

PLANNING BOARD
November 13, 2012
7:00 PM

MEMBERS PRESENT: Richard Johnson, Walter Geist, Pat Rice, Steve Senske, J. Phil Strand, Louis Rieg, John Warner

OTHERS PRESENT: Brad Lawson, Zoning C.E.O., Richard Sena, Councilman, Frank Stow, Councilman, Paul Potter, Engineer

Mr. Rice opened the meeting, Mr. Potter, engineer for John McGraw, Bootey Bay, explained Mr. McGraw's proposal for the property he owns located at 5358 and 5516 Bootey Bay. He said the property is now zoned R-5, which requires lots to be 125' in width and Mr. McGraw is asking for an Area Variance so he may divide the lake front parcels into 7 lots of 100' in width. He said this would be phase one of three phases of the proposal. Mr. Potter explained that each lot at 100' would meet the zoning codes 40,000 square feet requirement and would have their own septic and well and is expecting that each parcel would have a \$500,000 to \$700,000 home built on it. Mr. Potter explained phase two of the proposal being two story homes built behind the lake front lots and would only have lake access via the Power Boat Club, which currently has a two year lease with Mr. McGraw. Mr. Potter was asked when they expect to begin the project if the variance were to be granted; he said it would be at least May or June of 2013 before anything would be started.

In addition to letters the Town Board has received in regards to Mr. McGraw's plans, the board discussed several concerns they have with the project; green space, use of docks with or without the Power Boat Club and the agreement between them and Mr. McGraw, funneling, bonding for the project, storm water, feasibility study and oil wells which currently exist on the property.

After discussion, **Mr. Senske made a motion to table the request until the next regular meeting when the board is provided with; copies of the application, the original survey of the property, lease agreement with the Power Boat Club and a feasibility / market research study from a local realtor that includes studies of differences between 100' lots to 125' lots and sales. Mr. Johnson seconded this motion and the motion was carried unanimously.**

The next regular meeting is scheduled for December 11, 2012 at 7:00 PM.

The meeting concluded at 8:48 PM.

Respectfully Submitted,

Penny Best_

Planning Board Clerk