PUBLIC HEARING TOWN OF HASTINGS, OSWEGO COUNTY, NEW YORK, HOWLEY TWO LOT SUBDIVISION

Chairman Paul Brissette called the Public Hearing to order at 7:25 p.m.

Chairman Paul Brissette asked the public if there were any questions or concerns regarding the Howley flag lot subdivision. Numerous people spoke up and had questions. Richard Howley explained to the neighbors that he was creating two additional lots so his children could build homes in the future.

One person stated that they have never had a problem on their road and that now there were two people in jail for selling drugs and asked if the neighbors should be putting up with this type of behavior. Chairman Paul Brissette stated that this is a totally different issue. Chairman Paul Brissette also stated that the town can't control who buys what homes. He went on to explain that this meeting is to decide if Richard and Mary Jane Howley can subdivide their property to create two additional lots.

A gentlemen stated that he heard that the Zoning Board of Appeals already approved this subdivision. Paul Brisstte stated that they did not approve the subdivision. He explained that the Zoning Board approved the creation of two flag lots because Richard and MaryJane did not have enough road frontage. He also explained that the Planning Board was the lead agency on this action so they would be the board that either approved or denied the subdivision.

Chairman Paul Brissette stated that the Planning Board will take all the public comments into consideration. Attendees asked about what was going to happen ten years down the road. Chairman Paul Brissette stated that we are only looking at creating two additional lots tonight and that if someone wanted to do something different ten years down the road, they

would have to come back in front of the Planning Board. Chairman Paul Brisstte asked if anyone had a problem with Richard and MaryJane splitting the lots and building two additional houses? The attendees stated that they really do not have a problem with the Howley's splitting the property up, but the concern is you may be able to see the houses once they are built. Chairman Brissette explained that Richard and MaryJane own the property and if you don't want to see more houses you have to own more property. He stated that once the houses are built you will most likely see them.

Another concern was about the traffic and who else will be building on this property. Chaiman Brissette explained that Richard and MaryJane are just looking to add two more lots this evening. That the town only allows one house per lot so they cannot build more than the two houses they are proposing.

A woman asked if after the subdivision is done, does that leave the door open for more houses to be built. Chairman Paul Brissette stated that tonight we are only looking at this one action. That being the decision of subdividing the Howley's property into three lots.

Another gentleman asked what if down the road, these two lots get subdivided again. Chairman Paul Brissette stated they cannot do that because they will need a certain amount of road frontage to create another lot. This is the reason Richard Howley is creating the two flag lots. He will be tied to just the two flag lots. Chairman Paul Brissette asked with that being said, is there an issue or concern with Mr. Howley subdividing these two lots? The gentlemen stated as long as it doesn't go beyond this. Mr. Brissette stated that as of today there is no plan to go beyond this.

The Chairman asked if the board members have addressed all the neighbors' concerns. A woman stated she wished they had notified them before they approved this in writing. She stated that no one notified them until she received notice from the Planning Board. A gentlemen stated that someone dropped the ball and did not notify them in advance.

Chairman Paul Brissette stated that all the information regarding this action will be available in the meeting minutes and the neighbors can review those minutes once they are open to the public.

One gentleman stated that he owns an 80-acre farm and that the police get called on him for spreading manure. Chairman Brissette asked the farmer how long he has been spreading manure there and informed him that there is no law that states he cannot continue to spread manure. He then stated he wants to go out and chop at 6:00 am and does not want complaints. Chairman Brissette explained to him that there is no noise ordnance in Hastings so there is no problem with him going to chop at 6:00am.,
Chairman Paul Brissette stated that he believes that no one has a problem with the two houses being built, but the issue is what will happen in the future, everyone agreed.

One gentleman stated that he didn't come tonight because he is in favor of this decision, but the Howley's are great neighbors and they feel like they are losing their country life and the town boards are not helping this situation. He asked if the Zoning Board has meetings that they can attend and Chairman Brissette stated yes, they do.

Chairman Paul Brisstte closed the public hearing at 7:45 p.m.

TOWN OF HASTINGS, OSWEGO COUNTY, NEW YORK
PLANNING BOARD MEETING – November 5, 2026;

Board Members Present: Chairman Paul Brissette, Rick Vose, Mike Hart, James Rowe, Andrew Weatherup and Jason Beardsley.

Also Present: Tim Reed, Tom Vona (Bardoun's Office), Lucas Huber (Towns Attorney) Kayla Kibling, from Barton & Loguidice, Mike Kraus

Chairman Paul Brissette opened up the Planning Board meeting at 7:46 p.m.

Chairman Paul Brissette asked if everyone had a chance to review the Minutes from the October 1, 2026, board meeting. Chairman Paul Brissette asked if there is Motion to approve those Minutes. Rick Vose made the Motion and Jim Rowe seconded the motion. All in favor. Aye. **Motion carried.**

HOWLEY TWO FLAG LOT SUBDIVISION

Chairman Paul Brissette read the motion from the Zoning Board to grant a variance request for Richard and Mary Jane Howley for relief from Section 425 paragraph 4 of the Zoning Ordinance to allow the creation of two (2) flag lots at 347 Little Canada Road. The creation of the two flag lots would not appear to create any undesirable change in the character of the neighborhood. The granting of the variance would not create adverse effect or impact on the physical or environmental conditions of the neighborhood. Any alleged difficulty was self-created by the applicant and has been taken under consideration by the board in making its decision on this application. Finally, in consideration of the above, there has been no complaint about any possible detriment to the

health, safety and general welfare of the neighborhood. It appears that no detriment would occur if the variance were granted.

Chairman Paul Brissette asked if there is a motion to declare Lead Agency on this matter. Mike Hart made the motion and Jim Rowe seconded the motion. All in favor, Aye. **Motion carried**.

A man in the audience asked what "lead agency' was and Chairman Paul Brissette stated that the Planning Board will be the Board to approve or deny this subdivision.

Another man in the audience asked if he could make a motion to put something in the minutes for the Zoning Board of Appeals that when they review their process that they send out letters to the appropriate people so they can have the opportunity to speak before a meeting. Which no one received regarding that meeting. He also stated that there is flaw in this system.

Chairman Paul Brissette asked if everyone had an opportunity to review the mapping.

Tom Vona, from Dave Bardoun's office explained that this three-lot subdivision from the last meeting, they got the area variance as requested for the two flag lots. The other thing discussed was the right of way and easement that have shared use through the flag lots.

Tom Vona stated, for the record, the way this is configured it is unsub-dividable for the future.

Chairman Paul Brissette asked for a motion for the SEQR. Rick Vose made the motion to make a negative declaration for SEQR and Jim

Rowe seconded the motion. All in favor, Aye. **Motion for SEQR carried.**

Chairman Paul Brissette asked the neighbors if they resolved all concerns regarding this matter, everyone appeared to have had their questions answered.

Mike Hart made a motion to approve the Howley flag lot subdivision as presented per the approval of the Zoning Board of Appeals for the project lot #29B. Rick Vose seconded the motion. All in favor, Aye. **Motion carried**.

A woman asked what was the motion for, and Mike Hart explained that they made a motion to accept the recommendation of the Zoning Board of Appeals and approve the flag lot subdivision as presented.

PRELIMINARY SITE PLAN REVIEW – 833 U.S. ROUTE 11 TO CHANGE THE USE FROM A CHURCH TO A DAY CARE CENTER

Mike Lasell stated that they are converting an old church as it sits, no building changes on the exterior. The only changes will be for safety. The only change is egress doors in the back. Mike explained it will be a one way for drop off and pick up the children.

Mike Lasell stated that it will be a total of 116 children and will be open from 7:00 a.m. to 6:00 p.m. It does require a Special Use Permit. There will 16 employees and there will be handicap spaces available.

Paul Brissette stated that the water line will need to be added to the map. Mike Lasell stated he will go back and check the water line and add it to

the map. Paul Brissette also stated that the drawings need to be stamped and the word preliminary needs to be removed.

Andrew Weatherup made the recommendation that this be moved forward to the Town Board with the notes that the water line and stamp be added and the word preliminary be removed from the map. Mike Hart seconded the recommendation. All in favor, Aye, **Motion carried**.

A member in the audience asked if the Town of Hastings posts topics for future Planning Board Meetings? He asked where they can go and see what is out there. Chairman Paul Brissette stated that their goal is to post all the meeting minutes and the agenda's on the Town of Hastings website in the near future.

PRELIMINARY SITE PLAN REVIEW FOR 916 COUNTY ROUTE 37 – DEVELOP THE EXISTING RESTAURANT AND EVENT CENTER TO RESIDENTIAL USE

Mike Lasell asked that since this is a site plan approval not a special use permit that it stay with the Planning Board only. Chairman Paul Brissette stated that something on this scale will have to be discussed with the town and engineers and we will determine what actions will be needed to move this forward.

Mike Lasell stated that this is the site of the old Castaways restaurant and will be moving to residential use. He will be adding one more row of parking.

Mike stated that the existing building will become two story town homes. The town code requires a two foot off set, so he cant have more than six buildings in a row. Because of the existing building, there won't

be a two-set offset on the waterfront town homes. There will be two per unit parking.

Chairman Paul Brissette asked if these townhomes were rentals or for sale. Mike Lasell stated that they are for sale. Total of 25 units, five buildings with two-bedroom units.

Mike Lasell stated that they will get the water system installed along with the sewer. There will be around 5000 gallons of water used per day a little more with the sprinkler system. Mike Lasell stated it will be around the same amount of water used from the apartments as was with the restaurant.

Chairman Paul Brissette stated that this is something to look at for an escrow agreement and his recommendation is to ask the Town Board for a $20,000.00 escrow agreement for the engineering. Andrew Weatherup asked if that is the normal amount or how do we determine that. Paul stated that it depends on the size of the project. Mike Lasell thinks that $20,000.00 is a little steep, because they are not reviewing the homes, just the sewer and water will be reviewed. Town Engineer, Kayla Kibling stated she would argue that the architectural is part of the SEQR, not necessarily the design, she stated that this is a primarily unlisted action. She would recommend a preliminary review, but that may be optional. She believes the Planning Board would have other regulatory agencies comment. Mike Lasell asked if she could do the list now to move this process forward. Kayla stated that the canal zones and waterfrontage would be also be agencies we need to contact along with the Town Board. Typically, what her company would do is review the technical side, check out the project and give the town the preliminary recommendation and do an initial technical review and be more in-depth with a full list of regulatory interested involved agencies for the SEQR process.

One item that would be helpful would be a full plan set. Mike Lasell stated he can work on that.

Mike Lasell stated that his reason to present tonight, would be get any feedback from the Board knowing this isn't a special use. What is required and what we are concerned about".

Chairman Paul Brissette stated that there is a lot going on with this site. He questioned snow removal and where to put it. Mike stated they have a lot still to do. Definitely a lot of space for snow removal. Jim Rowe stated is their room for the emergency vehicles. Mike stated there is plenty of room. Jim Rowe asked how many fire hydrants will be brought in. Mike stated that none will be brought in.

Chairman Paul Brissette asked what the cost of the townhomes will be sold for. Mike Lasell stated that they will be a little higher due to water frontage. He stated 6 to 9.

Chairman Paul Brissette asked for a motion for escrow to the Town Board for $20,000. Jim Rowe seconded the motion. All in favor, Aye. **Motion carried**.

Chairman Paul Brissette asked if there was anything else anyone would like to talk about. A member of the audience stated that there are a number of people there that have heard a lot of rumors regarding the golf course and what is possibly coming in there. Chairman Paul Brissette stated that he will refer that question to the Town Attorney.

Lucas Huber, the Town Attorney for Hastings stated on the matter of a potential development of a temporary work order in our community in connection with expectant construction activity in CNY, including the 81 and Micron projects. They recognize the economic development and

the opportunities that projects of this size could bring to our region, but at the same time our responsibility is to ensure that any proposed development is in the best interest of our residents, neighborhoods and infrastructure and our community in mind. At this point, the proposal is still preliminary. The town has not approved any development nor has it made any determination regarding whether the proposed use is allowed under our existing laws. There are many questions that must be answered, including the nature and site of development, the number of anticipated number of occupants, traffic impacts, water and sewage, emergency services, environmental considerations, and the duration of the use, as well as the litany of other concerns. They would also like to empathize that this conceptual proposal has not been presented by any official application. The town has not been provided with any documentation with the rumor that Micron is applying for development. The town welcomes open communication and public participation throughout the process and should a formal application be submitted will be reviewed following all applicable zoning, land use and environment requirements, including any required information with public input. Their position is straight forward, they are willing to listen and ask questions and consider proposals that may help the community, but will not prejudge any application or compromise the responsibility of the interest of the Town of Hastings. Simply put, there has been no proposal made in any compacity to any board and no application has been filed.

A question was asked that if the boards are all on board with the towns people? Then he stated if the boards say yes to this proposal, it's a bad idea. He also asked what and who could come over the boards head? The Town Attorney said it would be a very long process if that was done. He could not comment. The rumor mill is churning at this point. The town as no information regarding what is being presented. No application has been presented. The member in the audience stated he heard that a woman was here and was asking a lot of questions regarding

this process. The gentleman asked who she worked for. Lucas stated the company is T & S Companies.
Another question was, how would the town people know if the board members approve their proposal? The town attorney stated that he understands that everyone would like to know if this were to occur, but it would unfeasible to send a notice to every single resident in the town. He stated if an application does come through, to keep her eye out on the agendas on all the board meetings.

The town attorney stated that their lack of comment does not mean they are deflecting it means they cant comment unless they have a proposal. Another question was what happens if this comes to our town and someone would like to sue, who is going to pay for the Town of Hastings. If this were to happen, it would fall on the Town of Hastings.

Another gentleman stated that research was done by the State of Colorado that violent crimes, rapes went rampant. A lot of the men working in these camps will be drinking, bring in prostitution. He believes that the people of the town will become targets. No one in the town wants this. He thinks this camp should stay in the Town of Onondaga. Possibly built on the Micron land.

Lucas stated that as he referenced in his letter, there are a large array of issues that will be addressed on this potential project of this size. All sorts of studies will be accomplished and he is speaking in the manor of if this may happen. All of those things will be addressed and looked into.

Lucas stated that this reason the town is so supportive of the town residents participating in expressing their concerns.

The Plan Board Chairman for the Town of Palermo spoke up and he stated he heard wind of this as well and he was asking if anyone put eyes

on the EIS that was done for the Micron project? He stated they would have to address temporary construction. There has been no coordination from Onondaga County and Oswego County that he knows of. He is dealing with loss of agricultural land because of mitigation of bats, wet lands. They are the ones that are taking it on the chin. If they knew they were taking on wetland, where did the litigation go. Some of this stuff should have been addressed. The town attorney stated he can only speak for himself and he has not seen the EIS and he doesn't believe his firm as not either.

Lucas Huber stated the only way for the boards and the members of the administration of the Town of Hastings to understand the sentiment would be if the people showed up.

Chairman Paul Brissette asked if there were any further questions or comments.

Chairman Paul Brissette entertained a motion to adjourn the meeting, Jim Rowe made the motion and Jason Beardlsey seconded the motion. All in favor, aye, **Motion carried**.

Respectfully Submitted,

Robin Smith