

**TOWN BOARD  
TOWN OF SULLIVAN  
REGULAR MEETING  
JULY 26, 2017  
8:00 A.M.**

A regular meeting of the Town Board of the Town of Sullivan was convened at the Town Office Building by Supervisor John M. Becker at 8:00 A.M.

Those in attendance for the meeting were: Supervisor John M. Becker; Councilors: Jeff Martin; Kerry Ranger and John Brzuszkiewicz and Town Clerk Charlotte A. Ferstler.

Absent: Councilor Kopp

Also in attendance were: Jeff Taylor, Owner of the Wild and his Attorney, James Roman

Pledge to the flag was led by Supervisor Becker.

**APPROVAL OF MINUTES OF MEETING**

A motion was duly made by Councilor Martin, seconded by Councilor Brzuszkiewicz and unanimously passed by the Board to approve the minutes of the Town Board meeting of July 5, 2017.

**BUDGET MODIFICATIONS**

A motion was duly made by Councilor Martin, seconded by Councilor Brzuszkiewicz to authorizing two Budget Modifications:

1. The transfer of Six Thousand Dollars (\$6,000.00) from Contingent A1990.4 to A5010.1701 Highway Superintendent. This increase is due to the extra responsibilities that the Highway Department is taking on by taking over the Sewer Department.
2. The transfer of Three Thousand One Hundred Dollars (\$3,100.00) from Contingent B1990.4 to B3620.1930B Assistant Code Enforcement to increase this salary line.

Councilor Brzuszkiewicz questioned Supervisor Becker as to the need for a probationary period to be placed on the Board's decision to make the Highway Department responsible for the Sewer Department. Councilor Brzuszkiewicz stated that this action will be taking the responsibility away from the Town Board and placing it on a newly elected Highway Superintendent.

It was then decided by the Board that if this merger of the Sewer Department into the Highway Department does not work out, the decision could be changed during the next Budget Review for the Year 2018 as this action taken today is only a Budget Modification for the Year 2017.

The motion was then unanimously passed by the Board.

## **INCREASE IN SALARY FOR HIGHWAY SUPERINTENDENT**

A motion was duly made by Councilor Brzuszkiewicz, seconded by Councilor Martin to authorize the additional Sewer salary as only a stipend for the Highway Superintendent.

## **APPROVAL OF SIGN FOR POINT PLACE CASINO IN BRIDGEPORT**

Supervisor Becker asked the Board Members for their comments on the new sign on the Oneida Nation Property in Bridgeport.

Councilor Brzuszkiewicz stated that he thinks that there should be a larger space between Welcome to Bridgeport and Point Place Casino.

Supervisor Becker stated that he would talk to the Nation representatives and report back to the Board. Otherwise the Board members like the style of the sign.

## **JEFF TAYLOR THE WILD**

Supervisor Becker asked Jeff Taylor and his Attorney, Jim Roman to come in to this meeting and explain to the Town Board Members what he has been doing on the property next to the Wild Animal Park property.

Attorney Roman explained to the Board Members that due to the bad weather in May and June, the attendance has been extremely high during July. He explained that this is great for THE WILD and Jeff Taylor but has put an enormous strain on the parking issue. The existing parking lot will hold approximately 200 vehicles. The parking attendants have been trying to force visitors to park on the property that has been cleared next to the existing parking area (which also belong to Jeff Taylor) but they are still having a problem with people parking on Lakeport Road.

Attorney Roman stated that Jeff Taylor realizes the problem that not being able to park cars on the property has caused and he is asking for the Board to be patient for another month when his business will slow down considerably and parking will not be an issue. He stated that in the fall, Jeff Taylor will come before the Planning Board and ask to be allowed to put an additional parking lot on his other property. Supervisor Becker asked Jeff to start this process in September so if approved it will be ready for the next spring season.

Attorney Roman also stated that Jeff Taylor is considering putting a shuttle bus in service for next year which should also help the parking problem. The shuttle bus would bring people from the new parking lot to the Animal Park and will keep people from parking and or walking down Lakeport Road.

Attorney Roman also spoke regarding the work that Jeff Taylor has done in the rear of the property. He stated that Jeff Taylor, in the future, intends to fence and put animals on the rear portion of his land which would be for his own personal use. He wants to have an

African Cow and more animals on this property. He stated that Jeff Taylor loves all kinds of animals and the animals like the cow would not be part of the Animal Park.

Jeff Taylor has already dug a retention pond on this rear property that he believes is within the boundaries set by the DEC for not requiring a DEC Permit as it does not encompass more than an acre of property.

Supervisor Becker asked Jeff Taylor if he had the DEC come out and look at the size of the pond. Jeff stated that he called the DEC and he said that Agricultural uses are different from residential use and he did not appear to need any special permits. He also said if you are disturbing more than an acre for Agricultural use it is allowed. He feels that he is following the DEC laws.

Councilor Martin questioned Jeff and asked if he told the DEC that the land he cleared is to be used for a parking lot. Jeff Taylor stated that he did not tell them it was going to be a parking lot. Councilor Martin stated that Jeff Taylor brought in an enormous amount of fill and he does not want to see him get into trouble with the DEC. Councilor Martin warned him not to fill anymore and that he has already filled more than is allowed and he should have just parked overflow cars on the existing grounds.

Councilor Martin told Jeff Taylor that he has a great business going and he does not want anything to happen to this business but he needs to get approvals prior to starting these types of improvements. He needs to have a plan and have it approved prior to doing the work.

Jeff Taylor stated, in his own defense, that the Business took off on a much larger scale than he had anticipated and now he needs to be concerned with the health and safety of the people and the additional parking was an immediate necessity.

Councilor Martin agreed with Jeff Taylor but also stated that he does not want to see anything happen to the Animal Park or Jeff Taylor such as fines or the DEC shutting down the Business for violations. Councilor Martin said this Park is a major asset to the Town of Sullivan but Jeff Taylor needs to submit a plan and have it approved prior to doing anything further in the Park. He questioned Jeff about storm water runoff, where it is going and does he need approval for what he is doing with storm water.

Councilor Brzuszkiewicz asked Jeff Taylor if there was a possibility of using the Town Office Parking lot and the School Parking lot for overflow parking. Attorney Roman stated that they are currently working on an alternative parking solution.

Supervisor Becker asked the Board Members if the current status of the Animal Park operation was fine for the month of August. Councilor Martin stated that he, speaking for the Board, is not condoning what Jeff Taylor has already done on his own without any approval. Councilor Martin stated that he feels that Jeff Taylor has totally gone beyond what has been approved and could be at risk with the DEC.

Supervisor Becker stated that they will leave it alone for now and start in September working on a plan for all future development on this property. The plan will lay out everything from transportation and parking to fencing and any new development that Jeff

wants to do. Supervisor Becker stated that if Jeff Taylor follows the Boards guidelines everything will be official. Until that time, Jeff Taylor is not approved for any further development on either property.

### **EXECUTIVE SESSION**

A motion was duly made by Councilor Martin, seconded by Councilor Brzuszkiewicz and unanimously passed by the Board to go into executive session for personnel issues at 8:22 A.M.

A motion was duly made by Councilor Brzuszkiewicz, seconded by Councilor Ranger and unanimously passed by the Board to close the executive session at 9:00 A.M.

Following the Executive Session, a motion was duly made by Councilor Brzuszkiewicz, seconded by Councilor Ranger and unanimously passed by the Board to make three (3) changes to employees' salaries and employment status. These changes were:

1. To increase the salary of Larry Ball to \$49,000.00 per year
2. To increase the salary of Alex Miller by twenty five cents per hour
3. To hire Karl M for sewer inspector in the Highway Department.

### **ADJOURNMENT**

A motion was duly made by Councilor Martin, seconded by Councilor Brzuszkiewicz and unanimously passed by the Board to adjourn the meeting at 9:15 A.M.

**Respectfully Submitted,  
Charlotte A. Ferstler, Town Clerk**

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