlife and fish in nearby streams and Deer Creek. To expose this agricultural and residential area to an outside commercial business would not only inhibit Jeff's ability to offer his sanctuary house and property to those who have come to love it there, but also be a vote for the loss of the habitat and environment that makes this sanctuary such a treasure to visit and enjoy. Please vote NO.

Sincerely,



Ken and Paula Siegrist

To whom it may concern.

I have been coming to the Salmon river for over 30 years. I have spent many nights in those early years bouncing between the super 8 and partying at various camp grounds. It was a great time as a late teen and early twenty something years old but as I have gotten older and I as I started to bring up my wife and our children, the excitement that the camp grounds once gave me has turned into frustrations. The random fights at neighboring camps, the constant stream of camp fire smoke. The ATVs roaming around at all hours just feet from your bed. It just became too much.

The sanctuary inn became just that, our sanctuary. The wide open lands, the quiet, the solitude, it was what we didn't know we were looking for. The Sanctuary is our home away from home. We can walk outside without choking on camp fire smoke. We fall asleep to the sound of crickets and not random fire crackers. Waking up to see rolling hills and open fields and not your camp site neighbor reliving himself in the bushes. To lose that peace and tranquility would be detrimental to the experience that you get staying at the Sanctuary. It would lose its magic and I fear that it would no longer provide us what we strive for when coming to visit Salmon river.

Billy Payne

Pennsylvania

**Prisco & Sons Inc.
301 Colonial Ave
Marco Island, Fl 34145
239-404-4757**

3/10/23

Dear Sirs;

I have been going to Pulaski for the salmon run for 37 years. After moving from PA to Florida 20 years ago my sons and I fly up to meet my brothers and best friends every year for this trip. We have had the pleasure of staying at Sanctuary Inn since its inception.

It was brought to our attention that a camp ground on the adjacent property has been purposed. We are all against this action.

The Inn and property are one of the true pristine and peaceful areas we visit. A camp ground Here will bring with it not only unwanted noise pollution and traffic, but also litter, trash and septic problems.

Do not ruin this unspoiled area by approving this camp ground. 10 of us will not be returning to Sanctuary Inn if this goes through. I have stayed at other facilities across the country that were within ear shot of a camp ground and that is not a pleasant experience!

Thank you for your attention in this matter,

Jeff Prisco

priscojeff@yahoo.com

The Whom It May Concern,

This letter to inform the town of Richland that I along with a group of others have been coming to the Sanctuary Inn for about 10 years after staying at some of the campgrounds in the area that we were not happy with at all and would never stay at them again. The Campgrounds are very loud, lots of party's, people in and out all day and night, and very dirty. The Sanctuary Inn is by far the best most relaxing, peaceful and very clean and friendly. Unfortunately this is very discouraging news.

James McCallion
45 Begonia Ln.
Levittown, PA 19054

(215)630-5104

Thank you,
James McCallion

Town of Richland,

I have been going on this annual trip that we look forward to coming to every year for the past 10 years. Anytime

we come and stay at the Sanctuary Inn it's peaceful, relaxing, very clean and very well maintained.

Unfortunately we are very discouraged and upset with the fact that they are trying to put campgrounds in. We have stayed in several campgrounds around the area and were not happy with them at all with all the noise, people in and out, partying all day and

night, not clean at all, not to
mention how unprofessional
and not at all maintained.

When we seeked out the Sanctuary
Inn we have had the best
times coming up for our trip.

It's quiet, maintained, very
clean, peaceful and very nice
people. This is a trip we look
forward to every year to get
away and relax. Thank you!

Sincerely,

James M. Hendrickson Sr.

JAMES M. HENDRICKSON
11 GENTLE RD
LEVITTOWN, Pa. 19057

(267) 228-7963

Town Of Richland

Regretfully I am writing this letter due to the fact of the possibility of compromise regarding or surrounding the Sanctuary Kenn. My family and I have been taking trips to Pulaski and staying at the Sanctuary Kenn for a number of years now. It is very upsetting to even hear of such due to the cleanliness and great environment at the Sanctuary Kenn. This is very upsetting

We absolutely look forward
and love staying at the
Sanctuary Inn. We are very
upset and discouraged that they
are trying to do this.

Thank You!

Sincerely,

James A. Hendrickson Jr

JAMES A. HENDRICKSON JR
27 DISK LANE
LEWISTOWN, Pa 19055

(215) 749-2593

To the Town of Richland,

This letter is being written with great disappointment due to my family has been staying at the Sanctuary Inn for about 8 years we look forward to this annual trip every year to relax in a great peaceful, clean, environment after hearing that they are trying to put Campgrounds in we are at a loss for words. We have stayed at several Campgrounds including Stoner's which only had got worse every year.

and discomfiting. Thank you!

Nick Lombardo

Sincerely,

856-325-8169

Nick Lombardo

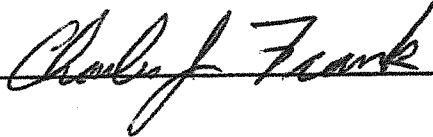
28 Stream Lane
Levittown, PA 19055

To: TWP of Richland, NY:

I'm writing this letter in reference to the proposed campground next to the property located at 536 Canning Factory Rd, Pulaski, NY 13142. I was the first guest to stay at the Sanctuary Inn B&B and have stayed at the Sanctuary Inn an average of two times a year with friends and family ever since. I feel like the Sanctuary Inn is my home away from home, one of the many things that I love about it is that it is such a peaceful and quiet place. I feel that the proposed campground would completely change my experience of staying at the Sanctuary Inn. The amount of people, traffic, and noise that the proposed campground would introduce to this area, would destroy the natural beauty and solitude that the experience of staying at the Sanctuary Inn provides to myself and my family. Please put a stop to the proposed campground next to 536 Canning Factory Rd, Pulaski, NY 13142 so my family and I can continue to enjoy staying at the Sanctuary Inn for years to come.

Sincerely,

Charles J Frank



Date: March 1 2023

Dear Jeff,

Nov. 18th
2018

I want to take a minute to say thank you for opening up your home to us. You have a special place, and my dad and I had the time of our lives at your farm. Thank you for everything you did for us, I enjoyed hearing your stories and learning from you. If you ever make it down to the Poconos, look me up- the door is always open! Come see the East Stroudsburg Warriors play. Thank YOU- hope to see you soon.

Jimmy
Terwilliger
570-236-0555

Jeff,

Thank you so much, we had a wonderful time!

The fishing was great today, we each brought 2 salmon home and 1 of mine was a

30.5 pound coho. We took it to a taxidermist.

The house was perfect!

We really got lucky to find it & please thank

Sue for us, she does a great job!

P.S. - No ~~short~~ Stacey last night!

at
Luis
Judy

Name: Stacey Snyder

Address: 72 Photo Ln.

Email: staceysnyderstudio@gmail.com

Phone # 717 694 3802

Judy Hoffman Spriggle

1890 ARBO GAST Church Rd

Mt. Pleasant Mtlk P. 17853

570-539-2585

10-03-12

Kris Heath

Thank's All

3846 Turkey Valley Rd.

we had a

111 Pleasant Mills, Pa. 17853 great time!

76 BOOKS FOREVER GREEN TIME

the same the best

Angie Bloodworth

3001 Lewis Ridge Ct.

Charleston, W. Va. 25334

Thank you for the wonderful

books & meeting your story

to read. Best of all you are always
available. Call 818 101-1011
for more books. Dr.

Jim & Michelle Ventier
1493 Springwood Circle,
Chambersburg PA 17203

Thank you for opening the
Sawchamf Inn. This is now
our home away from home.
We always have a great time
in Pulaski!

Thank you my dear friends,
Good Bye me too and the
Bottle etc. and you are one of
the few...

Shirley & Larry Frank
29 Park Ave
Greens Brook, NJ 08813

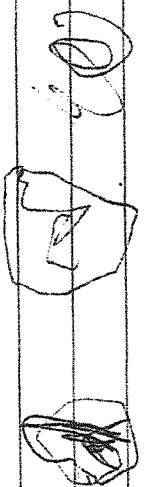
Jim & Trish Farmer
277 Pin Oak Rd
Shrewsbury, PA 18360

We came to celebrate a medical milestone with
family & never thought we'd find a home.

We'll love to come back to and
also find a NY friend, thanks
again for showing your beautiful
home! - Christine, Larry, Jim & Trish
2-17-2013

Sai Risco
103 Madison Ct,
Milford PA, 18337

9-27-13
AS ALWAYS WE HAD A BAST...
CAN'T WAIT TILL NEXT YEAR.
I WAS SERIOUS ABOUT YOU
GUYS COMING TO FL.
THANKS FOR EVERYTHING
STEVE



9/29/2013

Brian Wright Sawford CT

Loved our stay here at the sanctuary...
a great night sleep & gracious hospitality
gave us good energy for a successful
day of salmon fishing. Also
enjoyed the night sky view
from the back porch... we
will be back! Thanks. JGF!

10-2-13 Thank you JGF!

We had a wonderful time!
We hope to see you next year!
Please thank Becky for the
wonderful meal.

God Bless,

Spacey, Judy, & Lois

P.S. We've got eleven salmon
all total.

10-6-13 Thanks Jeff

We had an awesome time
we love your place, and
the fishing was "Great"

You're the Best! Charlie and Sean

P.S. 13 salmon So far and still

got Sunday. Charlie Kyle Jane Keith

Tommy Jay Nicole Chris.

10/13/13
10/13/13

10/13

Jeff

Wrote to see BIZ is
nature off as it seeds. A
great time is always had
at the sanctuary. Thanks
for some more awesome
memories. Jimmy D.

10-14

This is an awesome

place to stay.

The best in area.

Safe & rebecca are great

we caught 5 king salmon

today. We will be back

for more.

Thank you for

your hospitality,

if more are stay,

is necessary,
I am telegraphing

Dear Jeff,

PLACE - felt like
being at a good friend's
house. Can't wait to
come back. See you
in the Spring for fishing.
Thanks for the hospitality &
for Sigae & T.H.
Dana & Mike Aero

Beautifully decorated - 1/2
Spotless!!!

Jeff

Agreat stay!
So grateful to you & Polly
Dana & R. Okelle Pollock.

10/29/2013

Jeff

Thanks so much for another
beautiful get-away! Your
home is just perfect - has
everything I'm looking for
great hosts who really enjoyed
ourselves. Jimmy & Charlie

JEFF

WHAT A GREAT HOME! THANKS
SO MUCH FOR LETTING US STAY.

MIKE + KITTY
7/19/14

AWESOME AS ALWAYS
THANKS FOR EVERYTHING

STEVE & THE BOYS
9/27/14

Thank you Jeff for hosting
on night - a great home!

Shirley

Thanks Jeff, Once again we had
a great time and enjoyed our
stay.

Kyle + Paige
02.14.15

Thanks Jeff for a Great
Family Weekend. We Love
MAKING Memories in this
Great house with GREAT people!
THE FRANKS

3-8-15

Thank you Jeff & Becky! ^{Shirley} ^{02/14/15}
You Guys are awesome, Thanks for ^{3/13/15}
The Great Dinner, and Jeff taking
that ride to Deer Camp. I felt
like we have been Buddies our
whole life. What a Great E. I. !!

Jeff & Becky,

Thank you so much for your
hospitality. It's always the best
experience when we come here
& you make our stay more fun
& comfortable. THANKS again. I
will see you for Salmon fishing
2015 if not before then.
3/8/15 Nicole Frank

June 28, 2015

Beautiful comfortable home and
property. Thank you for making
us feel so welcome and relaxed.
Really, every bed was perfect
after a long day at Vivike.
This is a great escape from
the world & bustle of life.
Best wishes
Mary & Jason



THANKS JEFF

BEAUTIFUL RACE, WE

WILL BE BACK!

SOE 9/20/15

Thank You Jeff this

Place was amazing!
It made Heprip that
much better!

9/20/15 Zach
PS Thanks for the pellets!

Thanks for sharing your
beautiful home, we will be
back!

Lois, Stacey & Laura

10-11-15



Jeff -
Another wonderful time at
your amazing home. Thanks
for helping in making
such great memories with
our family & friends. You and
Becky are wonderful people
and we wish you all
the best with your many new
ventures. Until next time....
See you soon

With love,
Charlie, Sony, Family & friends

8/18/16 Leo Pisano

Another great evening at the
Sanctuary Inn!

Thanks SETH

8/14/16

What a beautiful home!

Thank you so much for
allowing us the opportunity
to enjoy a beautiful weekend
in Pulaski. We look forward
to returning.

Doug and Lori H.



Thank you! What a beautiful
restored home! We had a great
weekend, with fantastic meals at
Rainbow Shores too!

8/20/16 The Horse Family

10-21-16

THANKS SETH AND A GREAT
TIME! BEAUTIFUL PLACE AND
GREAT FISHING. SEE YOU
NEXT YEAR.

Jim, Jim, Jay

5/20/17

Thanks Buddy Smitty,
15 heading back to NJ
we appreciate everything

Charles & Lory

JEFF

9-29-17

Had a great mini getaway
for the weekend. Fish were running
good. Keith stamped em, and
landed his biggest salmon, 91 inches
28 lbs. Dad couldn't catch a cold!

- Jay, Nicole, Keith, Charlie

P.S. Like father Lik

son



JEFF & BECKY.

THANKS FOR ANOTHER

GREAT ADVENTURE.

ALLIE FIRST SKIING !!

AND SHE DIDNT TRY TO

GIVE IT MOUTH TO MOUTH

AFTER SHE CAUGHT IT, TO

SAVE IT.

ALWAYS A GREAT TIME.

THOMAS FOR EVERYTHING

YOU GUYS ARE FAMILY

NOW. YOUR STUCK WITH

US FOR A LONG TIME.

KENTH, ALLIE, CHARLIE, LORR

KEM, DANIELA, LANCE !!!

(STEVEY BOYS)

JOH + REBELLA 1-21-18

One can't help but be
deeply moved by the beauty
of Jim's sanctuary, so much
love and attention to detail.
A warmth, an invitation.

We will most definitely
return. And hopefully,
bring friends,
Thank you both for the way
you live, so close to the
earth,

with deep respect,

Marcy + Chris

Jeff & Becky

3/11/18

We had a wonderful getaway
thanks so much for showing this beautiful
setting with us!

Prison Woods,
Hudson NY

Thanks for everything
Catherine J.

Prison

Jeff & Becky -

9/2018

Thanks so much! Will def. be back!
Be sure to listen on our Spidershow Channel

Jim Fox

Keel Property Right

Thank you Jeff & Rebecca! Love back

or great times. Love Mary, Jeff, Cassie &

Joe, Catherine, Megan, Josh, Anna, Annie
Carmel & Shasta
11/5/18

Dear Jeff & Rebecca,

Thank you for your warm welcome
friendship on this trip Adam has
been thrilled to fish & caught a
very respectable Steelhead! Your home
is delightful & so comfortably furnished
we have felt very much at home.
The peaceful setting & views are
unmatchable & we are so glad this
historic home is preserved.
Thank you too for some delightful meals
& the Hill House blanket.
All the best to you both & we hope
to return next year

Greer, John, Adam & Kate

4/20/19



2020

July 25th 2020
Had a great time at the
farm. The horses were
beautiful and the views
were amazing. Thanks
to everyone who made
it so special.

July 25th 2020

Had a great time at the
farm. The horses were
beautiful and the views
were amazing. Thanks
to everyone who made
it so special.

July 25th 2020

July 25th 2020,
This horse is beautiful and
kind. It just is beautiful. I
hope you have fun with
the farm and horse.
Rochester, NY

August 8th 2020

Thank you so much for your
hospitality. This place was
exactly what we were looking
for. Beautiful and peaceful
surroundings. Absolutely love
Dodie & friends.

August 11th 2020

Thank you very much for opening
the guest farm here for our
family. We loved all the cheer
of the horse and looking out at the
open fields. A great spot.
Remembering farm

Aug 16, 2020

You have a beautiful place & from pictures we could see you have a beautiful family.

Thank you for having us here lots of love for you & your family.

- Your Aug 16th, 2020 guests!!

September 7, 2020

Thank you for having us we had a great time you have a beautiful place. We'll spend time outdoors.

We would get some back!!!

- ~~Shane~~

September 21, 2020

There is so much to say but not enough time. Thank you for this beautiful chance that I got to experience. I felt more connected with my friends and friends. A couple set backs but I'm responsible.

Oct 6, 2020

Thank you for letting us stay at the Sanctuary Inn. Always a great time.
- ~~Sergio~~

12/15/20

3292 60609
yhs 2664593000
5m2 532909
03000 (190000) 29100093000

THANK YOU V. tsitsagi

January 2 2021

Your house is beautiful.
Thank you so much for an amazing
week. Spend the New Year's Eve that I
will hope brings forth some big changes.

We loved the bread you left for
us and took a flyer so we can stop
in and get more soon.

This was a great way for our
small group of family and friends
to spend some time together and we
may just do it again!

~~Mark's
The Sick Schmidt's
The Robert's
The Dowdler's~~

Jan-25-2021

Another great stay! We love
Sanctuary Free.

love)
Marey + Chris

1/2021

What a beautiful home!

The family had a great time
even though the weather was
freezing!

Thank you so much.

Dan Martin & Spence Fantuzzi.

2/15/20

Had a great time
Great house

R Rosen

2/26 - 2/29

you have a beautiful
house! We had a
wonderful time!

Thank you!

EDB.

TODD & Amelia B

LUKE F.

Jordan F.

Kurt & Lara F.

10/21 PATTY MULHSEN

Down Road

James McCle III

James McCle

Jim Cherny

Fish and

Loved the house!

7/11

10/15

Jeff

Thanks for a great day
12 Fish Record Night

Always a real time
See you next year

Mike

BLOCK AND MEET

2/21/22

HAD A GREAT TIME

Love the house
Had first place in the sponsorship of
36 3/4 pike

- Thanks
Solingen County Gang

5/12

Jim Root + Pamela Smith

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

5/15/22

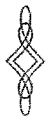
Hankes sex c-

Q Wandering Tanager

- Chalker, Chris, James,

Guadalupe, Brandon,

Knob: Gulls (U) W



Steve K. Lopez

Steve K. Lopez

Awesome
A BNB!!

*James V
10/12*



July 2022

Carlo + Felice Family

Thank you for the awesome
get away! Beautiful house and
good food and what we expected.
Amazing vacation!

Felice
Felice
Felice

Philly PA
Atlanta, GA

Happy Independence
Day!!



July 24

Jim & Tim Wright

London MD

Leann Shoggett

July 24

Adley & Mike

Adora & Brittan Wadling

July 23 2022

A.B.U.B. wonderful place

well be back

Thank Adley & Mike

of July 24

Colin & Nancy Swannal Wendrick

So home Myraie M. Great time,

and this home, did't stay over

you.

Chris M. Fur. Denna

Characterly Journal 7/24/20

Thank you for a wonderful stay!

Such a big point of parking my
son's wedding weekend fantastic!

Love Shuman
Cecilia, NY

7/28-30/20

Had place to leave, as taking
by the beauty & peacefulness of the
home. Caught a salmon for the
first time. Will never forget this
three days. We are so grateful
for everything you

Thank you all
Ed & Yvonne Zille
Shubie, MA

This home is wonderful. We stayed here
two nights and brought my grandmother salmon
fishing on Lake Ontario. She caught her
very first salmon at 80 years old. She can't
talk about the great charter she had and the
peacefulness of staying in this home.

Thank you,
Green + Huber + Polidor
Lenox, MA

8/13/22

Thank you for such an amazing stay! I have won the perfect place to begin our lives together as husband and wife! We all had such a great time together and are so grateful for the hospitality I thank you again for allowing us to stay here!

With love,

Mr & Mrs. Grobner

8/28/22

Thank you for letting us use your home for the weekend to enjoy the fair.

Mrs. & Mrs. Mullen

9/18/22

Thank you for letting us stay in your beautiful home, we had a wonderful time and great fishing

Kidia ☺☺

9/25/22

Thank you for a beautiful place to rest our heads after a long day of salmon fishing.

Sincerely
The Hernandez's

Also A wonderful stay for a group of 6 by Angela's. Slept well, ate well and caught some nice "steelhead" & the fly.

-Andrew

2/30/2023

Thank - you for opening
your home to us for a great
winter break in NY State!

The Manoppella
& Lyons

2/27/23

Had a great time. The house
is awesome! Got in some refreshing
5 1/2" ice 32+ 28 inch Pkcs

THANKS SULLIVAN COOKY GANG

Exygd AC mate

~~Hi~~ Paul Bonaventura & family

What a beautiful place, we are enjoying it
Here to fishing too

My pleasure with a great
Place to come to & enjoy
the Peace & Quiet!

Had a Great time talking
with Jeff about fishing activities
9-15-2021 "Tax Day"

Mike Cross & Nick Cross

Thank you very much for your hospitality
you have a beautiful place that we
shared many great times together in.
Without people that rent spacious places
like these, we wouldnt be able come &
be able to fish or share great memories.

THANKS & CHEERS TO FISHING!!!

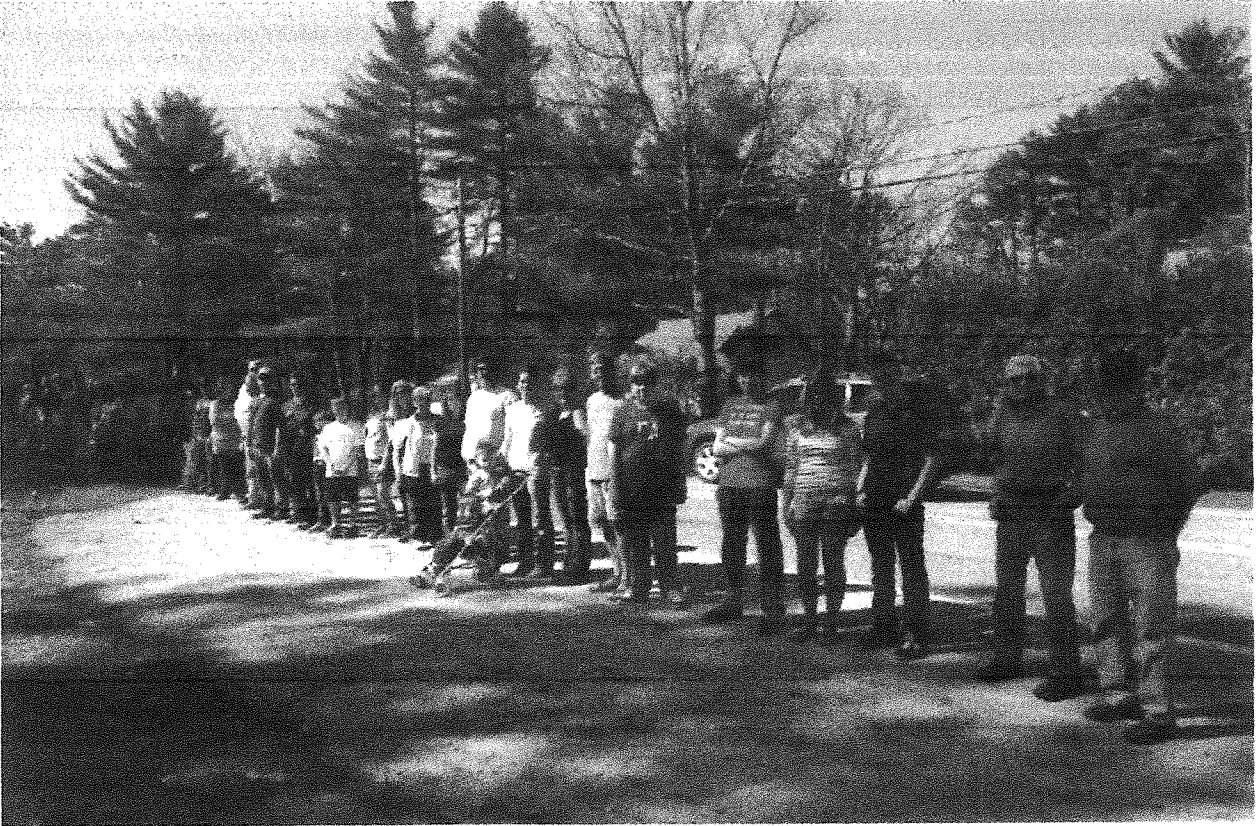
9/21/2021

Thank you so much for helping to
make my wedding so perfect &
my bridal party was able to
relax and enjoy our time with
me another thanks to your help
Love Ashley

9/25/2021

We enjoyed our stay here very
from the warmth of the fireplace
the old pictures on the walls, we
the heard of welcoming and rela-
The quietness of the place certain-
ly makes it a "Sanctuary Inn" name.
Thank you again, we'll be back
Adrian

P.S. Unfortunately not much luck fish-
ing to day - we fish here for now.



Town of Plattsburgh residents don't want drunks wandering onto their property.

They're worried about being robbed by strangers, they don't want loud parties at all hours of the night, pollution turns them off, dangerous traffic situations are unwanted, they disapprove of littering, and they don't need the values of their homes to plummet.

And that, according to more than 125 people, is why they don't want an RV "recreational vehicle" park plopped in the middle of their residential neighborhood.

"This project impacts me," said Paul Cole. "We are 500 feet from the proposed RV camp that they are trying to put in a residential area.

"I think it will change the face of our neighborhood forever."

Mark Varin is seeking a use variance to construct a 32-unit RV park campground on 4.5 acres of an 83-acre piece of property at 1733-1739 Route 3, in a residential district in the Town of Plattsburgh.

Part of the property once hosted a trailer park, which was closed by its owners in 2007 under pressure from the Health Department.

Varin does not own the property, though he does have a contract that includes purchasing it if he is approved to develop his proposal.

The RV Park would incorporate town water with a septic system constructed on site.

The project has not been approved yet, and part of that process would entail an environmental review and the issuance of a use variance, since the property is only zoned for residential use.

At a recent Plattsburgh Zoning Board of Appeals meeting, Varin's attorney, Tom Murnane, said his client is concerned about how the park would be operated and maintained. As a result, Murnane said, Varin drafted rules for the camp, which is being touted as an upscale RV park.

"This will be an RV park," Murnane said. "It will not be a campground. It is not for tents or that kind of thing."

The RV park would be priced to only attract individuals who wanted to be there, the said. Varin is not targeting a lower-end RV park, Murnane stressed.

It was described as seasonal, operating roughly six months out of the year, and would not create a transient population. That statement was at odds with many residents at the meeting, who said at a Planning Board meeting the property was described as something for transients.

Murnane said a city police officer would work on the management team to help ensure the RV park does not create a problem for its neighbors.

“If a neighbor comes over and has a problem, we want to address that,” Murnane said.

The property would also include a buffer or screening for the benefit of adjacent properties.

Murnane contended the property should be issued a variance because it is unique, consisting of 83 acres, of which only a small portion can be developed. The property has been on the market for three years with “no feelers,” he said.

But several residents who live near the property contended that it is not unique and there is no hardship. The market is down, and that is why it has not been sold. If anything, they said, the owners should be seeking to have their assessment lowered.

So far, more than 125 residents that live around and near the property have signed a petition requesting that Varin not be granted a variance to construct the RV park in a residential area. Many of those residents wrote letters to town of Plattsburgh officials and attended at least two town meetings at which the proposal was discussed.

“The only time we can get peace and quiet in the neighborhood is at night when traffic dies down, and that is about when an RV park gets noisy,” said Mike Malek. “There will be an increase in accidents with large, lumbering RVs pulling out of a wooded area.

“The only thing that will benefit is Mr. Varin’s bank account.”

Malek suggested Varin develop the park near his own lakefront property.

Chris DeLutis said he and other parents are worried about drinking, loud noise and traffic.

Cole was outraged over the proposal to develop an RV park in the middle of his residential neighborhood and thought Murnane's comment that campers will follow rules was "absurd."

"They go camping to get away from the rules."

Cole said Varin doesn't get it because to him it is simply about making money.

Plattsburgh Town Councilor Tom Wood does not live in the area that would be affected by Varin's development, but he said the town has a set of regulations and zoning in place that he would like to see enforced.

"If we continue to set variances, we are setting a dangerous precedent of changing the whole character of neighborhoods."

COMMENTS (0)

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LOCAL

'Big win for residents': Walton County commissioners reject proposed Moll Drive RV resort



Jim Thompson

Northwest Florida Daily News

Published 7:00 a.m. ET July 23, 2021

SANTA ROSA BEACH — With a 3-1 vote Thursday, Walton County commissioners halted plans for a 66-space recreational vehicle park that had been proposed for nearly 10 acres on Moll Drive near U.S. Highway 98.

The commission's vote denied a land-use change sought by SRB Land LLC, a Ponte Vedra Beach-based development company pursuing development of the RV resort, which had been slated to include a clubhouse, pool and other amenities.

In denying the land-use change, the commission rendered moot two additional issues that were also pending Thursday for the proposed RV resort: a needed zoning change and consideration of the development plan for the proposed facility.

Commissioners Danny Glidewell, Mike Barker and William "Boots" McCormick voted in favor of a motion from Glidewell to deny SRB Land LLC the land-use change from a "neighborhood infill" residential classification to a mixed-use classification.

Commission Chairman Trey Nick voted against the motion to deny the land-use change. Nick had not responded to a text message seeking comment on his vote prior to deadline for this story.

Commissioner Tony Anderson did not attend the meeting and had not made any request that the issue be postponed until he could be present.

Catch up: Proposed RV resort gets OK from Walton County Planning Commission

Previously: Walton commissioners approve development plans for Choctawhatchee Bay RV park

Related: Gateway to South Walton shouldn't be lined with used trailers, residents say

Maintaining the neighborhood

With its single decision, the commission also torpedoed a requested change of the tract's existing zoning of neighborhood infill to a local coastal center mixed-use classification used for properties in the south end of the county.

Additionally, the lack of the needed land-use and zoning changes meant that the developer's request for a development order, which was also on Thursday's commission agenda, could not move forward.

"This was a big win for the residents of Walton County to enhance and preserve their communities," Barbara Morano, who appeared on behalf of the South Walton Community Council, a nonprofit organization that address quality-of-life and environmental issues, said after the meeting in a text message.

"I want to especially thank Commissioners Glidewell, Barker and McCormick for supporting the community to maintain residential growth," Morano added.

At the meeting, Morano contended the area surrounding the 10-acre site, comprising a church, a public park and a mixed-use development now being built and including dozens of apartments, is "set up for neighborhoods" and that neighborhood-style development "is what the community wants."

A neighborhood infill classification does, in fact, allow for construction of town homes, and Dean Burgis of Emerald Coast Associates, the engineering firm working with SRB Land LLC on the project, said the developer had considered that option.

It was rejected, Burgis said, based on concerns that full-time residents, as opposed to visitors, would be disturbed by lights from the ball fields at nearby Helen McCall Park, as well as some of the commercial uses in the area. As a result, Burgis said the price point of any town homes built on the site "would not be what we feel Walton County should be asking," meaning that the "quality of Walton County would be diminished."

'Property rights cut both ways'

As he geared up to offer the motion to deny the land-use change, Glidewell noted that "property rights cut both ways." He said that while SRB Land LLC, the property owner, had a right to pursue the change, the surrounding property owners had a reasonable expectation

for some certainty that the land uses in place when they purchased their properties remained in place.

In that scheme, the RV park "is the newcomer," Glidewell said.

Elsewhere in Walton: Gateway to South Walton shouldn't be lined with used trailers, residents say

A number of residents and property owners in the Edgewood Terrace subdivision, which would have shared a short section of property line with the RV facility, attended the meeting to oppose the project.

Area resident Tom Wilkins told commissioners during the four hours of presentations that surrounding property owners "do not deserve the encroachment of this proposal."

Wilkins characterized the proposed RV park as a "short-term rental (operation) with transients coming and going in the middle of community uses."

By the way: Mary Esther seeks way through web of short-term rental issues

Beyond property-related issues, Glidewell said he had "serious concerns" about how RV traffic in the area might compromise the safety of people moving to and from nearby Helen McCall Park, a frequent host of baseball games. He added that he was also concerned about the potential for problems at the intersection of U.S. 98 and Moll Drive as RVs made their way to the park, and about increased traffic on Moll Drive as park guests used golf carts or personal vehicles to get to and from the facility.

Under the plans for the park, visitors would have been required to leave their RVs in place for the duration of their stay and use vehicles towed to the facility behind their RVs or obtained in South Walton to travel outside the park.

Resident gives emotional plea

Traffic concerns led one-year county resident Karithlyn Pastrana — who told commissioners that her 4-year old daughter "loves that (Helen McCall) park" — to offer an emotional plea against the RV resort. "I don't know if I would be comfortable having her there with those big RVs driving up and down," Pastrana said, choking back tears. The developer, Pastrana added is "not doing what's right for the community. They're doing what's right for their profits. ... This is not the location for their RV park."

In making the case for the RV park, property owner and developer Pike Hall IV of SRB Land LLC rejected the argument about the transient nature of the facility. He noted that its rules would have meant that only higher-end RVs would be allowed, and would not include vehicles such as converted buses.

"Our customer base is not a bad element of people," said Hall, who noted that vacation rental housing has become problematic in South Walton.

"We're not cramming three cars and four families into one home," he asserted.

Hall and Burgis spent a good part of their presentation trying to allay fears that the resort would be problematic for the community.

In addition to noting the strict controls of the types of recreational vehicles that would be allowed in the park, they told commissioners that it would be gated, that check-ins would be staggered to avoid having large numbers of RVs on roads in the vicinity, and that the clubhouse would be oriented so visitors could not look into the church or nearby residences.

Morano, though, wondered about what might happen if the RV park did not always remain in Hall's hands.

"Pike Hall has a vision," she said, "but that vision could change a week from now, or a year from now, or five years from now."

NEWS

Fight against proposed RV Park continues for Campobello landowners

by: [Kimberely Brown](#)

Posted: Jul 21, 2021 / 12:16 AM EDT

Updated: Jul 21, 2021 / 05:20 AM EDT

SHARE    ...

SPARTANBURG, SC (WSPA) – Campobello landowners are still fighting to keep a proposed RV park out of their back yards.

It's a fight that's been going on for a few months- yard signs with messages against the development are up all over the neighborhood and residents are speaking out.

For Janice Cyrill, the sale of the home she designed was to help sustain her during the next phase of life.

"Their agent, on a Sunday, I remember, said they are backing out of the contract because of the proposed RV Park," Landowner Janice Cyrill said.

Judie Klapholz's property backs up to the proposed RV park. 38-acres of land off of Landrum Mill Rd, near Highway 26, is where 'T Tree Farms' wants to put a new RV Park with 50 parking spaces for portable trailers.



owner Judie Klapholz said.

ADVERTISEMENT

A few days ago, landowners filed legal papers to appeal the project, asking Spartanburg planning commission to reconsider and deny the project.

“We are really not backing down, we believe there are procedural and flawed defects in the way the application process for the developer went through, with planning commission and with county council,” Klapholz said.

We reached out to the planning commission office and have not heard back from them.

Surrounding properties have covenant restrictions and conservation easements; the proposed site is not subject to any regulations.

ADVERTISEMENT

Janice Cyrill built her home and filled it with personal touches, from the stable to the private deck. She hopes to eventually sell her home and the 12 acres it sits on.

“I was trying to figure out what the allure for that particular piece of property is, that’s why it took me so long to find the property that I wanted that wouldn’t have something unsightly next to it. I thought I was safe here,” Cyrill said.

Concerned residents are on the agenda for the planning commissions August 3 meeting, to lay out their case. Sanitation and traffic concerns have yet to be addressed.

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AROUND THE WEB

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