





From: [REDACTED]

To: [REDACTED]

Date: 3/21/2007 8:33:04 AM

Subject: Planning Board meeting

I'll leave it up to you all to distribute as much of this as you want to—I don't have a distribution list handy.

The Planning Board meeting went OK, though probably not as we would have liked. The surprise guest of honor was Leroy—he flew late Monday night. His attorney is now Bill Kissell, Martineau having recused himself from the whole issue—will not be representing either Douglas or the Town.

At first Leroy was aggressive and loud but he calmed down eventually.

He was under the impression that he would be getting his permit last night and all would be taken care of. The purpose of last night's Sketch Plan Conference, according to Pam Atkins (chair of the Planning Board—isn't that her name?) was to give the applicant more information to help him with his application. Their questions to him were:

—Are there 8 or 9 lots.

Answer: there are 8 lots

—Is the right of way to the development on the big parcel or on the adjacent parcel?

Leroy completely misunderstood this question and was very angry about the question of right of way. This led to a long, irrelevant discussion about right of way and the Island Road, its history (which Ken described in great detail), and who had camps that were accessed through rights of way beyond the development. Don Roberts (Sr.) had a lot to say about this as well. The Board pointed out that the survey map, provided by Leroy and paid for by Leroy, showed the right of way to be on someone else's land. Did not go over well and Leroy disputed this. Must prove this to be untrue by next meeting.

—Will the road going through the development disturb any wetlands?

This could jeopardize the whole project.

Leroy says there are roads already there ("You can go see for yourself") and none of them are through wetlands. Board plans to walk the whole lot once the snow melts. Road has 15' clearance for maintenance.

—Issue of building permit issued without access to town road.

Recent exceptions pointed out, as well as very vocal Don Roberts pointing out that all the camps on the Island Road (built many years ago, long before this requirement was even thought of) don't have direct access. This does not seem to be of issue, probably due to other exceptions that have been made, as well as (it occurs to me) the fact that Leroy's part in this is only the sale, not the building of anything. The purchasers would be the ones who would need to get the building permit, and it's up to Paul Blaine, the Code Enforcement Officer to rule on issuing a building permit.

Leroy was questioned on septic and water situations, and said flatly that's not his problem, that's up to the buyer. "All's I'm doing is selling the lots."

There was a Feb. 23 letter from the APA stating they will continue to take enforcement action on the property.

Perhaps the most startling piece of information was Leroy's bragging that he's got 100 lots on the lake that he's planning to sell. "I own 4 miles of shorefront and I'm going to sell all of it. It's all for sale." Someone in the crowd asked if the lake could bear that, and someone else answered that the Board felt that Fern Lake could bear the development they approved for it. Uh-oh. Anyway, we can only hope for continued vigilance from us, from the APA, the Adirondack Council and any other group we can think of.

All in all it seems the project will go forward. Leroy has to provide a map with contour lines at 10-foot intervals by the next meeting, and they think he'll get final approval then. There wasn't much Paul Blaine could do, he was very fair and level-headed. I think the Planning Board did a good job at being impartial and calmly listening to everyone's concerns, especially when faced with Leroy bending over their table with his face right in theirs'.

Apparently there are stipulations in Leroy's deeds (he had a sample of one) including one that says buyers are not allowed to put trailers on the lots. He said "People who buy these lots are going to build million dollar homes." That'll be a first for Silver Lake, won't it. A million dollar home with 125' of shorefront on 1.2 acres with no trees and 7 neighbors you'll get to know very well.

So that's my report. Feel free to put it in a format that makes more sense and has fewer editorial comments.

-9 this morning but due to rain (icy rain) tonight and tomorrow. Then near 50 tomorrow. As if.

