

Minutes of the Town of Lake George Planning Board held on Wednesday, December 4, 2007, at the Town Center, Old Post Road, Lake George, New York.

Members Present: Chairman Scott Wood
Keith Hanchett
Jack Abrahams
Ed LaFerriere
Ralph Bailey
Tim Kissane
Joe Mastrodomenico

Absent: Charlie Portes

Also Present: Patty McKinney, Clerk
Robb Hickey, Zoning Enforcement Officer
Dennis MacElroy
Fred Vogel, Jr.
Mike Seguljic
Dana Seguljic
Jim Grey
William Atkins
Diana Atkins
Jon Lapper, Esquire
Chris Navitsky
Mike McNamara
Joe Vitale
Ed Smith
William Smith
Frank McCoy
Kevin Quinn
Julie Nathanson
Brendan Riordan
Fred Vogel, Jr.
Kathy Bozony
Ann Schremmer
Dan Rucinski

Chairman Scott Wood opened the meeting at 6:00 p.m.

A motion was made by Ralph Bailey and seconded by Joe Mastrodomenico to accept the November 20, 2007 minutes.

All in favor.

Motion carried.

PUBLIC HEARINGS

1. Site Plan Application #5-2007 submitted by Brookside Custom Homes to construct a 19 two story townhouse units. The total unit area will be typically 2,580 square feet and contain 3 bedrooms and a single car garage with two driveway spaces. The property is located on New York State Route 9L, ½ mile north of the Route 9 intersection.

Attorney Jon Lapper and Dennis MacElroy were present representing the applicant.

Attorney Lapper stated that there was a suggestion that the parcel of property on the school side of the road could be donated to the school and because they have dropped to 19 units, that land is available. He stated that Tom Jarrett is in the process of reviewing the stormwater plan.

Dennis MacElroy stated that in preparation for this meeting, they did submit some additional information that includes an aerial view with an overlay of the layout of the project. They submitted some photos of the site. He stated they also submitted a letter relating to the traffic issues summarizing points. He submitted the DOT approval letter, memos related to density and the issue of lands covered by water.

Jack Abrahams asked if the two houses in the back was part of this project.

Dennis stated that this is a separate parcel. There is a deeded right-of-way to access this property.

Chairman Wood asked if the proposed 19 units excluded the wetlands.

Dennis stated that included in this submittal are memos that established the provision for lands under water. If they took out the overage of 10%, even with that, that established 21 units. The second memo discussed an issue that Chris Navitsky had brought up about navigable waters. The point was that even if they took out that whole area to the easterly side from the total area of the project and then did a density computation based on 20,000 per unit that is greater than 19. Dennis stated he questions whether this is navigable and certainly the entire 1.18 acres is not navigable.

Keith asked about the bridge over the wet area and what did they have in mind.

There are construction techniques used with these wetland crossings and wetland footbridges that minimizes the disturbance. This product is Techno-Post.

Chairman Wood asked where Tom stood on this project.

Tom Jarrett stated he was draft comments but was holding off on final review of the calculations until after tonight's meeting. Stormwater has been pretty well resolved. He stated he feels very comfortable with the concept and would like to review the calculations when we get through the overall project review by this board.

Chairman Wood opened the comments to the audience.

Chris Navitsky submitted a letter to the board. He highlighted the points addressed in his letter. A copy of this letter is on file with these minutes.

Jack Abrahams asked if the APA had been in touch with the Town.

Robb Hickey stated that the APA did contact him on Thursday. He stated he informed the APA of the memo that Dennis MacElroy had submitted. He FAX'd this memo to the APA and Robb has not heard anything since.

Chris Navitsky read a court decision regarding whether you could navigate year round.

Chris Navitsky: "Part of the court decision states that it is not necessary to the easement that the capacity of the stream should be continuous. In other words that its ordinary state at all seasons of the year should be such as to be navigable. There is only ordinarily subject to periodical fluctuations and the volume and height of the water attributable to natural causes and reoccurring as regularly as the seasons and if its periods of high water and navigable capacity ordinarily continues a sufficient length of time to make it useful as a highway, it is subject to the public easement. They do consider the cases of fluctuation of waters and it does not have to be year round navigability."

Chairman Wood asked Tom Jarrett if he could do density calculations off the map?

Tom Jarrett stated he could.

Kathy Bozony: "I did want to reiterate as well regarding the Homeowner's Association property. In looking at the new map you can see that it encompasses a lot of space and a lot of clearing so to exclude it from any of the density calculations, we're counting 19 townhouse units and not even looking at that as an issue or a unit, I think that needs to be

addressed. Also, the limits of clearing on this new map are not realistic. I want to reiterate as well, the APA is waiting for an application from the applicant on this and has not received it. Often they say they work simultaneously with the Town and the APA gets the application at the same time, they have not seen it yet. That may become an issue at some point depending on what the APA's response is to this project."

Jack Abrahams: "How do you know that and we don't?"

Kathy Bozony: "I talked to Mary O'Dell who is the wetland biologist.

Jack Abrahams: "Why haven't we been notified?"

Kathy Bozony: "They wait for the applicant to send in the appropriate application."

Robb Hickey: "I have talked to the APA on Thursday, he didn't indicate to me that he was waiting for anything."

Kathy Bozony: "I spoke with her today and she said they just haven't received it. When is the SEQRA process going to happen? How does that get determined?"

Chairman Wood: "It hasn't started yet. It would depend on when we close the Public Hearing. Robb, in our ordinance, pool, tennis court, clubhouse does not come out of density?"

Robb Hickey: "It does not come out, it never has. It's part of the overall unit."

Mike Sejugic: "I don't know the particulars of this project. I am familiar with that area of the lake for the last 40 some odd years. I just know the quality of the lake from the runoff has been degraded. I hear the concerns with Chris and Kathy and in looking at this map and I see a lot of coverage so just from 40 some odd years of experience with Lake George and that particular area I know there are concerns with the lake degeneration."

Jack Abrahams: "What type of experience?"

Mike Sejugic: "Just being out in the water. Basically my family vacationed up there for month long periods since 1963. We've always been in this general area. I remember the Mayor standing on the Steel Pier back in the 70's pulling out a glass of water from the lake saying this is Grade A drinking water and I'm not sure if they would do that today."

Dennis MacElroy: "I don't have Chris' most recent comments in front of me, but some of the others had been responded to in a form of a

response to Tom and that's included in your packet. This density thing we can go back and forth on whether that's navigable and not navigable and whether that makes a difference. As far as the perc tests, the soils on the easterly side are very suitable. On the westerly side, the perc tests ranged, but nothing that were in rates that wouldn't be acceptable for the type of infiltration that we're talking about."

Keith Hanchett showed Dennis MacElroy photos that he took from the Beach Road to the site. He asked if they would be removing all the trees as shown.

Dennis MacElroy stated they did survey locate the significant trees to place the buildings so those trees wouldn't be disturbed. The clearing will be minimized.

Tom Jarrett will look at the density calculations for navigable area.

Tom Jarrett: "If you agree with my comments in my draft memo and reflecting on Keith's comments as well as the overall concerns with vegetation removal, I think we ought to get an updated planting plan that is really detailed on removal and final ground cover. This is going to be maintained by an HOA. I think there ought to be some record for the HOA to go by as far as what the ground covers are stipulated to be."

Ralph Bailey asked about the meeting with the schools and what was the outcome of these discussions.

Dennis MacElroy stated he has discussion with the School Superintendent who was new to the situation and was not familiar with the history of that. He stated he did contact DOT and spoke with the engineer based in the Schenectady office who seemed familiar with the history and that there had been a request for a school zone which was turned down because the school is not on Route 9L. He stated the applicant is willing to work with the school to promote speed controls or whatever would be necessary.

A motion was made by Jack Abrahams and seconded by Joe Mastrodomenico to close the Public Hearing.

Ralph – No
Tim – No
Jack – Yes
Keith – Yes
Joe – Yes
Ed – No
Scott – Yes

Motion carried.

There was a discussion regarding relocating the 19th unit and that will be shown on the plans submitted to the office on Friday.

This application will be placed on the December 18, 2007 agenda.

2. Major Subdivision Application #9-2007 submitted by Tor Sundlin to subdivide approximately 288 acres into 35 lots for property located on the northeast corner of Schroon River Road and Diamond Point Road.

Attorney Jon Lapper was present representing the applicant.

Attorney Lapper: "I'm here to report on what we found since the last meeting. What happened at the last meeting, what we learned was that Tor has owned the property for over 20 years and the predecessor in title had received an APA subdivision approval in the 80's and that used some of the density from the 139 acre parcel. We read the APA permit and the APA permit said that at the time of conveyance, the buyer was supposed to get a copy of the APA permit, but this was complete news to Tor. When we came in with originally 36 lots, we had reduced it to 35, because it was not quite 36 and Robb had pointed out that Jim had looked at an older version of the zoning map in terms of the boundary between the 10 acre zone and the 5 acre zone so we lost one lot because of that. That runs essentially parallel to the south property line. We'll lose a unit because of that and because of this restriction with this prior subdivision, he may have an issue with his seller, but there's no issue with the APA. There was a restriction on subdivision which was a 20 year restriction and that has now passed. I've read the deed. It's very straight forward."

Attorney Lapper read the restriction to the board. This is May 30, 1986. That 20 year period has expired.

Chairman Wood asked where they would be lot wise.

Attorney Lapper: "We're going to be down to 32. What we're proposing is to lose two of the small lots coming off of Schroon River Road and they will be reconfigured and then coming off of Diamond Point Road on the east side one of those lots will be changed. I think that those lots will be changed in size so that some will get bigger and one will be removed. I know that there were a number of neighbors here last time and they were concerned about the cluster. It is our position that cluster development is good planning because we are leaving the resources the way they are. We're staying away from the steep slopes and obviously staying away from the wetlands and that's why you have cluster zoning. No variances are being sought or are required for this project. It's just a matter of trying to do a good plan that works with the topography and the resources."

Chairman Wood: "There will be no staging of this project?"

Attorney Lapper: "No. I think this will be staged. I don't have a schedule, but that is something that we can provide."

Keith Hanchett asked about the lighting.

Attorney Lapper said the only lighting they are proposing is carriage lighting on the housing; no street lights.

Chairman Wood opened the comments to the public.

Bill Smith: "I have property on the Diamond Point Road. I bought the property in 1963. It was 52 acres. I came before the board and got permission to make it into a public campground. I continued in that mode until 1985. I came before you again and asked you if I could turn it into a Christian Park and Campground. There was a piece of property directly across the street which I sold several years ago. Of the 52 acres, I had it subdivided between my two sons and a daughter on either side. Now the present property that I have is 30 acres and I'm contemplating on selling it. I'm 80 and I just can't handle it anymore. I have a gentleman that plans to purchase it from me. My problem is with the clustering. I'm not familiar with these terminologies, but it seems to me that, my property is RR-5, a little bit further east, it's RR-10. Across the road is RR-10, across the road is RR-5 and RR-10. The clustering bothers me a little bit. I'm familiar with the property across the street. I think all of the property on that northern side of the road is on a ridge and down below is the wetlands and so on and so forth. The clustering of that many dwellings even if they are not visible from the road presents quite a bit of a problem. In a sense, clustering negates RR-5 and RR-10. Clustering in some cases may be appropriate, but not on the Diamond Point Road. I think the increase in the traffic would be not good on my behalf. One other thing, looking at this subdivision, when I bought the property in 1963, there was 52 acres and there was a little $\frac{3}{4}$ acre parcel on the easterly end of it on the other side of the road which I paid taxes on for a while and then all of a sudden I don't know what happened. It shows it on the map here. This little $\frac{3}{4}$ acre is right opposite my son's property."

Ed Smith: "I live on Diamond Point Road. I live directly across one of the entrances that is proposed here. On the original deed maps there is this piece of property which does not appear on the tax maps anymore, but it's a triangular piece of property about $\frac{3}{4}$ of an acre directly across from my house. Our thought when the property was transferred was this is good because nobody will be able to build. As soon as I looked at this subdivision, I told my father a piece of that property belongs to him. That entrance would be on that $\frac{3}{4}$ acre piece of property. I would just

like to express my concern that I wasn't really looking forward to having 11 new neighbors."

Chairman Wood asked Attorney Lapper if that was something he could research.

Mike Sejulgic: "Was that issue regarding the density calculation that had been previously utilized by the Dixon Hill Road Subdivision, had that been answered?"

Attorney Lapper: "We lost 2 lots because of it."

Mike Sejulgic: "Did that information just come out recently? I know people have been calling on that. Kathy had called the other day."

Chairman Wood: "Robb, have you reviewed the density numbers on this?"

Robb Hickey: "We're comfortable with the overall numbers and I just have to get with Jim Miller on that."

Mike Sejulgic: "One of the things I noticed going through some of the regulations of the Town Code was to avoid undue concentration of the population and then I came across the RR-10 zoning district. That code indicates provide for predominately low density residential development. I understand what you're trying to do with the cluster. In addition to allowing an alternative is supposed to preserve the natural and scenic qualities of open lands. Isn't a working and pertinent conventional subdivision site plan that takes into consideration site constraints required prior to doing a cluster development? I did see a conventional site plan, but it didn't seem to me that all the lots that were indicated by the lines drawn on the piece of paper were actually going to be buildable. I thought that would be the first consideration before allowing a development to go to cluster. I noticed the road going across the wetlands and quite a considerably wide portion of the wetlands."

Robb Hickey: "They don't have to do a whole convention subdivision and then say we want to cluster. They can go to clustering and show where they can have the other lots. They just have to show that they can show lots."

Mike Sejulgic: "I beg to differ with you on that. 10 acres in the center of the wetlands, I don't think you can put a house on that. This cluster subdivision, thank God Spring Woods has sat there somewhat dormant over the years. This one is going to set precedence going down Diamond Point Road. Regarding the decision of making this a cluster subdivision - it seems to be such a huge decision to allow this property to go to this type of development, why is that not part of the Public Hearing process."

Jack Abrahams: "You're at a Public Hearing."

Mike Sejugic: "Public Hearing meaning before the decision is made to allow the subdivision to go to cluster."

Jack Abrahams: "The public is being brought in now."

Mike Sejugic: "It's too little, too late. The decision has already been made. Not enough thought is going into this cluster concept. A couple of weeks ago I went to another Public Hearing and what I saw didn't make me too happy. I don't understand why RR-10 and RR-5 in certain sections of this town again with the designated of RR it is supposed to be because of the characteristic of the land. This subdivision is going to change the characteristic of the whole area. I took a tax map and I counted up the houses going down East Schroon River Road and Diamond Point Road where this subdivision is going to impact. This one subdivision is going to double the amount of houses on that road. Along with that becomes lighting and traffic issues. My emphasis on trying to get the speed limit lowered on Diamond Point Road has kind of stalled because of this."

Chairman Wood: "Why so?"

Mike Sejugic: "Because I was talking to Mr. Tessier. I'm going to go up and down Diamond Point Road and inventory the traffic signs and I'm going to come up with a proposal for lowering the speed limits. I have also talked to the Sheriff's Department and the State Police."

Chairman Wood: "But why is this stopped because of this?"

Mike Sejugic: "This is a little bit consuming. I've just lost a day of work. My own personal life. I don't have time to do that."

Robb Hickey: "Let me help him here a little bit. It's not a Town issue. It's a County road."

Mike Sejugic: "The Town has to pass the resolution to go to the County and then the County has to take it and go to the State. It is a Town issue. I can't do anything if I don't have the backing of the Town. We've got issues with water supply. That's a lot of houses there. Has a water study been done as far as quality and yield. In addition to that, there is septic issues, those half acre lots are incredible, which leads me to say now you've got a large concern with stormwater runoff coming off those lots. That's a lot of stormwater runoff coming off of that area. We've got a concern with the traffic, the speed of which the traffic goes. At 2.0 something children per household in America, 35 homes, 70 kids. Where are they going to go to school? I don't want to pay for a school

addition and be burdened with higher taxes. We've got a beautiful area and all we're trying to do is get this thing so it gets downsized so it's not doubling the size of Diamond Point Road. Has any documentation been provided with test pits and perc tests? What about water supply and yield testing. Wetlands in the buffer areas, how long ago were they delineated? Regarding the roadways, these are going to be Town roadways? Are all these people going to have deeded lake rights to Diamond Point Beach?"

Robb Hickey: "Any Town resident has the right."

Mr. Sejugic asked if there would be any restriction regarding four wheelers, snowmobiles, etc.

The board stated they could not regulate people riding snowmobiles.

Kathy Bozony: "I fully support cluster development. I look at something like this though as utilizing land that is not buildable as part of that density calculation. I've pulled many different communities that do pull it out. I can share the files with you. I'll submit it with the files. Everybody is a little different."

Chairman Wood: "I can foresee this board in the near future considering that, but right now the ordinance doesn't cover it."

Kathy Bozony read Section 150-14 Cluster Development of the Town of Lake George Subdivision Ordinance.

Kathy Bozony: "You do have somewhat that sitting in your code already as far as saying buildable lots is what we're considering for cluster development. I do hope you just look at this. It is a very sensitive area. There is a lot of wetland here and I look forward to you addressing this and making changes to your regulations.

Attorney Jon Lapper: "The density issue that was raised of course is the number of houses you could have in comparison to the 288 acres and obviously we're not seeking any density bonuses here. What I think is being lost here in the discussion with the public is that we can show 10 acre lots and 5 acre lots and that's going to include some wetland area and obviously that's not going to be the area of the 10 acre lot that is going to be developed. It seems that the best way to protect the resource is to concentrate the development. This seems like a perfect lot to do a cluster development and stay away from the resources. We're trying to play by the rules. No variances. We think this is sensitive to the environment to leave most of this open. We'll work out the details and make some consequences and you'll agree."

A motion was made by Jack Abrahams and seconded by Keith Hanchett to hold the Public Hearing open.

All in favor.

Motion carried.

3. Site Plan Application #31-2007 submitted by Fred Vogel to demolish and remove existing residence and parking areas and replace with a 3,300 square foot single family dwelling, with 4 bedrooms, garage and 5 parking spaces for property located at 27 Front Street.

Fred Vogel, Jr., was present. He stated the existing house is not salvageable. Their intent is to remove the house and replace with a new structure. There is currently no stormwater management on the property. He stated he feels the plan that Dennis has proposed does a really good job handling the stormwater. He feels the house that they are planning will be a definite enhancement to the neighborhood. He stated the retaining wall as shown is no problem with the engineer.

Chairman Wood asked Robb where we stood with the steepness of the driveway.

Robb Hickey stated the driveway is there and they can leave it as is.

Chairman Wood stated he would like to see double erosion control at the lake and mid-stage protection across back for any type of in-term storm.

Dennis MacElroy stated there will be less impervious surfaces. There will be stormwater management with this plan.

Dennis stated that he was involved with the project of John Kearney, who is next door to this property and that shows that a good stormwater management plan was complete and maintained. This property is very similar and Dennis feels the same should hold true with this property.

Chairman Wood opened the comments to the audience.

Ken Collette: 35 Front Street. I'm very familiar with the territory he's got there. There's a tremendous amount of blacktop there right now so any stormwater he does would be greatly appreciated and I think anything he does there is going to be great. I'm in full agreement."

Kathy Bozony: "Lake George Association. Two points with this project, one is the thought process of using some porous pavement. The LGA is

not promoting this. We do have a sample demonstration area on our parking lot showing it. It's made out of recycled tires. I would really recommend the board trying to encourage something like this all around the lake. I would still recommend major stormwater management on this project, but I think this would be good. My other comment about this project is the grass swale that is down by the water's edge, if that could be a vegetative swale, if we could start looking at putting in various

Chris Navitsky spoke stating he had submitted a letter at the last meeting and would like to make it part of the record. He stated the installation of stormwater management is a benefit to this property and would like to see revegetation along the shoreline.

A motion was made by Jack Abrahams and seconded by Keith Hanchett to close the Public Hearing.

All in favor.

Motion carried.

A motion was made by Jack Abrahams and seconded by Keith Hanchett to approve SP31-2007 with the conditions that the engineer certify the stormwater management plan and conduct inspections during construction and submit a final as-built plan to the Town. A planting plan shall be shown for in front of the house and there shall be erosion control measures taken at the lakefront and the top of the hill.

Ralph – Yes

Tim – Yes

Jack – Yes

Keith – Yes

Joe – Yes

Ed – Yes

Scott – Yes

Motion carried.

REGULAR MEETING

1. Minor Subdivision Application #12-2007 submitted by Elena Crocitto to subdivide approximately 1.8 acres into two lots for property located at 319 Bloody Pond Road.

Dennis Dickinson was present representing the applicant.

He stated that this is a 1.8 acre parcel in a 20,000 square foot minimum area zone. She is living in the house on the right parcel. There was a variance request for road frontage which was granted.

Chairman Wood read the application into the record.

A motion was made by Keith Hanchett and seconded by Jack Abrahams to accept the application as complete.

All in favor.

Motion carried.

A motion was made by Tim Kissane and seconded by Jack Abrahams to waive the Public Hearing.

All in favor.

Motion carried.

A motion was made by Jack Abrahams and seconded by Keith Hanchett to approve.

Ralph – Yes

Tim – Yes

Jack – Yes

Keith – Yes

Joe – Yes

Ed – Yes

Scott – Yes

Motion carried.

2. Site Plan Application #34-2007 submitted by Bowl New England, Inc., applicant being Arthur Leonhard to request permission to rebuild restaurant destroyed by fire, for property located at 2211 State Route 9.

Ken Collette was present representing the applicant.

Ken stated this application is for Phase 2, which is the dining room and the lounge area with two new bathrooms. It is approximately 2,500 square feet.

There was a discussion on the retaining wall at the rear of the building. This would be a 6 x 6 retaining wall.

Chairman Wood asked Robb if stormwater would be needed for this project.

Robb responded it's pre-existing and is not going to go anywhere.

Chairman Wood read the application into the record.

A motion was made by Keith Hanchett and seconded by Jack Abrahams to accept the application as complete.

All in favor.

Motion carried.

A motion was made by Jack Abrahams and seconded by Ralph Bailey to waive the Public Hearing.

All in favor.

Motion carried.

A motion was made by Jack Abrahams and seconded by Ralph Bailey to approve with the conditions that the two fire exits be depicted on the plot plan and that there be a 4 foot plus or minus as needed retaining wall in the rear of the building as soon as possible.

Ralph – Yes

Tim – Yes

Jack – Yes

Keith – Yes

Joe – Yes

Ed – Yes

Scott – Yes

Motion carried.

3. Site Plan Application 35-2007 submitted by Northeast Realty Development, Inc., Kevin Quinn, to request to change occupancy from existing garage mobile repair service to general retail sales; to use existing Tee-Pee as travel trailer retail sales office and existing parking for displaying trailers, for property located at 1667 State Route 9.

Kevin Quinn was present. He stated this building was originally used as a bar, then an apartment, then a mobile repair garage and he would like to make this retail space. He would also like to use some of his parking for displaying travel trailers. The retail space would be used as a sales office for the travel trailers. These trailers will not be out front. He does not want to take up his front parking spaces to display trailers.

Chairman Wood asked Mr. Quinn if the light that is there could be either shielded or be brought down.

Ralph Bailey requested that he clean up the rear of the property from the debris and garbage.

Keith Hanchett read the application into the record.

A motion was made by Ed LaFerriere and seconded by Jack Abrahams to accept the application as complete.

All in favor.

Motion carried.

A motion was made by Jack Abrahams and seconded by Ed LaFerriere to waive the Public Hearing.

All in favor.

Motion carried.

No decision can be made until the Warren County Planning Board has reviewed this application.

This application will be placed on the December 18, 2007 Agenda.

4. Site Plan Application #36-2007 submitted by William & Diana Atkins, to construct a one and a half story, two bedroom single family dwelling for property located on Lot #3 of Forest Ridge Subdivision on Truesdale Hill Road.

Attorney Brian Reichenbach was present representing the applicant.

Attorney Reichenbach stated that the proposed driveway will cut across a 15% slope. He stated they have a stormwater plan prepared by Harlen-McGee.

Robb stated that the disturbance level is around 10,000 square feet. The applicant has provided a minor stormwater plan. The board can make a decision to request a major stormwater plan if they feel it is necessary.

The applicant stated they had contracted with Harlen-McGee for a major stormwater plan.

Attorney Reichenbach stated that this minor plan may accomplish what has to be done to meet the goals of the Town.

Tim Kissane read the application into the record.

A motion was made by Jack Abrahams and seconded by Ralph Bailey to accept the application as complete.

All in favor.

Motion carried.

A motion was made by Jack Abrahams and seconded by Ralph Bailey to waive the Public Hearing.

All in favor.

Motion carried.

A motion was made by Jack Abrahams and seconded by Keith Hanchett to approve with the condition that the applicant's engineer certify the stormwater plan and conduct inspections during construction and submit a final as-built to the Town.

Ralph – Yes
Tim – Yes
Jack – Yes
Keith – Yes
Joe – Yes
Ed – Yes
Scott – Yes

Motion carried.

5. Site Plan Application #70-2005 submitted by Joseph DePace to request an extension to previously granted conditional approval to construct a 3 bedroom single family dwelling for property located on Journey's End Road in Diamond Point.

A motion was made by Keith Hanchett and seconded by Jack Abrahams to re-confirm the conditions and grant a two year extension.

Ralph – Yes
Tim – Yes
Jack – Yes
Keith – Yes
Joe – Yes
Ed – Yes
Scott – Yes

Motion carried.

A motion was made by Jack Abrahams and seconded by Keith Hanchett to adjourn the meeting at 9:30 p.m.

Respectfully submitted,

Patricia McKinney
Planning & Zoning Clerk