

**Town of Delaware Planning Board**  
**August 17, 2016**  
**Regular Meeting**

Members present:

Terry Zieres  
Warren Blumenthal  
David Peters  
Isaac Green Diebboll  
Brad Walrod (Alternate)

Members Absent:

Kara McElroy

Also present: Lillian Bauernfeind, Secretary; Jim McElroy, Building Inspector/Code Enforcement Officer; Kenneth C. Klein, Town Attorney

Chairman Terry Zieres called the meeting to order at 7:00 p.m.

Minutes of the June 15, 2016 meeting were approved on motion of Mr. Walrod, seconded by Mr. Diebboll and carried unanimously.

**Foster Manor Properties, SBL: 28.-1-10**

Sims Foster representing Foster Manor Properties stated he has not heard to date from the NYS DOT regarding sight distance approval for his driveway on State Rte. 52, Kenoza Lake.

A motion was made by Warren Blumenthal, seconded by David Peters to approve the Special Use Permit for Foster Manor. The Building Inspector will ensure NYS DOT approval is met before issuing any permits and will forward that approval to the Planning Board.

**Kenoza Lake Estates/LLC Kenoza Lake HOA:**

Mark Dubrovsky advised the Board of his 3 part applications for both site plan and subdivision. #1 SBL- 28.-1-39.15 and 16 – a proposed merger of lot #13 and #14 into one (1) lot of 10.29 acres.

#2 SBL-28.-1-39.17 and 28.-1-39.18 proposed merger of lot #15 and #16 into one (1) lot of 10.18 acres.

#3 Mr. Dubrovsky stated this lot located at Kenoza Lake Estates on Kenoza Trail, a/k/a “Phase III.” SBL 28.1-39.33 containing 104.54 acres. He requests a subdivision of four (4) lots with an average size of 7 acres and 1 of 80. The lakefront lands remaining of Kenoza Lake Development being divided into three 6-8 acre lots. Lot #38 and #39 request a shared driveway with an easement through lot #38.

. Motion to adjourn by Mr. Peters, seconded by Mr. Blumenthal; all in favor.