

TOWN OF PATTERSON
PLANNING BOARD MEETING
October 29, 2009 *Work Session*

AGENDA & MINUTES

	Page #
1) Anthony Boniello – Wetland/Watercourse Permit Public Hearing	9
2) John T. Mayfield – Wetland/Watercourse Permit Public Hearing	9 – 10
3) Tom’s Barbershop Site Plan – Public Hearing	10 – 13
4) Indinsumr Tat2 – Sign Application	13 – 18
5) Clocktower Frame Shop – Sign Application	18 – 19
6) Patterson Wines and Spirits – Sign Application	1 – 3
7) American Red Cross – Request for Site Plan Waiver	3 – 9
8) O’Mara Wetlands/Watercourse Permit Application	19 – 20
9) NRA Wetlands/Watercourse Permit Application	20 – 21
10) Ice Pond Estates Subdivision – Continued Review	21 - 23
11) Quaker Manor Re-Subdivision – Initial Application	23 – 25
12) Watchtower Education Center – DEIS	25 – 26
13) Other Business	
a. Winding Glades Site Inspection	26 – 30
b. Tractor Supply Performance Bond	30 - 34
c. Frantell Site Plan - Extension	34 – 35
d. Barjac Site Plan – Extension	34 – 35
e. Steger Zoning Amendment	35
f. Martins Subdivision – 90 day Extension	35
11) Minutes	35 – 36
Joint Site Walk Discussion	36 - 41

APPROVED

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PLANNING BOARD

Shawn Rogan, Chairman
David Pierro, Vice Chairman
Michael Montesano
Maria Di Salvo
Charles Cook

**Planning Board
October 29, 2009 Work Session Meeting Minutes**

Held at the Patterson Town Hall
1142 Route 311
Patterson, NY 12563

Present were: Chairman Rogan, Board Member Pierro, Board Member Montesano, Board Member Cook and Rich Williams, Town Planner.

The meeting began at 7:30 p.m.

Michelle K. Russo was the Secretary and transcribed the following minutes.

Chairman Rogan stated since we have projects that are present here tonight, would anybody mind if we skip to those to get those done first.

Board Member Pierro stated fine.

6) PATTERSON WINES AND SPIRITS – Sign Application

Mr. Tony Lomeli was present to represent the application.

Chairman Rogan stated okay, first up then we have Patterson Wines and Spirits, we have a sign application for a building mounted sign. The Board may recall that previously this application was before us and the Board has requested that the applicant go back to the owner of the building to try and get the insurance sign moved, if I remember correctly. That sign has been moved, we have an application now before us for a building mounted sign, Rich, any input on this.

Rich Williams stated I do have a memo for the Board, that I prepared after reviewing the application, I believe the current sign meets the Board's intent on the discussion they had back in May, they are putting up a sign that is consistent with the other signs that are up there. This current sign is going to be a black and white sign, Anthony jump in whenever I go astray here.

Mr. Lomeli stated yea.

Rich Williams stated it's a board mounted sign, it's not going to be lit, black and white. We don't have anything showing where its going to be mounted on the building. The only recommendation in regard to that I would have, is that the Board in their resolution indicate that it should be in line with the other signs.

Mr. Lomeli stated exactly the same, yea.

Chairman Rogan stated same alignment.

Mr. Lomeli stated same position.

Chairman Rogan stated okay.

Rich Williams stated yea, the only big issue, the only small issue, let me rephrase that, is that based on the new Code that we have for the signs, there is only currently 80 square feet in total of signage that is allowed out there mounted on the building. The Duffle Bag is a 24 square foot [sign], that would only leave 19 square feet for anybody else that wanted to come in. However, that is still more than what this current applicant is looking for and it still would allow a sign that is consistent in size with the other signs that currently are mounted on the building. Recognizing that, I would recommend that this application be approved as presented.

Chairman Rogan stated thank you, anything from anyone on the Board.

Board Member Montesano stated no problem.

Chairman Rogan stated everybody, since the applicant is here tonight and since we have previously looked at this and we were able to get things moved around, would the Board like to move forward with this, get it off our agenda.

Board Member Montesano stated why not.

Board Member Pierro stated yes, in the matter of Patterson Wines and Spirits I make a motion that this Board grants a negative determination of SEQR.

Board Member Montesano seconded the motion.

Chairman Rogan asks for all in favor:

Board Member Cook	-	aye
Board Member Montesano	-	aye
Board Member Pierro	-	aye
Chairman Rogan	-	aye

The motion carries by a vote of 4 to 0.

Board Member Pierro stated I make a motion that the Planning Board approves a sign as proposed at the meeting of October 29th.

Chairman Rogan stated okay and with the one condition that the sign be located consistent with the existing signs.

Rich Williams stated alignment.

Chairman Rogan stated in alignment.

Board Member Montesano seconded the motion.

Chairman Rogan asks for all in favor:

Board Member Cook	-	aye
Board Member Montesano	-	aye
Board Member Pierro	-	aye
Chairman Rogan	-	aye

The motion carries by a vote of 4 to 0.

Chairman Rogan stated okay, thank you very much for your time, appreciate it.

Mr. Lomeli stated he'll be very happy.

Board Member Pierro stated take care.

Chairman Rogan stated we're happy to have you have your business here and hope you do very well.

Mr. Lomeli stated thank you, take it easy.

7) AMERICAN RED CROSS – Request for Waiver of Site Plan

Mr. Caesar Rivera, Director of Response and Ms. Mary Douglas of the American Red Cross were present.

Chairman Rogan stated okay, thank you. Okay, we have representatives here from American Red Cross. This is a request for a waiver of site plan and as I understand it and as I've reviewed it, its to place two metal storage containers at the Lawlor Building, in an area that is adjacent to Route 164, behind a clump of existing trees, spruce and some other trees. I thought and correct me if I'm wrong, that as part of the proposal they were looking to do some additional screening to further help shield this from the road. The Board should probably aware that we don't look to favorably on this structures in Patterson. In fact, we have been trying to clean them up off of commercial sites but I think the question would be whether or not this use, this not for profit, disaster relief effort would, facilitate a waiver from that.

Rich Williams stated based on a public need and benefit.

Chairman Rogan stated based on a public need and benefit.

Board Member Montesano stated I make the motion, make it a lot easier.

Chairman Rogan stated okay, I would just ask one thing before I ask for a second the motion. Are there other sites in Putnam County that you have considered for this placement and if so, just let us know why Patterson. Please state your name for the record, why Patterson, the site you've chosen works well for you.

Mr. Rivera stated I'm Caesar Rivera, Director of Response for the Red Cross in Greater New York, which includes Putnam, Orange, Rockland and Sullivan and Mary Ellen Douglas, Assistant Director of Response for Putnam County. We considered a location that was strategically really advantageous for us to ramp up an operation that happened locally here. These Conex contain basic shelter supplies, which is the cots, the blankets and the administrative kits so then we open a shelter of hundreds. We can have easily five hundred person supplies in each one of these and they can exceed that depending on tightly we pack it. Available to us locally here because the Lawlor Building is an in kind office location for us and that is where we have our volunteer meetings, that is where its easy for us to kind of ramp up, if we needed to, that would be the first normal place where our volunteers could rally. We have a truck, we have mostly four wheel drive but very up-to-date modern pick up trucks, heavy duty, with lift ramps that lift the cages that these things are contained in 800 pound cages, therefore if we have to roll out, two persons can supply thousands of cots and blankets because its an efficient operation.

Chairman Rogan stated it is.

Mr. Rivera stated so these containers are important because the one truck we have in the Bureau of Emergency Services, once it delivers its primary supply, it comes back, loads up and can continue loading more supplies. Without that, our next supply is Orange County, Rockland County or New York City.

Chairman Rogan stated okay.

Mr. Rivera stated our goal here is to build capacity here, so we would consider other sites but instead of placing it at any one school, picking one we figured that it's best to have a place where our volunteers can rally and we can operate quickly.

Chairman Rogan stated and is this site secure enough for your needs.

Mr. Rivera stated yes it is.

Chairman Rogan stated okay.

Mr. Rivera stated we have other Conex in counties like Sullivan and mostly Sullivan County because they are vulnerable to floods.

Chairman Rogan stated okay.

Mr. Rivera stated they've had repeated floods there, we have them in Monicello High School for example and other places like that. There is no other office space nearby there, this is a good place because it matches up and it marries up with our staff that we can ramp up out of that office.

Chairman Rogan stated okay.

Mr. Rivera stated so we haven't considered, this has been our first choice.

Chairman Rogan stated Rich, any concerns with the location they are proposing.

Rich Williams stated I do not have any concerns with the location, I did take a look at it, it is a site plan waiver, so I did not provide the Board with a technical review. It appears to me that it will be adequately

screened from the existing vegetation, the Board should be aware that there are a number of trees that need to come down to accommodate these but the trees that are coming down are locust trees and actually it was serve to make the existing, remaining evergreen vegetation healthier by getting rid of the locust trees.

Chairman Rogan stated okay, I noticed that when I drove by today...

Board Member Pierro stated is that area...

Chairman Rogan stated that the trees that I thought would have to come down, were also providing no visual screening, they were just upper canopy.

Board Member Pierro stated is that area a flood plain.

Rich Williams stated no, not at all.

Board Member Montesano stated no. Caesar, Mary, have they decided where they are going to put the container they have there.

Ms. Douglas stated if you go to the next one, they are twenty feel long and...

Board Member Montesano stated these are yours, the garbage container that is there now.

Ms. Douglas stated I don't know (laughs).

Board Member Montesano stated because I don't think you really want it there because that means you're going to have the little critters coming in trying to figure out a way to get inside your building.

Mr. Rivera stated its seems like there might be room off to the side slightly.

Board Member Montesano stated they could move it out here somewhere, they have plenty of room on there to relocate it, I think.

Rich Williams stated Dave, just to finish up on your questions. We currently have received the brand new flood plain maps that have been done by FEMA, I am currently in the process of reviewing them for the comments period. So, based on the new mapping, this is absolutely not in the flood plain.

Board Member Pierro stated yea, I was concerned about that stream ever overflowing out in the back because I have seen it get pretty high out there.

Board Member Montesano stated I've never seen a flood in there.

Chairman Rogan stated yea.

Rich Williams stated down, down below the property, the other side of the stonewall, that is where it widens out into the flood plain area...

Board Member Pierro stated right.

Rich Williams stated but no where near this...

Board Member Pierro stated we're not going to have any problem defending ourselves if we go out after an obvious violation with metal containers like this just because it is a...

Board Member Montesano stated unique circumstances.

Chairman Rogan stated I think the distinction needs to be because it is a type of public service or disaster preparedness, I think it is justifiable but I think that should be part of our statement.

Board Member Montesano stated motion.

Chairman Rogan stated Michael had made a motion, do I have a second.

Board Member Cook seconded the motion.

Rich Williams stated this is for the site plan waiver.

Chairman Rogan stated this is for the site plan waiver.

Chairman Rogan asks for all in favor:

Board Member Cook	-	aye
Board Member Montesano	-	aye
Board Member Pierro	-	nay
Chairman Rogan	-	aye

The motion carries by a vote of 3 to 1.

Chairman Rogan stated any opposed.

Board Member Pierro stated yes.

Chairman Rogan stated okay, motion carries.

Board Member Cook stated I do have one question, are you going to periodically check on these boxes.

Mr. Rivera stated absolutely.

Board Member Cook stated like is there a...

Chairman Rogan stated it sounds like they have meetings over at this facility.

Ms. Douglas stated I work out of that office.

Board Member Cook stated I didn't know how often (inaudible).

Board Member Montesano stated she's there everyday, almost.

Mr. Rivera stated Mary is there definitely every week and she is there every other day at least.

Ms. Douglas stated and I live in Putnam Lake and drive right past it everyday going to work.

Mr. Rivera stated and that is the other reason for it, we are constantly monitoring it and seeing if there is anything that needs attention.

Board Member Montesano stated and there are always people hanging around there.

Chairman Rogan stated I think it goes without saying that the Board certainly appreciates the hard work that you guys do for the County residents in the preparedness efforts. I'm glad to be able to work towards helping you, meet the goals of helping the residents of the County or even another County, in a disaster. We appreciate your time.

Board Member Montesano stated he's already volunteered twice.

Chairman Rogan stated yea.

Mr. Rivera stated thank you. This work that happens in between disasters, is really the labor type of work that a lot of individuals need to push behind the scenes and its difficult to get it done because when its quiet it seems like there is not much to do. This is going to allow us to ramp up for whenever it is, that we need it and we hope that its not for a very long time but out business is readiness and response.

Board Member Montesano stated do you have demonstrations on to use the cots and how to set that up.

Mr. Rivera stated we have a workshop for that.

Ms. Douglas stated yea, we do that at our meetings.

Mr. Rivera stated really, show everybody because we have the approved cots, now they are now longer the sandwich type of cots, now we have the military type of cots.

Board Member Montesano stated right, so now your back instead of going this way, goes this way.

Mr. Rivera stated oh no, they stay straight.

Board Member Cook stated please be mindful of the screening okay, around the containers that, you sort of screen it as much as you can.

Board Member Montesano stated they are going to be the gray containers.

Ms. Douglas stated in the picture.

Mr. Rivera stated they are gray, even with the logo, we haven't put that on yet, if you prefer something small, which is on the inside of the lot then we will make it small, if its okay in size...

Chairman Rogan stated you know I think the logo is an important piece of it because people, as Dave had brought up as a concern if people do see them, they do see the logo I think that lends towards, oh you know, this is something that is a unique use.

Mr. Rivera stated so we are good with putting on...

Chairman Rogan stated I understand not wanting to show where you keep all of your assets so, the size, I will certainly leave to you.

Mr. Rivera stated we are fine with putting a large logo, we're not concerned, its pad locked and its locked, we haven't had a situation on any of the Conex we have so far and just the fact that its large, even the community, everyone knows that is not for anyone to be messing with.

Board Member Pierro stated I don't see the need for the logo to be as large as it is, though Shawn.

Chairman Rogan stated I understand.

Board Member Pierro stated I mean, you know, it draws unnecessary attention to it; I know your people are going to know where they are located.

Mr. Rivera stated right.

Board Member Pierro stated and I'm sure if you send fire department personnel down there, they are going to find it.

Board Member Cook stated maybe half the size.

Board Member Pierro stated that's pretty large.

Mr. Rivera stated yea it is.

Chairman Rogan stated okay.

Mr. Rivera stated they all vary because some projects have been the stickers that we put on, some are large for big trucks and others have been painted on, so we are flexible. If you have a recommendation, we'll just go by that.

Chairman Rogan stated that sounds like it was a fair recommendation of making them about half the size as what is shown.

Mr. Rivera stated okay.

Board Member Pierro stated if there was a need to house 150-200 people in an emergency situation, in the Town of Patterson, where would your first preference be.

Mr. Rivera stated well our standard operating procedure is this, we provide feedback to Emergency Management and they collaboratively with us, pick a site because we can pick a school, and say we would like to go to that school, that may not be the good school to use tomorrow because the community may need to have open, then we go to a community center, then we go to another site. So picking a site is not our standard operating procedure, now we have shelter surveys in place, mainly Indian Point Plan and other surveys we have done outside and beyond that plan but I just really cautious on saying this is the site we go to because its based on the emergency.

Chairman Rogan stated it is certainly controlled and coordinated by, the American Red Cross is a support role to the Bureau of Emergency Services and as Caesar has stated you know, we have sites like Brewster High School for a reception center, Carmel, George Fischer.

Rich Williams stated the Patterson Recreation Center has been set up on purpose with showers, cooking facilities, emergency generators.

Chairman Rogan stated there are a number of options.

Mr. Rivera stated it varies, we had floods a couple of years ago in Washingtonville where we operated and their schools were impacted and school was closed and the one school that wasn't impacted, that was the shelter for the community so we have a hundred people there for several days. Then the school needed to open, we had a partner in the community, Grace Community Baptist Church, transfer it over there, the community could open up the school and we could work out of the church for the next week or so. So its fluid, we have to be flexible.

Chairman Rogan stated yea, we appreciate your time, thanks very much.

Mr. Rivera stated thank you.

Chairman Rogan stated have a great evening.

Board Member Cook stated thank you.

Mr. Rivera stated you have a good night.

Board Member Pierro stated take care Caesar.

1) ANTHONY BONIELLO – Wetlands/Watercourse Permit Public Hearing

Chairman Rogan stated okay, item number one, Mr. Boniello will be in for a public hearing on his wetlands/watercourse permit.

Board Member Pierro stated we hope.

Chairman Rogan stated we are having it one way or the other, as long as the mailing were done.

The Secretary stated that was up to him, I have not heard from him, so.

Chairman Rogan stated okay, that will remain to be scene.

2) JOHN T. MAYFIELD – Wetlands/Watercourse Permit Public Hearing

Chairman Rogan stated Mr. Mayfield we are set on.

The Secretary stated his mailing is actually sitting here; I've gotten pretty all of them back. I think I have one that came back to me and I'm waiting on three others.

Chairman Rogan stated okay, so we can most definitely wrap up Mr. Mayfield. Thank you sir.

3) TOM'S BARBERSHOP SITE PLAN – Public Hearing

Chairman Rogan stated Tom's Barbershop, we are going to have a public hearing on that. I've been looking at a little bit of the comments back and forth from Andrew Fetherston and their design professional, in terms of what they feel they can and can not provide. Do you want to talk a little about that, some of the issues that were being discussed.

Rich Williams stated we just got Andrew's comments, I briefly looked at them. I think their primary concern has to do with the parking and you know, how much parking he can provide. It certainly is a tight site, five parking spaces is pushing it; the Applicant's design professional has indicated that anything less than the five spaces don't make the project worth going forward. I probably would be more comfortable if I had four parking spots on the site, I think that is the way it's going to out, regardless of how it's striped.

Chairman Rogan stated yea, I have to agree with you based on the layout, even the, it looked twelve or twelve and a half foot between the back end of the spots that pull directly into the, you know where the handicap spot and the parallel parking. Twelve and a half feet, unless you're in there with a real small car, I wouldn't be able to get my truck in and out of that, there's no way, I'd have to do about a 20-point turn.

Rich Williams stated yea and I do want to bring up, one of my concerns that I addressed in the last memo was the fact that you really don't have the means to turn around on the site because you're going to back in and you're going to back out.

Chairman Rogan stated right, it's going to be tricky.

Board Member Cook stated and also, they are looking for a six foot high chain link fence.

Chairman Rogan stated we were looking for six foot I thought also but it was the surface material that we were trying to bend on. They were looking to chain link with the slats in it for snow removal, it's pretty likely if that if they push snow against a decorative fence it's going to blow apart, you know.

Board Member Pierro stated yea.

Rich Williams stated true but remember the drop in grade that the Board had decided to address by putting up some sort of small architectural style retaining wall, really didn't need structural support there but you're going to constantly have the erosion. That in and of itself is going to keep (inaudible) that fence.

Chairman Rogan stated on that yes, absolutely.

Rich Williams stated well on the other side you have obstacles, you had tanks.

Chairman Rogan stated tanks, bollards, yea.

Rich Williams stated yea.

Chairman Rogan stated they are also noting on the plan that no garbage location has been provided, as a note on the plan, I think that is what it said, didn't it.

Rich Williams stated but they do show a series of garbage cans along the walkway.

Chairman Rogan stated I thought he was going to remove that from the plans, I thought...

Rich Williams stated its still there.

Chairman Rogan stated it's still there; the applicant seemed confused as to why that was even shown.

Board Member Montesano stated that might be one of your issues with the barber shop, you're going to have human hair, it's like keeping cats out of your way, maybe they have to have some kind of receptacle.

Rich Williams stated I think this is straight garbage.

Board Member Montesano stated okay, I don't worry about it myself but you guys have to.

Chairman Rogan stated you're not generating so much, not so much.

Rich Williams stated I don't see the current uses in there as large waste generators, you're talking about an apartment, an office and a haircutting salon. To have a large dumpster out there I would say was overkill to being with.

Chairman Rogan stated okay, we have a new application for...

Rich Williams stated before we go on farther.

Chairman Rogan stated sure.

Rich Williams stated for the most part I think he's addressed the comments in a reasonable fashion, I think there may be a few minor additional comments. The two outstanding issues are the fence and parking stalls and whether the Board would like to accept a reduction in the size, if they are, then I will prepare a resolution. Otherwise, you know, if the Board feels there should be more discussion on this application then I will just hold off, what do you want to do.

Board Member Montesano stated I have no problem with it.

Chairman Rogan stated I'm fine with it.

Board Member Montesano stated the improvement he did to the building itself is worth just okay.

Chairman Rogan stated yea, the parking, I'm normally not in favor of reducing the size of the spots but in this case, given how tight it is you know, if you can get a couple of smaller cars back there then its nothing.

Board Member Montesano stated he needs a couple, he's also got street parking that we can utilize, whether it is actually available or not but it is there.

Chairman Rogan stated Rich, I'm sorry, go ahead Charlie.

Board Member Cook stated but are we going to okay five spots.

Chairman Rogan stated well.

Board Member Cook stated that is the question.

Board Member Montesano stated I would go with the four, the five is going to create...

Chairman Rogan stated (inaudible).

Board Member Montesano stated if you put the five spots in there, unless somebody is using motorcycles, I don't know if you can get five cars in there.

Chairman Rogan stated how do you see the four laying out, two straight in and two parallel.

Rich Williams stated two parallel and with an area in the back for a hammerhead.

Chairman Rogan stated okay.

Rich Williams stated not much of one but it will give you a little bit more flexibility to turn around.

Chairman Rogan stated the question I have is, in the architect/engineer's response letter, they talked about temporarily striping the gravel lot but I thought we had a conversation when we out on site basically saying we can approve the site plan as paved in showing it. We don't even have to address the temporary nature but the blacktop plant is going to be closed down shortly anyway, they aren't going to be doing it until the spring. He said, yea, in the spring we'll pave it, so wouldn't we just approve it like that and not have to talk about a temporary striping.

Rich Williams stated yea, I would not recommend a temporary striping; the architect seemed to indicate that they couldn't paint it and then touch it up.

Chairman Rogan stated why bother.

Rich Williams stated I see how you're going to, especially with the winter months coming how you're going to paint item four.

Chairman Rogan stated I just don't see the point of it for a few months in the winter, we can just show it as the approved for the pavement.

Rich Williams stated so I am going to give it some consideration but there needs to be something in the resolution because again, normally what we would do, past practices, we would hold bond money as an incentive to make sure it got done. Even though the Town Board was correct in their assessment that we are never going to go on the site, that is still a good financial incentive to make sure it gets done. We can't do that anymore, so I am going to give it some consideration within the resolution but I imagine I'm just going to say it must be paved and we're stuck with if its not then we have to count on the Town enforcing a violation.

Chairman Rogan stated well the site plan doesn't that get a C of O, of sorts that it is completed as per the approval process and you don't give that approval until its been done per the plans.

Rich Williams stated usually the C.O. goes with the building and not the site plan...

Chairman Rogan stated okay.

Rich Williams stated and in this case there is a C.O. on the building.

Chairman Rogan stated okay.

Rich Williams stated but typically, you're right, if you were doing like Tractor Supply, they would have to get all the site improvements done before the building gets a C.O.

Chairman Rogan stated okay.

Board Member Montesano stated the only thing I can figure there is to approve the site plan with the parking lot paved for four vehicles and then they can always put down that they have until such and such a date to get that paving done or they will be in violation.

Chairman Rogan stated the guy seemed pretty straight forward to getting it done.

Board Member Montesano stated the guy went through, he spent...

Chairman Rogan stated he did an awesome job.

Board Member Montesano stated he spent an awful lot of time and effort on this.

Chairman Rogan stated okay so we'll have, it sounds like we're, the three of us are in agreement on basically where we are going with this, right.

Board Member Cook stated yes.

Board Member Montesano stated yea, no problem.

4) INDINSUMR TAT2 – Sign Application

Chairman Rogan stated okay, new application, sign application Indinsumr Tat2 Shop that is in front of Thunder Ridge, Daniel J's the small business there.

Board Member Montesano stated yea.

Rich Williams stated you want it in color.

Chairman Rogan stated sure, great.

Board Member Montesano stated do we really have to have a skull on the damn thing.

Board Member Pierro stated I'm not fond of that skull at all.

Board Member Montesano stated I can't see it.

Board Member Pierro stated I think it sends a bad message and I don't think that is what you should have in sort of the gateway to your community.

Board Member Montesano stated what's the colors on it.

Chairman Rogan stated it doesn't matter, well...

The Secretary stated black and purple are the letters.

Chairman Rogan stated Big Joe and Sons with the heart.

Board Member Montesano stated this I can't see, if he was next door to the cemetery maybe but I can't see the skull.

Chairman Rogan stated I have no problem with the font even though it seems a little hard to read.

Board Member Montesano stated that's all right, yeah well, tell him, its only one day a year, the rest of the 364 days he can...

Chairman Rogan stated he can put those pictures up inside the place as examples of their fine artwork.

Board Member Cook stated artwork.

Rich Williams stated in the windows.

Chairman Rogan stated no.

Board Member Pierro stated he can put it inside.

Board Member Montesano stated he can put it on his head.

Chairman Rogan stated okay.

Board Member Pierro off the record...

Chairman Rogan stated there is no off the record.

The Secretary stated correct.

Board Member Pierro stated is this Big Joe from Mount Vernon.

Board Member Montesano stated I have no idea.

Rich Williams stated no.

Chairman Rogan stated okay.

Rich Williams stated no, this is a.

The Secretary stated young lady.

Rich Williams stated a very petite woman.

Board Member Montesano stated oh the little blond, she's a blond.

Board Member Pierro stated Big Joe DBA has been all over the east cost, it's a pretty large outfit.

Board Member Montesano stated the girl I saw going into the building, light hair or blond hair or light brown hair.

Board Member Pierro stated Big Joe's Tattoos is a pretty large outfit, the one I'm thinking of, they've been all over the place.

Board Member Montesano stated well.

Rich Williams stated I'm just trying to remember back 20 years where I went.

Board Member Montesano stated GinaMarie, oh jeez.

Rich Williams stated and I'm not sure it wasn't.

The Secretary stated I don't know.

Board Member Pierro stated Big Joe's in Mount Vernon.

Board Member Cook stated are we okay on the sizes.

Rich Williams stated well let's talk about the size of the sign.

Board Member Montesano stated okay.

Rich Williams stated way back when, when it was permitted, there was 58 square foot box sign put up, that was put up by sneakers.

The Secretary stated Route 22 Sneakers.

Rich Williams stated Route 22 Sneakers, subsequent to that, that 58 square foot [light] box, Country Kitchens came in and within that 58 square foot a 53 square foot sign within that channel box. That box is pre-existing, non-conforming at this time, right now our Code would not permit that amount, I identified what it did in the memo which I think is about 45 [square feet]. He is proposing 53 [square feet], I should look at my memo.

Board Member Montesano stated 58 [square feet].

Chairman Rogan stated 58 [square feet].

Board Member Pierro stated 58 [square feet].

Rich Williams stated yea, he is proposing 58 [square feet] which fits inside that box.

Board Member Montesano stated all right.

Rich Williams stated which is pre-existing, non-conforming.

Board Member Montesano stated but we have a new business going in there.

Rich Williams stated yes.

Board Member Montesano stated so pre-existing, non-conforming may have been good for the original, I don't see why we have to uphold it now...

Chairman Rogan stated we don't have to.

Rich Williams stated you don't, that is the questions, do you want them to tear that whole unit off and put a new one on...

Board Member Montesano stated yeah, if he wants to do the business.

Rich Williams stated or do you want him to just leave what's there and just block off the ends, so as the sign shrinks...

Board Member Montesano stated as long as he stays within the confines, if we can get rid of a headache that would be a future because with all due respect, how long they are going to be there, I don't know because it seems every other business that's been there...

Chairman Rogan stated if you eliminate the pictures that were on the left and the right side of the proposed sign, you would probably eliminate that square footage blocking that out...

Rich Williams stated correct.

Chairman Rogan stated and be done with, why don't we do that and hold it in the Code, let's recommend that.

Board Member Montesano stated all right well the idea is, I'd rather there not, we have an opportunity now to get that completely...

Chairman Rogan stated I agree.

Board Member Montesano stated straightened out, so let's do it and get it over with.

Chairman Rogan stated I agree.

Rich Williams stated all right, second issue on this one is he's looking for a free standing sign, he's looking to put it up on the existing four by fours that are out in front...

Board Member Montesano stated that are there.

Rich Williams stated I don't have any application for a free standing sign on any four by fours out in front of this thing, that would if you keep the pile on sign from Daniel J's, create two signs on the site, you know.

Board Member Montesano stated I can't see creating two signs, if Daniel J's is renting them a piece of property, let them use the, let them conform on their sign that they can sit in there.

Rich Williams stated if you recall though, we ran into a problem where they wanted to put a sign on that pile on and it was determined that the pile on, in and of itself is...

Chairman Rogan stated too big.

The Secretary stated (inaudible).

Rich Williams stated its non-conforming but its not pre-existing.

Board Member Montesano stated right.

Rich Williams stated there was a section of the Code that says it should have been brought down in size and when we told that to him, they said okay and that was the end of it and nothing ever changed, so the pile on is still there that doesn't meet our Code requirements, the second sign doesn't meet our Code requirements...

Chairman Rogan stated then we have to clean it up then.

Board Member Montesano stated we have to clean it up and this is the opportunity to clean it up.

Chairman Rogan stated because we also have a change, potentially a change in operator going into the restaurant, so that would be the opportunity also, they are going to need a sign to bring it all down. The good thing about this location for the tattoo shop is that it does have pretty good visibility from the road, better than the restaurant. The building mounted sign is still going to give them, if people can read it when they drive by, the font that they use is probably very good for their creativity and what they like for tattooing but for people driving by it at 50 or 55 on that road and reading it, it may not be.

Board Member Montesano stated we've got the one up here, don't we.

Rich Williams stated what.

Board Member Montesano stated tattoo parlor, what am I thinking of.

Rich Williams stated we have a legally permitted tattoo parlor in Putnam Lake.

Board Member Pierro stated in Putnam Lake, across from the gas station.

Rich Williams stated and we have another one in the Hampshire Center that nobody is supposed to know about.

Board Member Montesano stated yea, well.

Chairman Rogan stated what is the Hampshire Center.

Board Member Pierro stated the office complex there across from the Mobil, across from Apap.

Board Member Montesano stated the one where you can rent an office, well he rented an office, what he's doing in it, nobody can say.

Chairman Rogan stated yea.

Board Member Montesano stated but let's put it this way, it's there.

Board Member Pierro stated white mustang.

Board Member Montesano stated its there so nobody even, he must go by word of mouth, he must be making money.

Board Member Pierro stated I know a guy who hangs out at local restaurants is a tattoo artist and I'm just wondering if he pulled that stunt over there now that I know (inaudible).

Board Member Montesano stated who knows, there are so many around here, there used to be a guy in Poughkeepsie, I used to go, you would laugh.

Board Member Pierro stated all right.

Rich Williams stated all right, there are things to consider, let me have until the Board meeting.

Chairman Rogan stated okay.

Board Member Montesano stated okay.

5) CLOCKTOWER FRAME SHOP – Sign Application

Chairman Rogan stated Clocktower Frame Shop, new sign application as well.

Rich Williams stated similar situation, he's proposing a free standing sign, a second, not a second sign but a second plaque on the existing sign meaning he would still have one sign for the site but it would be in two parts. The difficulty I had with this is that his sign is 15 square feet, it looked smaller by the graphic that he provided from the Patterson Wood Bench and I have no idea how big the Patterson Wood Bench sign is. Either I have to go out and measure it or he's got to give me the dimensions and he hasn't been back in yet.

Chairman Rogan stated at least it's the same, it will match the design of the Patterson Wood Bench, exactly.

Board Member Pierro stated somewhat.

Rich Williams stated I did discuss with him briefly that he may need a variance, he did take an application.

Chairman Rogan stated for overall size.

Rich Williams stated if he wants to keep it that way it is, yeah.

Chairman Rogan stated all right, so all we really need on that is to know the existing sign and what we have left and whether or not he wants to fit his sign within that or go for a variance, right.

Board Member Montesano stated sounds like a plan, done.

8) O'MARA WETLANDS/WATERCOURSE PERMIT APPLICATION

Chairman Rogan stated okay, O'Mara Wetlands/Watercourse Application. Were we parked right in front of this lot, there was a for sale sign, we went to that one site on Old Road, the bear trap was set up, it wasn't.

Rich Williams stated no.

Chairman Rogan stated good because I was looking at the for sale sign and said look its all wetlands.

Rich Williams stated this is farther down Old Road, near the entrance to the Deerwood Subdivision, Windsor Woods.

Chairman Rogan stated okay.

Rich Williams stated it's a lot that was created as part of the Old Wall Subdivision done in the early 1980's back when people weren't really looking at wetlands.

Board Member Montesano stated watch out for the ghost.

Rich Williams stated and a majority of the lot is wet, they are proposing a house, septic, most of it is within the buffer, the septic is outside of the buffer but the house, other improvements are within the buffer. The engineer is...

Board Member Montesano stated do we have something on O'Mara, that I'm missing.

Rich Williams stated yes.

Chairman Rogan stated yes, I just haven't found it yet.

Rich Williams stated what about it.

The Secretary stated he should have it.

Board Member Pierro stated it right here.

Board Member Montesano stated I got this and that, I don't see anything.

Board Member Pierro stated its there, they were stapled together.

Board Member Montesano stated I'll keep looking.

The Secretary stated foiled again.

Rich Williams stated you do have a memo from Ted Kozlowski, E.C.I. on this application. He has determined it not to be complete, he is looking for additional information.

Chairman Rogan stated does anybody have the memo from Ted, that is the one thing that I did not see on this.

Board Member Montesano stated I don't see it.

Rich Williams stated you will have a memo from Ted.

Board Member Pierro stated well, I don't see a memo from Ted.

Rich Williams stated it might have been one of these that he sent to me and I didn't print it out because he doesn't send them with letterhead that I've given him ten different times.

Chairman Rogan stated he's a rebel.

Rich Williams stated yea and he wants me to format it for him.

Chairman Rogan stated okay, let's talk to the applicant, obviously we are going to do a site walk on this one at some point.

Board Member Montesano stated if you come up with another one of those, let me know Richard because I can't find it, I got everything else.

9) NRA WETLANDS/WATERCOURSE PERMIT APPLICATION

Chairman Rogan stated NRA, for a minute I thought NRA was back in for continued review but I see its just for the stream crossing to replace the bridge.

Rich Williams stated the bridge.

Chairman Rogan stated and the modifications they are proposing will be adequate to support any traffic that would be going over that for a future subdivision.

Rich Williams stated they haven't provided us any calculations that would show and loading on the bridge as of yet.

Chairman Rogan stated okay.

Rich Williams stated there are a number of other concerns that I have with the plan. Ted hasn't looked at it yet, I haven't gotten any feedback from Ted Kozlowski on this. I will give you a memo before the next meeting.

Chairman Rogan stated okay.

Rich Williams stated there are number of different issues, it appears at this point that he is going for just creating a single lot out there. I have also heard unofficially that he does not intend to go forward with the subdivision; he has other plans for the property. One of the issues that has not been approached by this current application is the condition of the driveway going up, while it was fine as a camp, he is now proposing a single family home which requires a paved driveway. He is not showing it as a paved driveway, he is showing an improvement but only for the wall and he is not addressing the grade issue, we don't know what the grading is. Some of the things I am going to be suggesting are certainly looking at the grade, the profile geography...

Chairman Rogan stated this reminds me of the application for the stream crossing right next door, that we did all this for, the slope of the driveway, the run-off et cetera.

Rich Williams stated syp.

The Secretary stated Sypko.

Chairman Rogan stated Sypko, similar application then.

Rich Williams stated similar concerns.

Chairman Rogan stated yup.

Board Member Cook stated Rich, we'll get a memo from you.

Chairman Rogan stated yea.

Board Member Cook stated somebody representing the applicant will be in next week.

Chairman Rogan stated probably.

Rich Williams stated the applicant's made the submission.

Board Member Cook stated somebody will be here.

Chairman Rogan stated he is saying will somebody be here to represent.

Rich Williams stated yes, yes, somebody should be in.

10) ICE POND ESTATES SUBDIVISION – Continued Review

Chairman Rogan stated Ice Pond Estates Subdivision, we are continuing our review, it looks like they've done a lot of soil testing out there.

Rich Williams stated they've done a considerable amount of work.

Chairman Rogan stated could you, have you looked at the either traffic impact study or the archaeological investigation because that's not part of our packet, there were things that were sent in but only four copies so I'm assuming that the Board didn't get those.

Rich Williams stated right, I have not.

Chairman Rogan stated I would be curious to know what the archaeological investigation says.

Rich Williams stated okay, we did provide a copy to the Historical Society.

Chairman Rogan stated okay, the gentleman, Eugene Boesch, used to be one of my neighbors when I lived at home, he is a professor, a really interesting guy. You've met Eugene.

Rich Williams stated I have not met Eugene but I bounce around...

Chairman Rogan stated interesting guy.

Rich Williams stated everybody is always talking about Eugene Boesch.

Chairman Rogan stated really neat guy and I think Judy Kelley might know him fairly well.

Rich Williams stated fairly well.

Chairman Rogan stated makes sense right.

Rich Williams stated yup.

Chairman Rogan stated I'm just curious to see what that report says. In terms of, Rich, in terms of layout of what they are currently showing and we probably can do it at the meeting next week, take a look at some, remember we had some concerns about some of the lots, there were really some odd, odd maybe isn't the best word. Some difficult lot lines that they were really, a lot of like dog legs and different things that were creating situations for the future owners that would be people don't know where their property lines are, the usable area was questionable. They did say that they were gearing this more towards a senior living community with less intrusive, smaller yards and that is kind of what I remember them selling this as when they presented it to us, remember that.

Board Member Cook stated is this the application where we spoke about pushing back the property line so that the people because there was a stone wall and the people wouldn't think...

Board Member Pierro stated the stone wall was in the front.

Chairman Rogan stated for the wetland set back.

Board Member Cook stated yea.

Chairman Rogan stated that was a wetland issue.

Board Member Pierro stated the stone wall was in the front.

Chairman Rogan stated you're correct.

Board Member Pierro stated it was in the front, along Ice Pond, in between the road and the wetlands, there was stone wall, we were going to try and protect that.

Chairman Rogan stated you were thinking that the stone wall would be a really good natural barrier that would say hey, this is your line in the sand. So let's take a little bit of a look between now and next week at the layout and the usability of the lots. As it typically happens, we have these conversations, we get further down through the process and all of a sudden we're left where we are at a plan that maybe we don't all agree with.

Board Member Pierro stated third inning.

11) QUAKER MANOR RE-SUBDIVISION – Initial Application

Chairman Rogan stated Quaker Manor Re-Subdivision, what is this one about Rich.

Rich Williams stated oh this is just your typical average subdivision.

Chairman Rogan stated re-subdivision.

Rich Williams stated re-subdivision. The original Quaker Manor Subdivision created access to the lots by a common driveway that crossed a number of the lots by easement that was designed very close to Town road standards but it was only an easement. The property owners have approached the Town and requested that the Town take the road over.

Chairman Rogan stated surprise.

Rich Williams stated well we can't do that because its an easement.

Chairman Rogan stated not a fee simple parcel.

Rich Williams stated so it presents a number of interesting challenges to the Town and the Town Board has been receptive and the Highway Superintendent, I've attended a number of meetings with everybody present, they are interested in taking it over. In order to do that, we have to subdivide it, we have to subdivide the fifty foot wide right of way easement out into its own separate lot so the Town has hired a surveyor, prepared it, we are doing this under section 200 of Town law which allows us to charge back all the costs, back to the residents so they are going to paying for this. Yes Dave.

Board Member Pierro stated the residents own both sides of the road, I recall.

Rich Williams stated yes.

Board Member Pierro stated what happens to the remainder of the land on the other side of the road, once you dissect the 50 foot right of way out, are they still going to maintain ownership.

Rich Williams stated yes they are still going to maintain ownership, we are going to put notes on the plat which you know, deed restrict any future development, deed restrict them to tie them into the residential homes.

Chairman Rogan stated so you're not actually creating two parcels then.

Board Member Pierro stated they are already...

Rich Williams stated we are creating two parcels, there is no way around it but we are going to lock...

Chairman Rogan stated okay.

Board Member Pierro stated they are already created.

Chairman Rogan stated okay.

Board Member Pierro stated the two parcels are already created on each lot.

Rich Williams stated no because right now...

Board Member Pierro stated oh they own the road bed.

Chairman Rogan stated oh, right, so they are touching.

Board Member Pierro stated but we will be creating two parcels.

Chairman Rogan stated okay.

Rich Williams stated yup.

Board Member Pierro stated because they are taking the road bed out of the equation.

Rich Williams stated the way I have it structured...

Board Member Pierro stated going to be tough to insure.

Chairman Rogan stated well what I was wondering was, the lots that you are creating do they, the lots you're now creating that are vacant, that do not have the houses on them, do they all fall below the minimum requirements for a building lot in that zone, four acre I'm assuming.

Rich Williams stated I believe they do but when tied together with the original lots by deed, create one lot that is conforming.

Chairman Rogan stated but the lots that you're creating then at the time, we're creating them they are substandard, its not like we are creating them and they are five acres and then the Code changes in the future and they are pre-existing, non-conforming we have some intrinsic rights here. We are creating them

at a time that we are acknowledging that they would inferior lots and they would be deed restricted to just vacant land and we are going to try and best to just ensure that...

Board Member Pierro stated has it been discussed in this transfer for the Town to take the residual lots on the west side of Quaker...

Rich Williams stated nobody expressed an interest in doing that.

Board Member Pierro stated okay.

Rich Williams stated now have the owners expressed an interest in giving them up.

Board Member Pierro stated is there any advantage to the Town having future drainage or...

Rich Williams stated nope.

Board Member Pierro stated okay.

Board Member Montesano stated buy a tank or something, try it.

Chairman Rogan stated all right, that's interesting, if that is the way the Town wants to go. That was related to, you had given us a copy of a letter, which was a request for bids or results of the bid that you had gotten for the survey work.

Rich Williams stated the surveyor.

Chairman Rogan stated there were three or four of them, one of them was way off the charts, I think it was Insite, it was like twenty something thousand, all the rest were three to six, three to seven, something like that.

12) WATCHTOWER EDUCATION CENTER DEIS

Chairman Rogan stated okay, Watchtower, we did the run through of the Environmental Impact Statement, Charlie you were not at that but thank you for your notes because I did try to ask as many of your highlighted sections and cover that.

Board Member Cook stated right.

Chairman Rogan stated we ran through all of what you gave me, in essence the entire verbal document, not including the all the appendices and things like that. Rich where are you guys at with that.

Rich Williams stated you will have a memo from me, I'm finishing up as we speak, I've got a preliminary draft from Maser Engineering but they sent their draft over but they sent a note over saying that all of our disciplines have not responded so there are additional comments coming, which they are going to incorporate into that memo, so I felt.

Chairman Rogan stated okay, yea.

Rich Williams stated I didn't want to print it out because you know then its just going to get confusing.

Chairman Rogan stated fair enough, okay.

Rich Williams stated and Andrew and I plan on discussing this possibly tomorrow because I'm meeting with him tomorrow at ten.

Chairman Rogan stated okay, so certainly its still open for plenty of comment if you see something, do we, you have the minutes.

The Secretary stated those minutes are done, they were in your boxes.

Chairman Rogan stated so at least you have opportunity to see if we either hit any questions or missed any questions that you might have had and that would be great.

Board Member Cook stated I'll go through the minutes.

13) OTHER BUSINESS

a. Winding Glades Site Inspection

Chairman Rogan stated okay, this Saturday morning we have Winding Glades site inspection, we'll meet at the diner at 7 a.m., Winding Glades at 8 and I'm assuming all of us will be at the breakfast.

Board Member Cook stated yup.

Chairman Rogan stated and Dave has graciously offered to provide all-terrain vehicle access for those that want to use them, two.

Board Member Pierro stated two of them, a three seater and a single.

Chairman Rogan stated you going on this one.

The Secretary stated no sir, I'm not.

Chairman Rogan stated come on.

The Secretary stated no.

Board Member Pierro stated that is why we're getting the single, for you.

The Secretary stated no sir, I'm not going.

Chairman Rogan stated it even has the whip it flags coming off the...

The Secretary stated yes.

Board Members laugh.

Board Member Montesano stated and we have that big horn on it.

Chairman Rogan stated that is going to be an interesting site walk.

Board Member Pierro stated Taggart.

Chairman Rogan stated Taggart, which I didn't realize that these sites are connected but I think we should talk about what would make sense. I almost think it would make sense to walk this site and go back to the cars and then move the cars over to Taggart and then come in off of...

Board Member Pierro stated Ballyhack.

Chairman Rogan stated unless there are like interconnected trails that you guys know about that connect the two because...

Board Member Pierro stated I don't know.

Chairman Rogan stated coming to the Taggart site.

Board Member Montesano stated its been a long time Richie.

Chairman Rogan stated when we walked in there, it was pretty gentle from ballyhack in, remember along there was like the swamp on the left, I don't think you've been on the site Charlie...

Board Member Pierro stated yea.

Board Member Cook stated Taggart I don't recall being on.

Chairman Rogan stated yea but it was fairly gentle grade to walk in from Ballyhack.

Rich Williams stated you can make your way between the two sites easy enough but there are not connected trails.

Chairman Rogan stated right.

Board Member Montesano stated just follow the deer trail.

Rich Williams stated between the two sites. There is a connected trail from Winding Glades all the way around behind over to Ballyhack which will come out down close to Shawe Valley.

The Secretary stated no, Sylvia Barlow.

Board Member Pierro stated Camp RE.

Rich Williams stated Sylvia Barlow, Farese Subdivision.

Chairman Rogan stated oh, I'm not familiar with that.

Board Member Montesano stated yea.

Chairman Rogan stated and Theresa Ryan has asked if she can accompany us on Taggart, I saw no problem with that. We have applicant's representation for Winding Glades.

Board Member Montesano stated is Mr. Boniello going to be there too.

Board Member Pierro stated why would he.

Board Member Montesano stated he's still trying to connect there.

Board Member Pierro stated yeah but he's.

Board Member Montesano stated gave it up.

Board Member Pierro stated that was with Leonidas.

Chairman Rogan stated right.

Board Member Pierro stated it's a different subdivision now.

Board Member Montesano stated that's true too.

Chairman Rogan stated also, Ron Taylor from the Historical...

The Secretary stated Society.

Board Member Pierro stated sent a memo too.

Chairman Rogan stated sent in a letter.

Rich Williams stated it doesn't seem to be panning out.

Chairman Rogan stated okay, we were concerned, I had asked Rich, to ensure that if Ron and I'm totally fine with him going but first off if the Applicant approved him because he's not a member of our Board technically and whether or not he would be allowed to by the Town for coverage, god forbid he fall and hurt himself or something.

Board Member Montesano stated yea.

Chairman Rogan stated that is unfortunate because I think he would be a very interesting person to walk around with...

Board Member Montesano stated well it would be great to have him around but I think that the Historical Society ought to contact each applicant to get permission for their own association so they have their own coverage.

Rich Williams (answering cell phone) hello dear.

Board Member Montesano stated and we wouldn't be involved.

Rich Williams stated how are you, yea, probably for another half hour.

Board Member Montesano stated I'm missing two things so far, I haven't gotten them in that packet, I don't know if somebody got two, some of the information that Richie gave us, the reviews.

Rich Williams stated bye.

Board Member Montesano stated I'm missing two.

Chairman Rogan stated can't even detect the sarcasm.

Board Member Montesano stated I've got to get Richie to set them up because then he can bring them Saturday.

The Secretary stated tell me which ones they are and I can get it to you.

Chairman Rogan stated what.

Board Member Montesano stated so far I'm missing two reviews, they're not in there.

Chairman Rogan stated which ones.

Board Member Montesano stated O'Mara.

Rich Williams stated I haven't done O'Mara.

Board Member Montesano stated somebody had something from O'Mara.

Rich Williams stated oh Ted, I've got to get you Ted's, I thought I did.

Board Member Montesano stated well I didn't have anything on O'Mara and I didn't have anything on Quaker Manor.

Rich Williams stated okay, I haven't done anything on Quaker Manor.

Board Member Montesano stated the resubdivision.

The Secretary stated but he hasn't done anything.

Chairman Rogan stated there was something tonight.

The Secretary stated oh.

Board Member Montesano stated yea.

Rich Williams stated the application.

Board Member Montesano stated I don't have any of that. There it is, I didn't hide anything so either somebody's got two and didn't notice it or I don't have any but I figure I got to review it between now and Thursday.

Chairman Rogan stated Quaker right.

Board Member Montesano stated Quaker and O'Mara.

The Secretary stated we will get it to you.

Board Member Montesano stated I figure if you get a chance Saturday, have it with you then I can review it.

Chairman Rogan stated okay.

Board Member Montesano stated because I was going to look in here to see if there was an extra one in here but I don't want Maria to get mad at me.

Board Member Pierro stated back to what you were saying Mike, I don't know that Boniello has the relationship with this developer as he did with Leonidas.

Board Member Montesano stated well the object is there, all he can do is ask.

Chairman Rogan stated yea.

Board Member Pierro stated its not our place to ask.

Board Member Montesano stated I realize that.

b. Tractor Supply Performance Bond

Chairman Rogan stated we have Tractor Supply, they want to get back some of their performance bond. They are rapidly finishing the site, there is a letter from the...

Board Member Pierro stated Building Inspector.

Chairman Rogan stated Codes Compliance Officer to the Planning Board, requesting the status of the site, I asked Rich...

Rich Williams stated Codes Enforcement Officer.

Chairman Rogan stated Code Enforcement, what did I say.

Rich Williams stated Code Compliance that would be your friend.

Chairman Rogan stated that would be my buddy.

Board Member Montesano stated don't get noseey now.

Chairman Rogan stated I had asked Rich to go out to the site to take a look because certainly I don't know from our plans, you know, I haven't been out on the site.

Board Member Pierro stated there are a few issues, the dumpster pad, the removal of the construction dumpster that is on site. I'm sure they are going to need while they are stocking shelves and they are going to need as many dumpsters as they can get their hands on.

Chairman Rogan stated so I guess they will be in next week.

Rich Williams stated they will be in for the next meeting, as Dave alluded, they want to talk to the Board about alternative dumpster locations because they did not put the dumpster pad in or do the grading or anything.

Chairman Rogan stated at all but it is shown on the plans, the space is available it hasn't been used for another use its just not properly construction.

Rich Williams stated no, I mean...

Chairman Rogan stated okay.

Rich Williams stated they put guard rail up in front of it; they never did the curb cut.

Chairman Rogan stated all right. One of my feelings on that would be that we consider leaving the approved placement on the plans so we have the approved spot so at the discretion of the Planning Board, if this turns into a problem, we can always push the issue to have it installed. If they want to have a garbage location that is inside an enclosure that they have for outdoor storage or something, they are taking away from their area but if that is what they want and then you know.

Rich Williams stated that is not the preferred scenario.

Chairman Rogan stated that's not it, the loading dock area, all right.

Board Member Montesano stated what did they, they want it hidden in the back,

Chairman Rogan stated it going to take up a loading space.

Rich Williams stated they want to put it at the end of a loading space, yes.

Chairman Rogan stated okay, so let's see what they...

Board Member Montesano stated well if they put the pad in and its there and everything is already.

Chairman Rogan stated well they don't want to put, the pad isn't in.

Rich Williams stated it would be an effort to put it in at this point.

Board Member Montesano stated well then they have to perform an effort, that is what we approved, unless they come in and can convince us otherwise because...

Board Member Cook stated well I was just glancing at the report of Rich, Nick and Andrew's site visit and there are 17 items, some major, some minor. So I think that we have to be careful before we give too quick a recommendation on giving up the restoration bond because once that gets approved to go by, bye.

Chairman Rogan stated we can't hold it for that.

Rich Williams stated it doesn't matter.

Board Member Cook stated what's that.

Rich Williams stated the restoration bond can not cover any of the items that you see there, with a few minor exceptions.

Chairman Rogan stated the Town Board changed that.

Rich Williams stated that will be repaired shortly.

Board Member Pierro stated the restoration bond is...excuse me, go ahead.

Chairman Rogan stated how is, if they don't finish their site plan, if we don't give them approval that they've finished their site plan, Nick if I'm correct, Nick would not issue a C of O, am I correct.

Rich Williams stated that is the way...

Chairman Rogan stated Nick is looking for the Planning Board, the Planning Department to say either they have completed the site per the plans or we've given waivers where they don't need to complete certain things or we've made exceptions or changed things, whatever.

Board Member Cook stated so then we are going to have to go down point by point of these 17 items with the applicant and...

Chairman Rogan stated well.

Rich Williams stated not necessarily I mean, I can go point by point with you if you want to sit here and do that, essentially of the 17 items.

(Train whistle)

The Secretary stated they know we're having a meeting.

Rich Williams stated of the 17 items, there are some minor variations with the landscaping which have no impact on anything, the relocation of the fence which has no impact on anything. There is a deviation in the grading which is no longer correctable unless we tear the place and start from scratch, so that is just going to have to be acceptable. Everything else can repaired or addressed within the next week or so, with the exception of the dumpster pad and the issue that we identified with the evergreen trees. He didn't plant them the way it was shown on the plans because he felt that bringing them up higher and putting them along the edge of the driveway, just the other side of the guard rail, would provide, in the short term better screening from the building and he's correct. The problem is its on a very steep bank and its very close to the driveway so within 15 years, they are all going to be removed or fall over, one or the other. So, as an

alternative, discussing this with Mr. Raveson, as an alternative he is considering approaching the Board to plant additional trees on the other side of the swale so that when these get big and no longer serve their purpose and are removed. There will be other trees in place that will provide the screening necessary for the building that the Board thought was important.

Chairman Rogan stated the secondary trees he will propose, can they be much smaller trees since you are looking at them in a successive order or do they need to be the same size stock that is currently planted.

Rich Williams stated they should be relatively good size trees, the ones that he's got out there are not that large.

Chairman Rogan stated oh okay.

Rich Williams stated they could be, you know, two feet smaller, they could be 4 instead of 6 to 8's.

Board Member Cook stated so are you saying that with regard to the restoration bond there is no reason why we don't give a positive recommendation to the Town Board.

Rich Williams stated I am suggesting that you need to be careful because the restoration bond doesn't cover most of the things that are still outstanding, like the dumpster pad.

The Secretary stated hold on.

(Side 1 ended – 8:28 p.m.)

The Secretary stated okay.

Rich Williams stated this was the difficulty that I wrestled with the Town Board on, that even though the Town Board is correct, that we are not going to go on a site and do the improvements, that bond still provides the financial incentive for the property owner to complete the improvements. It also gives us a mechanism if we so choose to issue the C.O. and still have a financial incentive to make sure they got done, after the fact.

Chairman Rogan stated okay, so basically we are looking, I think the tree issue seems pretty reasonable, we're, it sounds like we are going to have to wrestle with this dumpster issue, the dumpster pad.

Rich Williams stated you might want to take a ride around.

Chairman Rogan stated we can drive in there without anybody arresting you.

Board Member Pierro stated there are people driving in and out of there.

Rich Williams stated constantly.

Chairman Rogan stated is there, yeah, hiring sign is up.

Board Member Montesano stated they don't know its not open yet.

Board Member Pierro stated there are people looking at the site.

Chairman Rogan stated anybody have a, I heard on the Town Board meeting that I watched on T.V. that they were looking around November 13th, does that still seem plausible.

Board Member Pierro stated yea, that is what the rumor is on the street.

Rich Williams stated depending on the dumpster issue.

Chairman Rogan stated well yea, that could delay it.

c & d. Frantell Site Plan & Barjac Site Plan – Request for Extension

Chairman Rogan stated okay, we have, it seems like we just did this, it came up but I remember these two being at the same meeting the last time, Frantell and Barjac are both requesting 12 months extensions for their approvals. Barjac.

Board Member Pierro stated Barjac is the horse place next to...

Rich Williams stated the equestrian center up the road.

Board Member Cook stated on [Route] 311.

Board Member Pierro stated next to the rock crusher.

Board Member Cook stated stables.

Chairman Rogan stated oh yea and Frantell is right up here on [Route] 22.

Board Member Pierro stated right.

Chairman Rogan stated which I for the longest time thought the construction that is apparently just over the border into Pawling was Frantell. They are very similar sites.

Rich Williams stated they are almost identical.

Chairman Rogan stated are they owned by the same guy.

Rich Williams stated no.

Chairman Rogan stated anybody have a problem with the extensions on those.

Board Member Pierro stated so moved.

Board Member Montesano seconded the motion.

Chairman Rogan stated 12-month on both.

Board Member Pierro stated yes, as requested.

Board Member Cook stated yes.

Chairman Rogan stated okay.

Chairman Rogan asks for all in favor:

Board Member Cook	-	aye
Board Member Montesano	-	aye
Board Member Pierro	-	aye
Chairman Rogan	-	aye

The motion carries by a vote of 4 to 0.

Chairman Rogan stated okay, so we have a 12-month extension for Frantell and Barjac.

e. Steger Zoning Amendment

Chairman Rogan stated Steger Zoning Amendment, do we have anything new on that.

Rich Williams stated you will, I've got it prepared.

Chairman Rogan stated okay.

Rich Williams stated I will e-mail it out to everybody, I just haven't had a chance to print it out.

Chairman Rogan stated okay, no problem.

f. Martins Subdivision – 90 day Extension

Chairman Rogan stated and Martins Subdivision we are requesting a 90 day extensions.

Rich Williams stated no we are not.

Chairman Rogan stated we're not, what's going on.

Rich Williams stated well I had put that on because the time was running out within four days and Steve was not sure he could get the plat and he did get it today and its been signed.

Chairman Rogan stated I signed it.

Rich Williams stated so you're done on that.

14) MINUTES

Chairman Rogan stated all right and we have minutes to review for the next meeting. Okay, so we were able to take care of items 6, 7 and 13 c, d, and f to get those off. Hopefully we will have both the public hearings for one, two and three and get them out of here. It looks like we have a lot of little things on this agenda, you know.

Board Member Pierro stated what's with Wireless Edge Rich, I'm just looking at this memo.

Chairman Rogan stated I'm glad you brought that up, we have to talk about coordinated site walks.

Rich Williams stated do we.

Chairman Rogan stated yea because I heard some dates thrown around.

Rich Williams stated yea, what are they.

Chairman Rogan stated I don't know, I figured I'd find out from you.

Rich Williams stated did you get anything.

The Secretary stated I didn't get anything, insider information.

Rich Williams stated she never gave them to me.

The Secretary stated November.

Rich Williams stated 16th and 17th at 4:15.

Chairman Rogan stated both days.

Rich Williams stated one or the other.

Chairman Rogan stated oh okay.

Board Member Montesano stated how many minutes were in our packages, two or three.

Rich Williams stated the ZBA, let's back up, let's back up.

Chairman Rogan stated guys.

Rich Williams stated the ZBA has received the application for the Verizon site down on Route 311, you know where I am, okay. They are looking to do a site walk out there, it was very difficult trying to come up with dates with the ZBA, they offered to the Planning Board two dates, November 16th and November 18th both days at 4:15 p.m.

Chairman Rogan stated that is a Monday and Wednesday.

The Secretary stated you said the 16th and the 17th.

Rich Williams stated 16th and 18th.

Chairman Rogan stated okay, you did say the 17th but that was just a minute ago. The 16th or the 18th is a Monday or a Wednesday middle of the month, the week before Thanksgiving, a full week before, a couple days before opener.

Board Member Pierro stated right in the middle of the rut, this guy is right in the middle of the rut. I spend afternoons in the woods.

Chairman Rogan stated yea I know.

Board Member Cook stated Monday or Wednesday.

Chairman Rogan stated and these are, this is the one in Putnam Lake.

Rich Williams stated no, this is the one on [Route] 311.

Board Member Montesano stated by the horse farm.

Board Member Pierro stated 311.

Chairman Rogan stated the silo.

The Secretary stated yes.

Rich Williams stated yes.

Chairman Rogan stated the silo.

Board Member Montesano stated so I think we ought to make our own.

Chairman Rogan stated well no, we were going to do a coordinated one.

Board Member Montesano stated I realize, I thought he didn't want to coordinate by shooting a pony.

Board Member Pierro stated no, I wouldn't shoot a pony.

Chairman Rogan stated that's not a, anybody have a preference Monday night or Wednesday night. It doesn't really matter to me.

Board Member Pierro stated Monday night is easier for me to remember.

Chairman Rogan stated so Monday the 16th, 4:15 in the afternoon, it sounded like were shooting for, assuming that myself and Ms. Burdick will be taking off an hour early but we will be there.

Rich Williams stated yeah, she was excited about that.

Chairman Rogan stated taking an hour off. The one [cell tower] in Putnam Lake that they [The ZBA] had a meeting on last night. Were we going to do a coordinated site walk on that as well.

Board Member Pierro stated Quail Ridge.

Rich Williams stated this is Wireless Edge over in Putnam Lake, the Quail Ridge site. I don't know if the Board has seen plans for that yet, we will make sure that you get plans. Fairly large piece of property, the

tower is going to be set back about 900 feet from the road, so its going to be a good height. The ZBA had proposed a date of December 6th at 9 a.m., couldn't get them earlier.

Chairman Rogan stated 9 a.m.

The Secretary stated that's a Sunday.

Chairman Rogan stated Sunday.

Rich Williams stated they are both Sunday's, the alternative date was 12/13, both Sundays.

Chairman Rogan stated the 6th or the 13th.

Board Member Montesano stated no, sorry, can't be bothered.

Board Member Cook stated and where is this, what is this application, which application are we looking at.

Rich Williams stated Wireless Edge.

Board Member Montesano stated I'll go during the week, I am not going on a Sunday.

Board Member Cook stated Putnam Lake.

Board Member Pierro stated we get a memo on it.

Board Member Montesano stated (inaudible) that's their problem, I won't go on a Sunday.

Chairman Rogan stated fine Mike, we'll do it without you, it's okay.

Board Member Pierro stated we haven't seen a map yet.

Chairman Rogan stated do it on your own but if they are doing a balloon test...

Rich Williams stated they are doing a balloon test. They are proposing a balloon test for the 6th, weather permitting, if not they are going to, the alternate day is the 13th.

Board Member Pierro stated November 6th.

Chairman Rogan stated December.

Rich Williams stated December.

Board Member Pierro stated oh, December.

Rich Williams stated that is how bad it was trying to get the ZBA to pick a date.

Board Member Montesano stated well if they can pick a Sunday, I can't and I can't see why the hell we have to condone what they're doing. If the only days they are available is Sunday, they ought to change their attitude.

Chairman Rogan stated no, you know what it is Mike, to be honest, I can speak for myself is that the Saturdays, I know that myself and possibly Marianne are working flu clinics both those, the 5th and the 12th, so I'm sure that is what pushed them to the Sundays.

Board Member Montesano stated if we can do this one during the week, they can do that one during the week.

Chairman Rogan stated well I guess because of a balloon test.

Rich Williams stated the balloon test and its going to be a much longer walk Mike, its, you're going to have to be out there for an hour, hour and a half and now with Daylight Savings Time coming this weekend.

Chairman Rogan stated all right.

Board Member Montesano stated then I will abstain from voting on it because if I can't, because I'm not going out on a Sunday.

Chairman Rogan stated that's fine Mike.

Board Member Montesano stated and if that is the only time they can coordinate then something's got to be done for them, that is wrong. Sorry.

Board Member Pierro stated I don't really care.

Board Member Cook stated I don't disagree with Mike but I'll make the time to go. I think in the future it has to be known to the ZBA that we do not prefer site walks on Sunday. I'll go on this only because of the flu clinics et cetera, so, you know, the 6th is, I'm sure the 6th is fine.

Chairman Rogan stated okay, you want to shoot for the 6th, okay.

Rich Williams stated Dave.

Board Member Pierro stated I agree with Mike and Charlie, I would rather not do it on Sunday because that is family time for me but we will acquiesce to the wishes of the Zoning Board at this time to get the job done.

Chairman Rogan stated I would rather not work all day Saturday and have to go out Sunday morning either but part of this is...

Board Member Montesano stated well I'm too busy on Sunday with church and I'm not going to give that up to go putzing around with a balloon.

Board Member Pierro stated you can go pray for us Mike.

Chairman Rogan stated please.

Board Member Montesano stated you may need it.

Board Member Cook stated where is this location.

Board Member Pierro stated Putnam Lake.

Chairman Rogan stated you don't have to explain to me Mike.

Board Member Montesano stated I don't have to explain it, it just ticks me off that they are going to make it on a Sunday and I can't go.

Chairman Rogan stated understood.

Rich Williams stated it is Putnam Lake, I'm not sure where we are going to meet but the access is from Garland Road, some of us may remember Garland Road. The house, they took a shack down and put up a two story house with a basement right next to a stream that runs right down through.

The Secretary stated Antroc.

Rich Williams stated yea, Antroc.

Chairman Rogan stated yea, Antroc, good, cool.

Rich Williams stated she's good, she's way past learning.

The Secretary stated I wasn't even part of that.

Board Member Montesano stated you live in the neighborhood lady.

The Secretary stated negative sir.

Board Member Montesano stated you live in Patterson.

Chairman Rogan stated I've already (inaudible).

Board Member Pierro stated you want to (inaudible).

Chairman Rogan stated is that all.

Rich Williams stated the only other thing I was requested to do was another status update which I provided to the Board.

Chairman Rogan stated oh, thank you for that, we appreciate that. Okay.

Board Member Montesano stated do we have one or two sets of these.

Chairman Rogan stated Teddy coming, should we adjourn.

The Secretary stated three.

Rich Williams stated yeah.

Board Member Montesano stated we have three, I got two, do we have the other ones from last time.

Board Member Pierro stated we have three minutes.

Rich Williams stated I did say a half an hour.

Board Member Montesano stated I got two.

Board Member Pierro stated one is the special meeting.

The Secretary stated I know I gave them to you because I know how many copies I make, so.

Chairman Rogan stated his pile does look lighter, are you throwing stuff away there Mike.

Board Member Montesano stated yea, I've been throwing it in the box when nobody's looking, I thought the dog would eat it but he didn't get my homework, that's all right.

Rich Williams stated now I know where to go look for Quaker Manor.

Board Member Pierro stated so we are site walking when Charlie, you have written down.

Chairman Rogan stated this Saturday.

The Secretary stated Saturday the 31st.

Board Member Pierro stated this Saturday, that one I know.

The Secretary stated November 16th and December 6th.

Chairman Rogan stated November 16th is a 4:15.

The Secretary stated yes.

Board Member Cook stated Monday.

Chairman Rogan stated Monday and I don't disagree at all with the sentiments about the Sunday, I don't particularly want to either but its one Sunday and I'm willing to do whatever it takes to get the job done, I guess, move along.

Board Member Pierro stated all right, 12/6, that is during muzzle loader season.

Chairman Rogan stated no its not, its still the end of gun.

Board Member Pierro stated still the end of gun.

Chairman Rogan stated muzzle loader is the following week.

Board Member Montesano stated oh, we can go out and pray that your shot gun doesn't go off when somebody's there.

Chairman Rogan stated the 7th, I think it might start the 7th.

Board Member Pierro stated the 7th is muzzle loader.

Chairman Rogan stated motion to adjourn.

Board Member Pierro seconded the motion.

Chairman Rogan asks for all in favor:

Board Member Cook	-	aye
Board Member Montesano	-	aye
Board Member Pierro	-	aye
Chairman Rogan	-	aye

The motion carries by a vote of 4 to 0.

The meeting adjourned at 8:39 p.m.