

protection of new homes, planning requires that you have public access. The developer would be required to build the roads to the specifications of the Highway Department so the roads can be dedicated and taken over by the town. He asked if that was Mr. McGraw's plan. Mr. Potter said yes. Mr. Stapleton asked if it is correct that Mr. McGraw owns the property on which the Power Boat Club is located and if he leases it to

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them. Mr. Potter said yes, they are on a multiple year lease. Mr. Stapleton said he doesn't control the Club, so he doesn't have control on who has access through the Power Boat Club other than through negotiating future leases. Mr. Potter said Mr. McGraw has the ability within the contract with them to negotiate an easement lease for the back 7 lots. He said they do not anticipate the back lots being developed in the first 2 years and the lease will expire in that time. There was further discussion of the Power Boat Club. Mr. Potter said he has completed a short form SEQR, but can provide a long form SEQR with no problem. He said he understands there will be a lot of permitting involved in the project. Mr. Levesque cautioned that the applicant needs to be very careful about filling out the forms correctly.

Mr. Levesque said the Zoning Board is not in the position to make a motion on the application because of the scope of the project. He said that based on procedure set forth in Town Law Section 1101 the application will be recommended for review by the Town Board.

Nancy Thomas
Town Clerk