

## DEERPARK PLANNING BOARD - OCTOBER 10, 2012 - PAGE #

The Deerpark Planning Board met for their bi-monthly meeting on Wednesday, October 10, 2012 at 7:00 p.m at Deerpark Town Hall, 420 Route 209, Huguenot, N.Y. The following were present:

### BOARD MEMBERS

Al Schock, Chairman	Theresa Santiago	Derek Wilson	Willard Schadt
Mike Hunter	Bob Vicaretti	Craig Wagner	

### OTHERS

Mr. Alfred A. Fusco, Jr., Town Engineer	Mr. Glen A. Plotsky, Town Attorney
Mr. David Dean, Town Board Liaison	Mr. Anthony Olenick, Applicant
Mr. John Fuller, Civil Engineer	Mr. Tim Gottlieb, Gottlieb Engineering
Ms. Lisa Monk, Applicant	Mr. Bernard Flannigan, Applicant
Mr. Alan S. Lipman, Esq.	

### THE PLEDGE OF ALLEGIANCE

#### BERNARD FLANNIGAN - PRE-APPLICATION CONFERENCE

Represented by himself 914-447-6609

Owner/ Tracy Stein Applicant/ Bernard Flannigan wishes to create a business sporting goods store on property located at 72 Third St., Godeffroy, N.Y

It is in the RR zone.

Section - Block - Lot = 30 - 5 - 1.1

Mr. Flannigan said that he has a 30' by 36' existing steel garage, and he wishes to create a sporting goods store, and will take approximately 360 square feet of it in the back portion, and turn it into a shop. He said that the lot size is 200' by 200', which he indicated on his sketch plan. He said that he had spoken with the Building Inspector, and he had referred him to this Board. He indicated the neighboring properties, and showed photos of his property. He said that there are 5 lots total, and his wife only receives one tax bill for them. He said that this would be a business, and not just a hobby.

Al Fusco said that he believes that this would fit into the "home occupation" section of the Zoning Law. He said that this Board will have to receive a site plan for the property, from a certified surveyor or engineer, with parking indicated, septic, well, handicapped parking space, etc. He said that in this zoning, two acres is needed, but he sees this as a pre-existing condition, so the one acre that this applicant has would be fine. He said that there will be building issues however, with the Building Inspectors' office, that is, he would have to meet the energy requirements, he would have to do a Commercial Code check, insulation,, septic facilities, gravel parking would be sufficient, lighting, etc. He asked the applicant how many employees there will be.

Mr. Flannigan answered just his wife and himself.

Al Fusco said that the septic facilities in the house would be acceptable, just put a note on the map to that effect.

Mr. Plotsky said that this application is do-able, and the Board will work with him, however, he will have to go before the Zoning Board of Appeals (ZBA) for an area variance because it is in the residential district. He said that the applicant should contact a professional and have him contact Mr. Fusco, and figure out what variances will be needed.

Derek Wilson suggested that the applicant also talk with his neighbors about this venture, as they will be voicing their opinions at the public hearing.

PEENPACK MEADOWS - # 03-0802 –DISCUSSION

Represented by Mr. Alan S. Lipman, Esq. 294-7944

Owner/ Applicant Peenpack Meadows is seeking a subdivision on property

Located off of Peenpack Trail, Huguenot, N.Y.

It is an HMU zone.

Section –Block –Lot = 62 - 1 - 11 & 14

Application submitted November 8, 2006

Applicant is requesting a six month extension of his approval

Board last granted a six month extension on May 9, 2012.

Mr. Lipman said that he wants to make it clear that there are two approvals at stake here. He said that one is an approval for the 17 lots, that is the first section which consists of one of three lots and the other is 14 lots. He said that there was a preliminary approval on the 3 lots in section one, an overall approval. He said that they both need to be extended.

Al Schock asked about the three lots in the section one?

Mr. Lipman answered that the 3 lots was a preliminary approval.

Al Fusco said that there was a conditional final approval on the 3 lots, and a preliminary approval on the balance. He said that on phase one, there were 3 lots in the front section, phase one for 6 months as a conditional approval for 6 months; and the balance, phase 2, was given conditional approval in May 2012.

Mr. Lipman explained by saying that you can't get a section 1, it's part of the overall plan. He said that that overall plan was approved as a preliminary, and the 3 lots had at least a preliminary approval.

Glen Plotsky said that both phases had preliminary approval, and then the idea was that it was anticipated that Mr. Lipman would come back first with an application, relative to the 3 lot subdivision, and that the approvals relative to the overall plan, would essentially run along, with the understanding that the Board would only be reviewing a small portion of it initially.

Al Fusco said that at the May 2012 meeting, he referred to his notes, saying that the 3 lots got conditional final approval, and 10 lots preliminary approval.

Mr. Lipman contradicted Mr. Fusco by saying that that second number should be 14 lots, not 10 lots, which would make it 17 total lots.

Al Fusco said that he thought that Mr. Lipman had changed it, and said that he will research it.

Mr. Lipman requested that when the Board gives him a 6 month extension tonight, that it's actually only 5 months tonight, and he might be asking for another extension in 6 months.

Al Fusco said that he would like for the Board to get a schedule from this applicant, at the next approval, so that the Board would get a better explanation.

Mr. Lipman said that the problem is the economic circumstances.

Al Fusco answered that he realizes that, but the applicant can give the Board his best guess.

MOTION

Schock made a motion to extend the final preliminary approval with regards to the 3 lots, and the conditional preliminary approval on the balance of the lots until April 10, 2013, with the understanding that Mr. Lipman or his client has the ability in March 2013, if they choose, to submit a written instrument that gives some indication as to their plan for the future, with a written request for an additional 6 month extension, which extension will not be unreasonably withheld by the Board, and will be granted without the need for further appearance, without notification to the applicant. Santiago second. Roll call vote: Santiago, aye; Hunter, aye; Wagner, aye; Vicaretti, aye; Schadt, aye; Wilson, aye; Schock, aye. Motion carried.

**DEERPARK PLANNING BOARD - OCTOBER 10, 2012 - PAGE #**MARTEL SUDIVISION - # 03-0501

Represented by Tim Gottlieb, Gottlieb Engineering 794-5506

Owner/ Applicant Chad Martel is seeking final approval for an 8 lot subdivision on property located off of Wilson Rd., Sparrowbush, N.Y.

It is in the RRC zone.

Section – Block – Lot = 23 - 1 - 62.32

Applicant is requesting a 6 month extension for conditional final approval

Mr. Gottlieb said that his client will submit a letter in March 2013 with a tentative schedule for what is going on with the subdivision. He said that this is an 8 lot subdivision.

MOTION

Wilson made a motion to extend the conditional final approval for the Martel 8 lot subdivision for 6 months, with a letter submitted in March 2013 of proposed plans on what the applicant wants to do. Schadt second. Roll call vote: Santiago, aye; Hunter, aye; Wagner, aye; Vicaretti, aye; Schadt, aye; Wilson, aye; Schock, aye. Motion carried.

JOHN, NICHOLAS & ANTHONY OLENICK - # 12-0505

Represented by themselves 856-4942

Owners/ Applicants John, Nicholas & Anthony Olenick are seeking a subdivision

on property located at 232 Big Lake Rd., Huguenot, N.Y.

It is in the RR Zone.

Section - Block - Lot = 4 - 1 - 9

Application received June 15, 2012.

Mr. Olenick said that this is a follow up from the June 2012 meeting.

Al Fusco reviewed by saying that there are 3 lots and the 3 brothers have their names on each of the lots. He said that on one of those lots there is a hunting cabin, and the brothers want to section that off, and create a subdivision, and jointly own the cabin. He said that the applicants have to be on a public road, in order to subdivide, to have access to the lots. He said however, that in the past somebody put some restrictions on this property for the right-of-way. He referred to Section 280-A of the General Municipal Law, which allows the ZBA to allow these kinds of things on private roads, however, it depends on what may be found in the file, in relationship to any court action that may have prohibited this earlier.

Mr. Plotsky said that in far as he has been able to research it, there was a discussion some time ago, with regard to subdivision regulations, and it had to do with any subdivision having access to an improved public right-of-way, using the standards, and he said, it went on to describe the standards. He said that from what he has been told, there is a right-of-way on the deed, but it does not appear that it has been improved, certainly not to public standards. He said that his concern is a matter of access, in that he is not necessarily concerned that the three brothers own it, but as time goes on, at some point someone may need an emergency vehicle up there, and it might not be able to get up there.

Mr. Olenick said that there was an ambulance up there, which came within 100' of the house, and it didn't have any problems. He said that it is his understanding that one of the criteria, is that the road has to be shown on the map.

Mr. Plotsky answered right, but was the road built out?

Willard Schadt asked if there would be any problem for each brother to get a building permit for each of their lots, even though they're on a private road?

Mr. Olenick said that the lot next to his did get a building permit.

Mr. Plotsky asked, and is that on that private road?

Mr. Olenick answered yes.

Mr. Plotsky asked, is it closer to Big Pond Road, or is it farther away from Big Pond Road?

Mr. Olenick answered that it is on the opposite side of the lake, from where his and his brothers' property is.

Bob Vicaretti asked, is the access to that newly built house, the same road as yours?

Mr. Olenick answered yes, and the construction traffic did go up there on this road, and O & R goes all the way up there too.

Al Fusco said that one of the issues here is access, and the Zoning Board of Appeals (ZBA) can grant a variance for this, and the applicant can bring the road up to grade safely by using gravel or by using blacktop, it all varies. He said that it depends on the ZBA and who would be using the road, and if it would be safe for emergency vehicles.

Derek Wilson said that it also depends on who will be responsible for taking care of the road.

Al Fusco agreed, and said that what the ZBA may also require through that process, is a maintenance agreement. He said that these three brothers will work together, but if a neighbor on the other side refuses to maintain the road, then that will mean that the three brothers will maintain the road, all the way out to a public road.

Derek Wilson said that they would also have to maintain the road that goes to the other neighbors' property. He said that the reason the Town got away from this, is because a mess can be created, if no one wants to maintain the road out to the neighbors' property.

Mr. Plotsky said, that the short answer, at least at this juncture, is that the Planning Board cannot grant the subdivision, unless that private road is brought up to Town Specifications. He said that a second alternative is, the Town Board can authorize the use of a road that is not brought up to Town Specs, and he said that this is probably unlikely, because it is in writing, that there should be no further subdivision, until the road is brought up to Town Specs. He said that another thing that the New York State and Town Law provides, is that the ZBA can waive the requirement of the road being brought up to Town Specs, in other words, the applicants have to make their case before the ZBA, that the ambulance has no issue getting up there, and the three brothers plus the other neighbors who use the road leading out to Big Pond Road are willing to maintain the road, in order for emergency vehicles to access it, then the ZBA can actually grant a waiver of the Town Law, and the Town Board requirement, relative to the subdivision. He said that the applicants will have to prove that the gravel road is sufficient.

Al Schock asked Mr. Plotsky if he could find that piece of paper that says the restriction about the roads off of Big Pond Road.

Mr. Plotsky said that he will research it.

Al Fusco said that the ZBA is not necessarily going to require that the applicants do anything with the road. He referred to New York State Town Code 280-A, saying that the applicants are going to have to hire an attorney anyway, because they will be re-writing their deeds. He suggested that the applicants speak with their attorney, and have him speak with a surveyor, and this problem can be worked out, under 280-A of the New York State Town Code.

Mr. Plotsky suggested that the applicants may want to speak with the Building Department again, because since their neighbor just got a permit to build, then maybe they can give the brothers a permit. He said that he realizes that the brothers want a subdivision here. He said that the Town Law says that there can be no subdivision, unless on a public road. He said that for all he knows, there may have been a blanket approval granted by the ZBA, saying that a gravel road is sufficient.

Al Schock asked, how do we find that out?

**DEERPARK PLANNING BOARD - OCTOBER 10, 2012 - PAGE #**

Mr. Plotsky said that someone would have to either authorize him to research that for the Board, or the applicants can have someone research that. He said that it would require going back through the ZBA minutes and the Town Board minutes, to find out the position of the Town, which he said that he will clearly do. He said that as far as either the ZBA or the Town Board giving a blanket permission, saying that as far as there are already gravel roads, you can do this, but we don't want to approve any more subdivision of lots. He said that if that is what the Town Board said, then these applicants issue is, they want to subdivide, but they don't want to build, so they may request a variance, saying that they will put a note on the map, saying that they are not going to build. He said that way the applicants can do what they want to do, with regard to the subdivision, and not have the issue raised that the Town raised, in some fashion, in terms of the building. He said that he cannot answer Mr. Olenicks' question of whether building permits are being issued or not being issued up there. He said that the difficulty is, that the Town Law prohibits what the applicants want to do. He said, on the other hand, it seems like they want to do, is pretty consistent with what has been done in the past, and also what the ZBA can allow them to do.

David Dean asked the applicant, do you want to subdivide the cabin, from the other three lots, that is, you want it on a separate, deeded lot?

Mr. Olenick answered yes.

David Dean said that that is the goal here.

Mr. Plotsky said that all three brothers names are on the three lots, and at the end of the day, it'll just be a deed transfer.

David Dean said that the lot with the cabin can just be done by deed, it doesn't need a subdivision.

Mr. Plotsky agreed. He said that right now the applicants own the lots the way they want it, but not really, because they want to break off that piece. He said that the Town Law does not permit it, but it does allow for the ZBA to grant a variance. He said that the way that the applicants want to do, it might be logical, given what the Town Law said and what the Town Board had said, and what the applicants want to do, he said that he would probably recommend to the ZBA, if the ZBA asks for guidance, that the variance be granted, but it be subject to an agreement, that there be no further building.

Mr. Plotsky said that Mr. Fusco and himself are trying to distinguish between a subdivision and a building permit. He said that the Town Law of the State of New York does not allow for a subdivision off of a private road. He said that the Town of Deerpark used to, which is how the applicants had gotten their three lots in the first place, but the Town does not allow that anymore. He said that the way to get around that, through Section 280-A, is to get a variance through 280-A through the ZBA. He said that given everything that has been heard tonight from the Planning Board, the Town Engineer and the Town Attorney, he thinks that the variance is grantable, but probably with restrictions, like the applicants cannot build until there's a real road, or something. He said that it's up to the ZBA.

Dave Dean said that there is a proposed new law by the Town Board that is in the process of moving forward, that may help these applicants in the future.

**DEERPARK KOA SITE PLAN - #12-0402**

Represented by Mrs. Lisa Monk, Applicant & Mr. John Fuller, Civil Engineer 856-1536  
Owner/ Applicant Riverrush Resort RV & Campground, LLC is seeking a site plan for  
property located at 108 Guymard Turnpike, Cuddebackville, N.Y.

It is an RR Zone.

Section -Block -Lot = 28 - 1 - 49

Application received April 13, 2012

Mr. Fuller reviewed by saying that a public hearing was held a month ago, and it was held open for a 7; day written comment period, and he said that he had 7 days to respond, and that was extended for another 7 days, because some written comments had been submitted after the initial 7 day period. He said that he has submitted a written response to

all of those public verbal and written comment submissions. He said that by and large the submitted written comments were very much like the verbal comments that were expressed at the public hearing. He said that Mr. Fusco and himself had an on site visit today.

Al Fusco referred to his technical memo, dated, October 10, 2012:

1. We do not have new updated site plans, signage details, evacuation plan, drainage easement, floodway mitigation, backflow prevention and septic backflow prevention.
2. Evacuation plan is to be reviewed at a 3:30 p.m. meeting today, October 10, 2012;
3. At the same meeting we will be meeting with the Highway Superintendent regarding the drainage;
4. The ZBA variance has a major impact on the proposed approval and should be considered;
5. Board comments.

Al Fusco said that he did look at the evacuation plan, when they were on the property today, and the proposed route does make sense, because it is on a higher plain. He said that he has not had any discussions with the fire department yet about this issue. He said that if an emergency existed, the campers could all be taken to higher ground, and stay there until emergency personnel arrive. He said that he has asked for an expanded plan, as far as this evacuation would work, that is, handing out brochures as campers arrive at the facility for their visit, detailing what is expected. He said that Mr. Fuller and himself have arrived at a suitable drainage plan as to how to improve the drainage on Guymard Turnpike, to create a better flow out of that, and it will help both Myers Road and Guymard Turnpike. He said that the Highway Superintendent was unable to attend today's site visit, but he will be meeting with him later on this week. He said that the ZBA variance needs to be considered in all of the comments from both sides of the issues. He said that the Board still needs to do a SEQR neg dec, and then a conditional approval, based upon everything that has been presented, that is, his comments, fire department comments, public comments, highway superintendent comments, Board comments, etc.

Derek Wilson asked about the concerns that the neighbors have about the pa system? He said that according to the ZBA variance, a pa system is not allowed.

Lisa Monk answered that it is used only for the movies and for when they have concerts. She said that the previous owners used a pa system, and she has followed the traditions of the past 60 years. She said that the number of concerts for controlled speaker systems, is approximately 2 times during the season, and outdoor movies are shown approximately 12 times during the summer season. She said that there are no proposed additional activities proposed whatsoever. She said that there is not a pa system, what it is, is 2 speakers for groups that have come in for the last 2 decades with their own equipment, and she has moved these singers to a different portion of the campground, with the groups' speakers facing into the campground, that is, away from the neighboring properties. She then indicated on the site plan, where the singers are placed. She said that she has placed haybales around for soundproofing. She said that for the last 20 years these events have occurred, same hours, the same number of people, and only this year have there been complaints from the neighbors. She said that after Hurricane Irene some trees were displaced, and she received letters from the neighbors to fix them, and she has tried to do this. She said that the campers are many seniors, and families, and they are not ones to make a lot of ruckus. She said that every Saturday night, after the movie showing, everyone has disbursed by 10:00 p.m., and sometimes the movie ran longer, so all campers were done by 11:00 p.m. at the latest. She said that there are rules that her campers abide by.

Bob Vicaretti stated that the Board should do a site visit.

Several Board members said that they have been on the property.

Willard Schadt asked, what is the history of complaints being filed in the past?

Al Fusco answered that most of the noise complaints in the past have gone to the police department. He said that the complaints were about the loudness.

Willard Schadt said that that would be an enforcement issue.

Al Fusco agreed. He said that the Noise Ordinance has hours, which apply to everyone in the Town, not just the campsite.

**DEERPARK PLANNING BOARD - OCTOBER 10, 2012 - PAGE #**

Mr. Plotsky said that the Board should consider the information, just for the fact that this Board can regulate this site to some degree. He said that if the complaint is that the music goes on past 10:00 p.m., and it's a problem, he said that well, maybe that the music goes past 9:00 p.m., maybe that is the problem. He said that if 9:00 p.m. versus 10:00 p.m. makes a difference, then he personally said that he thinks that would be a problem for the campground. He said that he believes that movies shown in the summer don't end at 10:00 p.m., because it is still daylight by 9:00 p.m. and they are basically 2 hour movies. He said that this is a type of response where the Planning Board can regulate hours of operation, or numbers of people, and things of that nature.

Lisa Monk said that she has researched the blue tooth technology, but right now it is cost prohibitive. She then indicated on the site plan, where she has moved the location of where the Saturday night movies were being shown. She said that it is a "blow up" screen, so it is mobile.

Willard Schadt said that it is his belief that the reason for the creation of this site plan for this campground, is to try to correct and document a continuing situation, so that it can be controlled.

Mr. Plotsky agreed, and said that for the last 12 years this Board has been trying to get an accurate site plan of the property and how that property was being used by the previous owner. He said that at that time concerns were for the potential for year round residences, and concerns about adequate septic and things of that nature. He said that he does not know if there was ever a discussion about movies and bands and noise and hours of operation, except the limitation of April to October, and whether or not that was accurate, is still not known. He said that the last owner objected to a site plan preparation. He said that the preparing of this site plan is primarily to assist both the applicant and the neighbors, in terms of having rules that everyone has to follow, because this Board has not had that concerning this property, ever. He said that there was nothing other than generic, that is, "this is what the zoning law says about campgrounds", and he said that candidly that wasn't really enforced. He said that this is really for the benefit of everyone, in the context that it will tell everyone what the rules are, and the applicant now knows that there are concerns, and is trying to take steps to correct those, and that's a positive. He said that this Board has no way of knowing if the previous owner, Mr. Guy Clarke was receiving letters of complaint from the neighbors on a weekly basis or whatever time period. He said that except for any complaints sent to the Building Department and/ or the Police Department, the Board doesn't even know if there were complaints made in 2011. He said that if the complaints were made to the Building Department and the Police Department and nobody responded to this Board, then of course, the Board was not made aware of them.

Derek Wilson said that good information has been received from both sides of this issue. He said that the Building Inspector needs to look into any complaints also. He said that he is concerned that buildings might have been put up without Building Department permits.

Lisa Monk said that the park trailers are on wheels and can be moved. He said that there are older ones that are on skids, that is, the KOA's first attempt at trailers. She said that they can potentially be put on wheels, to move.

Al Schock concurred and said that he has mobile equipment that is on skids and mobile equipment that is on wheels.

Derek Wilson asked about a tree line for a buffer?

John Fuller answered that he will not have a problem delineating that further, adding it to the next revision of the site plan.

Lisa Monk gave the campground office telephone number, and said that there is an open invitation for Board members to come on site.

Mr. Plotsky said that if 3 or more Board members do go on site, it is considered a Board meeting, and it would have to be published.

The secretary was instructed to place the discussion of this application on the November 14th agenda.

NANCY GIBSON SITE PLAN - #11-0301

Represented by Mr. John Fuller, Civil Engineer 856-1536

Owner/ Applicant Nancy Gibson wishes a site plan, special use permit to create an animal sanctuary on 76 acres located at 200 Peenpack Trail, Huguenot, N.Y.

It is an RR Zone

Section -Block -Lot = 37 - 1 - 14.1

Application submitted June 27, 2012.

John Fuller reviewed by saying that he has revised the plans and said that this is now a proposal for an animal sanctuary. He said that he has applied for a stream crossing permit. He said that this is for a special use permit, and his client would like to use the existing driveway for access across the property and up onto the animal sanctuary property.

Al Fusco referred to his technical memo, dated October 10, 2012:

1. Kennel license and approval needed for both lots, 1B AND 2A.
2. Resolution for approval to include temporary access easement along driveway for use during the permitting and construction of stream crossing to remain for the duration of special use permit; 2 years after which the stream crossing must be complete.
3. All Building Department requirements
4. Verification that no sign is proposed.
5. Board comments.

MOTION

Wilson made a motion to schedule a public hearing for the Nancy Gibson application for Wednesday, November 14, 2012. Santiago second. Roll call vote: Santiago, aye; Hunter, aye; Schadt, aye; Vicaretti, aye; Wagner, aye; Wilson, aye; Schock, aye. Motion carried.

MOTION

Wilson made a motion for lead agency. Hunter second. Roll call vote: Santiago, aye; Hunter, aye; Schadt, aye; Vicaretti, aye; Wagner, aye; Wilson, aye; Schock, aye. Motion carried.

GARY BUTLER 2 LOT SUBDIVISION

This applicant was not on the agenda, but Timothy Gottlieb had requested that it be discussed this evening.

Mr. Gottlieb said he is here regarding this project on Franke Road, which was started in 2006, and there was a lapse of time, and then finally things have been put back on track, and the escrow monies are up to date. He said that there was a public hearing in February 2010, and this applicant received preliminary approval. He said that he will submit a new set of plans, and is thinking that another public hearing will have to be held.

Al Fusco agreed. He said that new percs should also be done. He said that \$500. should be added to the Town Engineering escrow account.

Mr. Plotsky said that \$500. should be added to the Town Attorney escrow account.

Mr. Gottlieb said that he will get back to the Board.

APPROVAL OF MINUTES FROM SEPTEMBER 26, 2012

Derek Wilson said that he had abstained from any vote for Deerpark Village at the last meeting, and the minutes did not reflect that.

MOTION.

Santiago made a motion to approve the minutes from the September 26, 2012 meeting, as amended. Hunter second. Roll call vote: Santiago, aye; Hunter, aye; Schadt, aye; Vicaretti, aye; Wagner, aye; Wilson, aye; Schock, aye. Motion carried.

ANTHONY OLENICK DISCUSSION

Theresa Santiago asked if Mr. Olenick needs a letter from this Board, to send him to the ZBA?



**DEERPARK PLANNING BOARD - OCTOBER 10, 2012 - PAGE #**

Mr. Plotsky said that he has to send them something legal anyway, and can direct them to the ZBA, or they have to file something with the Building Department, and they can direct them to the ZBA.

There was a brief discussion among several Board members about this application, and Mr. Plotsky said that he will research this further.

COMMUNICATION FROM THE TOWN BOARD LIAISON

David Dean said that the Town Board wants to encourage growth in the Town, even on a private road. He said that this present Town Board has no desire to have anymore town roads, that everyone has to pay for. He said that if people have land that is on a private road, this Town Board wants to encourage road maintenance, with the understanding that the people who own the land on the road, have to have maintenance agreements, to maintain the private roads. He said that that can be problematic, and the Town Attorney has to come up with wording that would put "teeth" into the Law. He said that the whole goal here is for the Town to get away from owning more roads.

Mr. Plotsky agreed, and said that he also wants to make sure that a citizen doesn't build a house on a private road, and that at the end of the road, he is inaccessible, and he will turn to the Town and say, "you gave me permission to build this, now you need to help me get the ambulance to my house."

DRAGON SPRINGS BUDDHIST, INC. - DISCUSSION

Derek Wilson said that he went on site with the Town Engineer, and gave a brief discussion of what is up there on the property.

Mr. Plotsky asked the Board members to google the school names, which are on the property, and review their website, and see if it is consistent with the Dragon Springs letter.

ADJOURNMENT

Santiago made a motion to adjourn. Wilson second. Roll call vote: Santiago, aye; Hunter, aye; Schadt, aye; Wilson, aye; Vicaretti, aye; Wagner, aye; Schock, aye. Motion carried.

Meeting adjourned at 9:20 p.m.

Respectively submitted,

Barbara Broliier, Secretary