

September 20, 2022 – Special Meeting

A special meeting of the Gardiner Town Board was held this evening at 7:00 PM for the purpose of discussing Lazy River. This meeting was held as a hybrid, in person and on Zoom. Present were Supervisor Majestic and Councilmembers Carucci, Richman and Wiegand. Councilmember Walls was absent. Also present was attorney Allyson Phillips. There were approximately 39+ audience members in attendance.

### **LAZY RIVER**

Board members began with discussing parking, permanent structures, camping season and interior roads. On behalf of the Gardiner Fire Dept and the Highway Dept, Brian Stiscia conducted a site visit to inspect the interior roads, specifically Third Ave. Mr. Stiscia recommended changing Third Ave. to a through street or creating a “T” turnaround. Signage should be a condition of the Special Use Permit.

Board members addressed the extension of the 7-month camping season. All Board members present were not in favor of extending the season.

Buffers should be 200 feet from a residential use. Supervisor Majestic suggested the required buffer to be 200 feet on the 35-acre parcel being added to the Campground. Campsites that are in the buffer area will need to be removed. Also 17 unapproved sites located in the flood plain should be removed. The 2014 site plan will be reviewed to confirm approval of sites 77-81.

The Board moved on to Permanent Structures and the parking associated with these structures. Bevier Lodge, Cindy Bear’s Palace, and Lobster Pound are all located outside of the existing Campground. Board members discussed setting occupancy and parking restrictions at these structures. The Board will ask the Code Enforcement Officer to inspect each structure to determine an occupancy limit and to make sure they are code compliant.

Board members discussed the conceptual build out and conditions that would require Lazy River to appear before the Town Board for any changes made to the campground. The Board asked the Town Attorney to add a summary of the Town Board’s deliberations to the chart that is being used to guide the review. This summary will be made available to the public prior to the next meeting.

### **AWOSTING CLUB – LEGAL REPRESENTATION**

Resolution No. 148-Special Counsel – Awosting Club - Offered by Councilmember Wiegand RESOLVED, that the Incorporated Town of Gardiner hereby retains the law firm of Hamburger, Maxson & Yaffe, LLP to provide legal services upon the terms set forth in Mr. Yaffe;s letter to Supervisor Marybeth Majestic, dated September 15, 2022.

Seconded by Councilmember Carucci and carried. Councilmember Richman voted nay.

### **ADJOURNMENT**

On motion of Councilmember Carucci, seconded by Councilmember Walls and carried the meeting was adjourned at 8:40 PM.

Respectfully submitted,

Michelle L. Mosher  
Town Clerk