

25 Fawn Lane
Westbury
New York
11590

September 5, 1975

Members of the Town Board
Town of Ticonderoga
Ticonderoga, New York 12883

Gentlemen:

As you requested, our Treasurer, Mr. Peter Buechner, is compiling a list of members who attended the Eagle Lake Property Owners' Association meeting on August 9, 1975, at Crown Point Bay Beach. Perhaps you have already received it. The page from the minutes of our 68th Annual Picnic and Business Meeting pertaining to the "Controversial Trailer Issue" was duplicated in quadruplicate and personally delivered by me to the Town Clerk, Freda Woods.

As I have explained, the purpose for having these picnics and business meetings is a fun get-together for the property owners and their guests. A good time is always had by all. After the picnic, a business meeting is conducted by the elected Officers of the Association, with the President acting as the Chairman. These are very informal meetings. The President does not follow a strict rule on Parliamentary Procedure, but allows a free and casual flow of Information and ideas in an orderly fashion.

We have an elected Secretary who takes the minutes by writing a few phrases in longhand pertaining to whatever she considers important. For the past few years, we have elected Mrs. Francis Lang, who is not a stenographer. Her profession is nursing and cannot be expected to do the professional work of a Court Stenographer -- or is it necessary to use the talents of one so endowed.

Each year according to our latest mailing list, depending on the members to notify or inform us of a change of address, we send out a notification or invitation in July, stating the time and place of this yearly event which usually is determined by an estimate of the time the local corn will be ripe. We ask in the invitation to inform us of how many will attend, so we can adequately prepare for the picnic. This year we were expecting about 70 members and their guests.

Many topics were discussed pertaining to the ecology of the Lake, encroachment of illegal, rowdy, and inconsiderate campers, and just about any irritant that annoys a member. After the Treasurer gave his report and mentioned the cost of Attorney's Fees and Expenses, which was unanimously approved by the members, I explained to the members the reason for this expense.

As I previously stated, our minutes are not taken by a professional Court Stenographer, nor do we follow a strict "Roberts' Rules of Order" format at our meetings, but I want to repeat as best to my knowledge exactly what was said. I'm sure this can be verified by all who attended:

"We have a member who claims to have purchased his property over 20 years ago, but never bothered to record the deed. There is no record of his paying any taxes. Not one cent has he paid since he claims to have bought the land, and the Town Tax Rolls reflect this. He took it upon himself, without checking out the Town Ordinances or requesting a permit, to hire a professional crew to shoe-horn in a large mobile home, which violates all existing town codes, ordinances, and sanitary laws. Then, working on the emotions and sympathy of his neighbors and adjoining property owners, he asked for a variance of the Town Ordinances.

"When this offered no results, he then used spokesmen from various Veteran Groups and Organizations to help him champion his illegal cause. The newspapers got wind of this, and always eager for the human story of the little man "fighting City Hall," they became sympathetic toward "Veteran Belkevich."

"Pressure from all imaginable angles was applied to the members of the Town Board to either change the Town Ordinances, re-write the laws, or rule in his favor. The Town Attorney guided the Board and reminded them of the regulations -- 40 feet from the road and 30 feet from adjoining property lines. The sewage and water must be approved by the Local Health Inspector.

"After months of deliberation and avoiding all the outside pressure applied, the Town Board finally decided the mobile home must be removed, and gave Mr. Belkevich the option of storing it at the Town Shed or leaving it on his property until sold. The trailer now has a sign on it 'SOLD.' It was purchased by a member of the Association who intends to switch trailers with Mr. Belkevich. His application for a permit has not been approved by the Town Board. Objections are on record from some of his neighbors."

I then made a statement (please verify) to the extent that:

"I felt the Association should be only concerned with the ecology of Eagle Lake, even though my only concern in this matter is what is best for:

1. The Members of the Association
2. The Community as a whole

"Individual boundary disputes are not the concern of the Association. Nor should instances or circumstances such as this

drain our treasury for legal representation, counsel, or advice, but be financed by the parties affected or concerned."

Mr. David Warren then made a statement that "What affects one on the Lake affects us all." A motion was then made and unanimously approved that I could use whatever funds are necessary for legal action. There were no dissenters.

It was then suggested that we raise the dues to increase our Treasury. I mentioned that our purpose was not to become wealthy, and that we seem to function well running the Picnic and operating the Association on whatever money we have in our Treasury. The Treasurer was in agreement with this.

Mr. Warren then made a motion-:

"That if the need arises, we should all contribute to whatever legal fees are necessary to stop the encroachment of illegalities, and it was essential that all future construction meet the requirements of Town Ordinances and prevent the pollution of the Lake."

This motion was seconded and unanimously approved by all who attended the meeting. No one dissented again.

Mrs. William Geisel stated that:

1. IF a sanitary system in the way of a holding tank is approved by Local Health Inspector,
2. IF a smaller trailer was put on the property owned by Mr. Belkevich,
3. IF an approved water system was installed, and
4. IF it complied with the Town Boundary Ordinances and Codes

it would then be legal.

I then made myself perfectly clear, and it was in agreement by all present, that if the Town Board and Town Attorney rule that it complies with all Ordinances, Codes, and Regulations, we will be 100 per cent in favor of their decision. If not, I was given permission to go ahead and use whatever funds are necessary for legal action.

Now that about wraps up everything that was said concerning the trailer issue at the picnic. I don't think I left anything out or added any unsaid phrases. This is, to the best of my knowledge, as accurate as I can remember. This ludicrous situation has been going on for over a year now. Animosity has developed between many neighbors and once friends. Unfortunately, boasts of threats and harrassment tactics are now developing.

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To put an end to this trailer dispute, I, along with other members of the Association, brought this situation to the attention of the Adirondack Park Agency. They informed me an inspector will investigate this matter, and their decision is what finalizes all controversy in the Park.

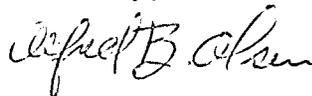
You, the members of the Town Board, appear to be prudent, responsible men who take great pride in, and try to be fair and just with, your decisions. You have been subjected to tremendous pressure from outside groups who have no interest, obligations, responsibilities, or pride in the area. A decision by you could well set a precedent throughout the Township. The so-called "can of worms" or "Pandora's Box" will be open, and the lid lost forever. Just about every land deal imaginable will crawl out of the woodwork, along with Bills of Sales and Deeds, to be presented to the Board for your approval.

By contacting the A. P. A., the Association feels this will give you an opportunity to have an outside Agency handle the ball in this situation. I imagine you will be relieved to have the A. P. A. make a decision and am sure eventually they will have to come to a conclusion before this issue is resolved.

Whatever is decided upon, all personal animosity should dissolve, and I hope we will all walk away as friends and neighbors. Lengthy, expensive, and time-consuming legalities will be eliminated.

The sole purpose of our coming to Eagle Lake was to enjoy ourselves, and it seems none of us will, as long as this issue still prevails. We are all New York State taxpayers. Let's take advantage of one of its agencies.

Sincerely,



Alfred B. Olsen, President
Eagle Lake Property Owners Association

P. S. Please inform me immediately of your decision.

Pete -

Melvin Porter wanted to know what was said at the Premise - If you agree with what I said let him know.

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