

TOWN OF PATTERSON
PLANNING BOARD MEETING
January 25, 2007 *Work Session*

APPROVED
MUR 3/1/07

AGENDA & MINUTES

	Page #
1) Barnes Subdivision – Public Hearing	1 – 2
2) Camp RE WWTP Upgrade – Request for Waiver of Site Plan	2 – 6
3) Wallace W/W Permit Application	6 – 11
4) Wireless Connections – Sign Application	12 – 14
5) Plaza at Clover Lake Subdivision	14 – 20
6) Greenlands Site Plan	20 – 22
7) Barjac Realty Site Plan	22 – 36
8) Paddock View Estates	36 – 42
9) Other Business	
a. Field & Forest Apartments – Request to Extension	42 – 46
b. Neubauer Discussion	46 – 47
c. Burdick Lot Line Adjustment	47 – 48
d. Costa’s Trailer Discussion	48 – 49

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**TOWN OF PATTERSON
PLANNING & ZONING OFFICE**

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Marianne Burdick
Lars Olenius
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PLANNING BOARD
Shawn Rogan, Chairman
Michael Montesano
David Pierro
Maria DiSalvo
Charles Cook

**Planning Board
January 25, 2007 Work Session Meeting Minutes**

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

Present were: Chairman Rogan, Board Member Dave Pierro, Board Member Charlie Cook, Board Member Maria DiSalvo, Rich Williams, Town Planner, and Board Member Mike Montesano arrived at 8:03 p.m.

Meeting called to order at 7:35 p.m.

Michelle Russo transcribed the following minutes.

1) BARNES SUBDIVISION - Public Hearing

Board Member Pierro stated Barnes.

Chairman Rogan stated are we on.

The Secretary stated yes, we are on.

Chairman Rogan stated we are on. Barnes, Charlie had just asked, weren't they on last month but they maybe did not meet the requirements of their notifications, they weren't scheduled last time.

The Secretary stated no.

Rich Williams stated they were on last month and they resubmitted plans and the Board is going to take it from there.

Chairman Rogan stated oh okay, we were both wrong.

Board Member DiSalvo stated but we don't have anything on it.

Rich Williams stated there was really nothing to do.

Chairman Rogan stated yes, there were not many issues on this that I can recall.

Rich Williams stated no they are pretty well wrapped up.

Board Member DiSalvo stated did he work out the conservation easement.

Rich Williams stated they have not finished up on the conservation easement yet but that is usually done conditionally.

Chairman Rogan stated so we can wrap them up after the public hearing.

Rich Williams stated yes, I think we will be very close.

Chairman Rogan stated so we will have a resolution on that.

2) CAMP RE WWTP UPGRADE – Request for Waiver of Site Plan

Chairman Rogan stated Camp RE that is the site walk we did over the weekend for the sewage treatment.

Rich Williams stated take one Dave and pass it around.

Board Member Pierro stated do we have one for Mike, we just put it in his box.

Board Member DiSalvo stated do you have it.

Rich Williams stated I have it.

Board Member DiSalvo stated oh okay.

Rich Williams stated one for Mike, Dave, me, and a whole bunch of others.

The Secretary stated no Ted tonight.

Rich Williams stated he probably forgot.

Board Member Pierro stated it is too cold.

The Secretary stated the worst is tomorrow morning and overnight tonight.

Board Member Pierro stated I have to go up and check and see if the heat is running.

Board Member DiSalvo stated you keep the heat on in that place.

Board Member Pierro stated yes I have it on 55-60 but I do want to boost it up.

Board Member DiSalvo stated you might want to bring it up a little more.

Chairman Rogan stated so Rich ultimately with this septic upgrade it is something that is being pushed by the DEP anyway really it would just be if we had a great concern with either the location of the upgrades or any site conditions which the Board didn't express on the site walk and this is for a waiver of site plan.

Rich Williams stated right.

Chairman Rogan stated does anybody have any issues on this that they can think of.

Board Member Pierro stated no.

Board Member Cook stated I don't have issues but I do have a couple if questions on the letter.

Rich Williams stated there is another one coming by the way being specific to the site plan.

Chairman Rogan stated this is just the site walk comments.

Board Member Cook stated no, the letter that was in the packet, where they say on the second page that we expect that no more than two drums and then the next paragraph says that we also expect and then as much as and the other drum likely, is the acceptable terminology, I mean what happens if there are five drums and they say well, we thought we only two and now we have five.

Rich Williams stated well they say that what they are doing is more or less going to be kept on the interior of the building, they are designing the interior with sufficient space to hold these chemicals that they are going to need for the operation of the plant. If they store more chemicals it still has to be inside, they are either going to have to do an addition or reallocate the space inside. Ultimately the Building Department and/or the Health Department would have substantial input while they were doing it and after the fact to make sure that there is adequate access and they were stored in a safe manner. Everything on the interior of the building, all the chemicals and everything will ultimately be channeled back into the waste water treatment plant itself so if there is a spill in there it is only going to spill back into the waste water treatment plant and treat it.

Board Member DiSalvo stated so right now they have this sand filter there for waste and that would be just absorbing into the ground and then filtering.

Board Member Pierro stated the sand filters are for effluent water.

Board Member DiSalvo stated right but where is the water going, into the sand.

Chairman Rogan stated it goes through the sand which is the cleaning process and then it collects it.

Board Member DiSalvo stated that is what I meant.

Chairman Rogan stated they have a SPDES permit, so it puts it through pipes that we saw, then out into a tributary.

Board Member DiSalvo stated okay so then what does the waste treatment plant replace the sand pile.

Chairman Rogan stated that component.

Board Member Pierro stated that part of it.

Board Member DiSalvo stated that is all going to come out, that part of it, or is that going to stay, that is coming out and the waste water treatment is going in. That will act the same way that the sand acted.

Rich Williams stated except it will treat the effluent through much.

Chairman Rogan stated cleaner.

Board Member Pierro stated to much higher standards.

Rich Williams stated it will be much cleaner, there will be a lot less nutrients in it.

Board Member DiSalvo stated how does it treat it.

Rich Williams stated it does biological activation, so it runs it through a biological medium which takes things out.

Board Member DiSalvo stated like the one at Fox Run.

Rich Williams stated yes.

Board Member DiSalvo stated okay so it would accumulate in and filter in these little pool areas.

Chairman Rogan stated as the aerobic, the turning over and everything.

Board Member DiSalvo stated the turning.

Rich Williams stated there is a multitude of different processes so ultimately it is treated to what they call tertiary treatment standards, which has very low amounts of nutrients.

Board Member DiSalvo stated and that is being.

Board Member Pierro stated put into a stream.

Board Member DiSalvo stated and the stream goes into the lake.

Board Member Pierro stated just like Watchtower.

Rich Williams stated actually it goes into the Croton River.

Board Member Pierro stated tertiary treatment.

Rich Williams stated that stream flows east towards the river.

Board Member DiSalvo stated oh alright.

Board Member Pierro stated tertiary treatment is drinking water quality, isn't it.

Rich Williams stated you know (unable to hear, too many speaking).

Board Member DiSalvo stated yes.

Rich Williams stated there was a subdivision one time that was going to use the waste water treatment plant and the water was going into Stephen's Brook and then it was going to be picked up by the ski area and used for snow. They were having a fit about it and talking to one of the principals of the project said you know when that comes out it is going to come out to drinking water standards and somebody said are you going to take the first glass.

Chairman Rogan stated well, no.

Board Member Pierro stated but usually tertiary treatment is cleaner than the brook it is going into.

Rich Williams stated no.

Board Member Pierro stated from what the City of New York says.

Rich Williams stated that is definitely not true but it is very clean water.

Board Member DiSalvo stated now in Rich's memo it says something about the out fall appeared to be much closer than shown on the plan is that going to.

Rich Williams stated no.

Board Member DiSalvo stated alright.

Chairman Rogan stated the engineered plans that we had, it seemed like the pipe was really far away from the stream it is only.

Board Member DiSalvo stated until you see it.

Rich Williams stated sixty feet.

Chairman Rogan stated yes, if that.

Rich Williams stated it was about 120 feet on the plan. It was clearly outside the buffer area.

Board Member Pierro stated that is at.

Rich Williams stated but it is an existing out fall, they are not really proposing to change the location of the volume or anything.

Board Member DiSalvo stated when is the last time that it was actually used, a few years ago.

Board Member Pierro stated five years ago.

Chairman Rogan stated and at that it was seasonal use.

Board Member DiSalvo stated right.

Board Member Cook stated it hasn't been in operation for the past five years.

Board Member Pierro stated okay girls.

Board Member DiSalvo stated do we feel pretty confident on the site plan waiver on this.

3) WALLACE W/W PERMIT APPLICATION

Chairman Rogan stated Wallace Wetland/Water course permit is back in and it looks like they got the wetland analysis done and I know Ted had mentioned that he had a chance to go through it and there were some areas that weren't addressed.

Rich Williams stated actually I think Ted said, Ted did a memo on it also, someplace. I thought he said that they had done a fairly good job. I was the one who said there had been a couple of omissions.

Chairman Rogan stated Charlie, this lot, this probably one worth taking a look at, it is a severe, have you seen it.

Board Member Cook stated no, Rich mentioned it also.

Chairman Rogan stated it basically comes off the road and it is a very steep hill down the wetlands, it is an old subdivision lot, if this were a lot that we were looking at for the first time, I don't think we would be having this conversation, it doesn't meet a lot of the current codes but because it is a previously approved subdivision lot there is more of a moot to make it fit the best you can and we have gone over a lot of hurdles on this. Can you give some of the history on this Rich, just for Charlie's benefit.

Rich Williams stated initially we kind of stumbled upon the fact that he had already excavated out a huge curtain drain and excavated it out right down to the wetlands, it wasn't stable, it was a real problem. Ted contacted the owner gave him a specific period of time in which had to fill it in and restore the site.

Board Member DiSalvo stated that was like the middle of the winter that year.

Rich Williams stated that is when he came in and made an application before the Board and there has been some back and forth. I did pull all the minutes from the past meeting and gave them to everybody because it has been a long time, its been since 2005 that this was last before the Board. Everybody has a chance, here is a memo, Dave why don't you take one and pass it down, there is a memo.

Board Member Cook stated did he fix the drain.

Rich Williams stated he did fill everything back in and now is the current application and this is probably biggest issue everybody has to wrestle with at this point, the current application is to install the curtain drain and do the septic system testing so that they can determine the septic system that may go on the site,

it is not for putting a house or a driveway or anything else on the site. My argument always has been that once they get that then it is a short step to pulling a Building Permit for a single family house. Clearly there are going to be impacts from that single family house which I have identified in the latest memo which are not addressed as part of this wetlands water course application and my opinion is that the Board should be evaluating the totality of the action and all the impacts to the wetlands. Not saying we are just going to look at the septic system and there is going to be a ten percent impact to the wetlands and then we are going to look at the house and there is a another ten percent and we are just going to nickel and dime the overall application.

Chairman Rogan stated if we gave approval to go ahead and place the curtain drain so that they can do appropriate testing and let's assume for arguments sake that the area tests fine, do they have to come back to the Board for a wetlands permit for the disturbance when they build a house.

Rich Williams stated I believe they would because of course they have to have the access road which they are not showing now to get down in there, they are showing an access road but they are going to have to have a different one. The tank because this house is right on the wetland buffer, the tank is going to be in the wetland buffer and they are not showing that disturbance, there is not going to be any rear yard, they are going to have to have retaining walls within the buffer. These are all impacts that I think need to be evaluated up front.

Board Member DiSalvo stated so they are not going to be using the same driveway cut that is there now, that road that we walked down that time.

Rich Williams stated they are going to use that for the house but then you have the problem of you are still going to have to provide an access around the house to get back to the fields in case you ever need to do any work down in there, so they are still going to have to have some sort of way to get back in there.

Board Member Cook stated is it a big issue with Ted about the septic system being in the wetland buffer, because I read through the minutes.

Chairman Rogan stated oh yes.

Board Member Cook stated okay.

Rich Williams stated Ted is definitely not happy.

Chairman Rogan stated recognize also when this lot was initially approved, which what is the date of this subdivision, the eighties, the early eighties.

Rich Williams stated 1988.

Chairman Rogan stated we didn't have the wetlands laws that we have now so while this lot is a challenging lot even four years ago it is understandable that the lot got approved as part of the subdivision using the laws they had to work with at the time.

Rich Williams stated sure.

Chairman Rogan stated it could have very easily been built twenty years ago, it is one of the most challenging lots I think you will ever come across, the slope from the road down to the wetland I want to

guess that is approaching thirty percent. What is the slope from the road to the wetland, what would you guess.

Rich Williams stated I would say that it is between fifteen and twenty percent.

Chairman Rogan stated between fifteen and twenty, wow.

Rich Williams stated they are showing on the plan that they can get a driveway.

Board Member Pierro stated a driveway.

Rich Williams stated but they are not showing profile but I measured it out and it is pretty close to being twenty.

Chairman Rogan stated and you would be hard pressed to approve a trench to see if it is feasible to build a house and then when they come back in with the problems with the house with the wetlands, just say no. Approve them to go after it and that is where I agree with Rich, looking at the totality of it, looking at the overall impacts of the proposed use and then getting it done. The nice thing is that if they go and prove out the septic you have already done the review.

Board Member DiSalvo stated there is always a possibility that the septic won't.

Chairman Rogan stated but they have already, look they already have test beds all over the place out there.

Rich Williams stated their argument is that they can't design the septic system therefore they can't really do anything about the design of the house until they know what they can get for a septic system until the septic system is done. The Board has already clearly indicated that they are going to allow a very small house to go on the site because anything greater is going to have a greater impact to the wetlands, so basically they are going to get the minimum size house that the Health Department will approve out there and they know that is what they should be shooting for.

Board Member DiSalvo stated there are still two other lots in that subdivision, right.

Chairman Rogan stated Rich do you have inclination as to why they have been gone so long, is it just the analysis, the wetlands.

Rich Williams stated I think that is have been the wetlands report they have been working on. Because I thought that the report was very good.

Chairman Rogan stated the report said there are severe limitations with the site and there are some difficulties.

Rich Williams stated the report did not help them, my issue with the report is that the report really wasn't specific about the clearing of the woodland area the fact that you are going to let a lot more sun filter in, it made other analogies within the report about what has happened in similar areas on the site (unable to hear) extend that, when you take all those trees out you are going to open up that wetland area to invasive species that are already on the site.

Chairman Rogan stated like phargmities.

Rich Williams stated that are our zoning map.

Board Member Pierro stated what.

Rich Williams stated Ted and I were arguing phargmitics, they are on property, they are no where near around, how else would they get there if they didn't get there by seed.

Board Member Pierro state by birds or trees.

Rich Williams stated Ted is trying to tell me that they don't travel by seed, they don't spread by seed.

Board Member Pierro stated I don't think.

Rich Williams stated he is right that they do most of their traveling by dry zones underground.

Board Member Pierro stated underground, right.

Board Member DiSalvo stated then how did they get there.

Rich Williams stated by seed.

Board Member Pierro stated by seed, the tops wisp away and they do.

Board Member DiSalvo stated I can believe that.

Board Member Pierro stated because I have them on my property.

Board Member DiSalvo stated you can find them in the weirdest spots.

Rich Williams stated that is why they spread so quickly is because they spread by a multitude of different methods and they are a very aggressive plant.

Board Member Pierro stated okay.

Board Member DiSalvo stated so what about the other two lots that are left in that subdivision.

Rich Williams stated Melissa will tell you about one of them.

Board Member DiSalvo stated the one at the dead end and the other one.

The Secretary stated what's that.

Board Member Pierro stated the other two lots in that subdivision.

The Secretary stated in what subdivision.

Board Member Pierro stated Burdick Glen North, Wallace, Carolyn Way.

The Secretary stated did we get anything from Mr. Rizzo.

Rich Williams stated no.

The Secretary stated Mr. Rizzo was in with evidently the property owner, I thought they were going to submit a letter, I mean basically they are inquiring what they need to do, should they take action against the Town but basically I told them no. I didn't feel that they could because the Planning Board never made a decision so that they need to get a decision from the Planning Board and he was supposed send in a letter and he didn't. I am really surprised to get on the agenda to discuss this issue and they also said that they were going to call Ted too, prior to the Planning Board.

Rich Williams stated they may have because I got a call from Joe Ziminski at New York City DEP who had received a call from Ted.

The Secretary stated so basically the bottom line comes down to is that they are going to pursue one thing or another and they do have to come before the Board to get a decision.

Board Member Pierro stated did we ever get a complete application on that.

Rich Williams stated I don't believe we did and I think that was the outstanding issue that there was additional information that they needed to provide which they have not provided.

The Secretary stated Ted had declared that it wasn't complete.

Board Member Cook stated it is interesting that the two reports that there is not cover letter or anything from the Applicant, it is just Ted's letter.

Rich Williams stated that is typical of this individual.

Chairman Rogan stated they are not going to interpret someone else's report is what you are saying. The cover letter would say this is.

Board Member Cook stated the cover letter could say here is the report and we want to come in and be on the agenda.

Chairman Rogan stated they are talking about something completely different now, they are talking about a different owner and a different applicant.

Board Member Cook stated okay.

Board Member DiSalvo stated it is part of that lot.

Chairman Rogan stated two lots in the same subdivision as the one we are talking about but completely different owners. I think that Charlie is thinking that the Wallace lot is the one you are talking and it is not.

Board Member DiSalvo stated and then there is the other Wallace lot.

Chairman Rogan stated two other very difficult, aren't they both now the Rizzo lots or no, okay I am sorry.

Rich Williams stated I don't believe so.

Chairman Rogan stated okay but these are two other lots, there are three lots left, at least three that we are working on.

Rich Williams stated there are four lots total that are left, two are owned by Rizzo and two are owned by Wallace. This one is owned by Wallace, this one we are talking about here and the one at the end cul-de-sac.

Chairman Rogan stated and the one across the street from the new house is the one with all the streams running through it.

Board Member DiSalvo stated and those are the two parcels of course that Rizzo owns, he was better off with maybe combining them, remember we talked about that.

Chairman Rogan stated oh okay, so two Rizzo lots and the Wallace lot on the cul-de-sac.

Rich Williams stated let me say that Rizzo is involved I don't know if he actually owns both of them.

Chairman Rogan stated the long and short of it is that those lots are equally if not more challenged than this lot except that they are flat but the two lots that we are talking about with Rizzo have multiple streams, four I thought that we counted just running through the lots and these aren't ten acre lots these are little one acre lots right.

Board Member Pierro stated one, one and one half, maybe two.

Chairman Rogan stated so those are the other ones, if we take Charlie out to show him Wallace, you might as well look at all four, because it will take you a matter of fifteen minutes really to run them all. Alright so, I will just ask that everybody try to read through, you said that you copied the minutes on Wallace for all of us, read through the minutes and take a good look at that.

Board Member DiSalvo stated it goes into Beechtree.

Chairman Rogan stated because that really looks like our difficult case for the month in terms of, well I will just leave it at that, the difficult case.

Rich Williams stated maybe not the most difficult.

Chairman Rogan stated I'm sorry.

Rich Williams stated maybe not the most difficult.

Board Member Pierro stated that was November 23, 2004, that was that packet.

Board Member DiSalvo stated yes, it is under Beechtree.

4) **WIRELESS CONNECTIONS – Sign Application**

Chairman Rogan stated next up is Wireless Connections, we had asked the Applicant to come in and.

Board Member Pierro stated we never saw him.

Chairman Rogan stated and we never saw him. I see his sign is up, I thought we had said that he had submitted some information that wasn't.

Rich Williams stated yes. Dave, take one.

Chairman Rogan stated Dave.

Rich Williams stated yes, he came in subsequently and submitted this additional information which is essentially a couple of letters and a couple of applications that he made. If you go to the third page in the packet, this is what he pointed out to me that this is his basis. It is a pre-approval view that is done online of the signs and the application is denied and the PSG comments is the logo ratio at 63:38 percent and then if you go to the last page it also has status has been denied and the PSG comment is the logo ratio at 85:15 percent. He is claiming that those two in and of itself those two reviews he got were enough to establish that they want it at a specific size and I believe it was thirty percent of the sign area, thirty-five percent.

Board Member Pierro stated yes, thirty-five percent.

Board Member Cook stated help me on this one, what is PSG comment, what is the PSG.

Rich Williams stated I would assume that.

Board Member Pierro stated that is probably their internal.

Rich Williams stated yes, there reviewing agency.

Board Member Pierro stated they require what but they denied 63:38 percent.

Rich Williams stated they said the low ball ration is 63:38 percent and it says that the application is denied and then the second application that he made was the logo ration at 85:15 percent and the application was again denied.

Board Member Pierro stated how do we interpret that.

Board Member DiSalvo stated so what is it supposed to be 65:35

Rich Williams stated my interpretation is that there is not enough information and it could mean that he was denied because the logo ratios were incorrect or it could mean that he was denied for some other reason and they were just spelling out the logo ratios that he submitted.

Board Member Cook stated so internally they are denying him.

Rich Williams stated they denied his application that he submitted twice for whatever reason they denied it.

Board Member DiSalvo stated so the Verizon Wireless section on the sign has to be bigger, that is what they are saying.

Rich Williams stated well in one case.

Chairman Rogan stated well in one case it is too big, thirty-eight percent, it sounds like it is supposed to be thirty-five or less.

Rich Williams stated again, if that is why they denied it.

Chairman Rogan stated well that is just it we don't know that is why they denied it.

Board Member Pierro stated we have no way of getting a hold of this resource company.

Rich Williams stated can be no more then thirty-five percent (unable to hear). I tried a couple of ways to get online.

Board Member Pierro stated Main Ad Smart Co-op Account Resources reports.

Board Member DiSalvo stated we could call this Mario guy.

Rich Williams stated I did try once, I could try again, I didn't get through. Actually I think I did get through and I left a message.

Board Member DiSalvo stated so now what.

Rich Williams stated so anyway I would assume that he is going to be coming back in, he submitted this additional information, you could evaluate it and say you have to take this.

Chairman Rogan stated the communications in this business are more clear then the communications with us.

Board Member DiSalvo stated they are doing pretty good in there, I went in there and looked around and noticed they were doing pretty good.

Board Member Pierro stated it makes sense.

Board Member Cook stated what is the maximum signage.

Chairman Rogan stated I think he met the size, it was just that we were questioning why he needed Verizon on the sign and he said that he was required to have it, that basically he could not have his business without it and we wanted him to prove it.

Board Member Cook stated and that is what is being said here then.

Chairman Rogan stated yes, that first two letters that we received did not say that, it kind of eluded to the fact that it is typically done and it is vague language that did not say it is required and now he has the guy saying sending a letter that says it is required.

Rich Williams stated what the first letter said was that he couldn't have a Verizon logo any bigger than X.

Chairman Rogan stated it was basically saying that if you had it, this is what you need to follow up.

Rich Williams stated and the issue is that most of the other signs at the A & P have letters that are of a certain size, I think it is about 21 to 24 inches and his letters are going to be much, much smaller because a good portion of the sign area is going to be taken up by the Verizon logo. So the Board is trying to get consistency of all the different signs out there and the sizes of the letters initially wanted him to get rid of the Verizon logo and maybe put it in the window or somewhere else and that way you would have more area to enlarge the letters. Ultimately he claimed that he couldn't do that.

Board Member Pierro stated okay.

Board Member DiSalvo stated coyote conservation. There he is, did you get my message.

Chairman Rogan stated hello.

Board Member Montesano stated get your message, I haven't been home yet.

Board Member DiSalvo stated I thought maybe you forgot. Move down this way.

Board Member Montesano stated I got tied up and I had to get untied.

Board Member DiSalvo stated had to get untied. Can we push this chair around.

The Secretary stated the Association of Towns.

Board Member Pierro stated no memos.

Board Member DiSalvo stated Wireless.

5) PLAZA AT CLOVER LAKE SUBDIVISION

Chairman Rogan stated Plaza at Clover Lake Subdivision.

Rich Williams stated they are back in and I basically reviewed the plans, this plan has really addressed all of my concerns. There is not much more I can say about it, at this point the big issue is and it has been a big issue from the beginning is they are submitting a plan for a subdivision and they need to do a plat. A subdivision plat.

Chairman Rogan stated okay.

Rich Williams stated it was a joke at the last meeting where Theresa said can you set a public hearing.

Chairman Rogan stated oh yes.

Rich Williams stated well you don't have a plat, and she said so can you set the public hearing and I said we still don't have a plat.

Board Member Cook stated remember we spoke about the entry way, the idea of a side walk, is that going to happen.

Chairman Rogan stated I think that when this subdivision is done and someone comes in with a proposal for this lot, that is when we are going to be talking about those issues, since there is not a proposal for the lot at this point in time there is no change in use.

Board Member Cook stated lot three.

Chairman Rogan stated yes.

Board Member DiSalvo stated yes.

Board Member Montesano stated the problem I have with that is during the construction of whatever is going to be put in there. That means that you are going to have the trucks running up and down until that gets finished before we can approve a sidewalk in.

Chairman Rogan stated we could have, if the Board determines that sidewalks are a requirement we could have the sidewalks installed prior to, we could make that a condition of any approval couldn't we.

Rich Williams stated you could, it is not likely that you can find a compelling reason to install sidewalks on the new subdivided property prior to anybody occupying the buildings and you couldn't compel them to do sidewalks on somebody else's property.

Chairman Rogan stated on somebody else's property.

Rich Williams stated the existing property.

Chairman Rogan stated what about, can you compel them during this process to. I am just following your logic here, to put in sidewalks as a condition of this approval.

Rich Williams stated yes if you can come up with a sufficient reason as to why doing this subdivision you could necessitate the installation of sidewalks and I can not think of any off the top of my head.

Chairman Rogan stated okay.

Board Member Montesano stated you have people walking up from the building itself to get public transportation.

Rich Williams stated whether you do the subdivision or not you still have people walking up.

Chairman Rogan stated the condition exists but by creating this subdivision lot for what it is zoned for it is reasonable.

Rich Williams stated is it somehow making it more unsafe.

Chairman Rogan stated it is reasonable because of the increase in traffic for light industrial, for any light industrial use, that it is going to make a less safe pedestrian situation.

Board Member DiSalvo stated why wait until we get complaints from people that are residents.

Chairman Rogan stated it can be a customer service issue also with Clover Lake.

Rich Williams stated what if they come in off their frontage and don't use this road.

Chairman Rogan stated then we don't have a side walk issue, but I think we were, everybody was kind of afraid that they were going to be looking to use the access, so we have spoken about that on the record and how that is a main concern if they try to use the existing access.

Board Member Montesano stated even as a safety issue if they don't come in on that road, you still basically allowing people to walk up that thing on the roadway where a side walk would be a very advantageous thing especially for people of that age who are trying to walk.

Board Member Pierro stated whether they do the subdivision or not Mike, it should have a sidewalk.

Board Member Montesano stated yes, I am trying to say.

Board Member Pierro stated whether they do it or not, so how can we tie this subdivision to them making a sidewalk, we have to do some other.

Board Member Montesano stated you have to do it under the basis of the people that are coming up, the safety issue involved in there and since this is a senior citizen location wouldn't it be on a safer principal to have them walking on a sidewalk from the main entrance rather than they have a sidewalk that they put in after the fact, didn't they, when they re-adjusted that sidewalk.

Rich Williams stated the Building Department made them put in a sidewalk around the building.

Board Member Montesano stated okay, that was for safety issues.

Board Member DiSalvo stated that's for the employees.

Board Member Montesano stated and now you are walking up a long incline on a road that may or may not have traffic utilizing it and hopefully as far as they are concerned it will and they still getting up there and so far we have been lucky, there haven't been any accidents.

Chairman Rogan stated I am surprised that didn't come up in the review of that site plan, when that was all, how many years has that been.

Rich Williams stated seven, eight, nine years.

Board Member Montesano stated the original review of that plan called for fire walls in the attic area, if I recall there were none.

Rich Williams stated well that was a Building Department issue, where things got dropped and that wasn't something that the Planning Board didn't do.

Board Member Montesano stated yes.

Chairman Rogan stated right, it just wasn't one of those things that.

Rich Williams stated who thinks that you know Fair Street, that you are going to need a bus stop at Fair Street.

Chairman Rogan stated why would somebody want to walk up to Fair Street.

Rich Williams stated that's right and it was supposed to be people that needed assisted living.

Board Member DiSalvo stated just assumed that everybody drove to work.

Chairman Rogan stated and these are some of the people, the customers that are walking up to the bus service.

Rich Williams stated and they have bus service there.

Chairman Rogan stated and it could even be people visiting of course.

Board Member DiSalvo stated with this lot three, there is still enough frontage here for them to put another drive in, I just wanted to make sure that nothing is getting land locked.

Chairman Rogan stated the frontage has enough frontage for the lots.

Board Member DiSalvo stated is this the only entrance and exit, alright.

Chairman Rogan stated with the exception that there is partial easement here for the part of the stone wall that turns into the building and if that was in there way they would have to redesign that. Rich, being that the easement exists for that part of the stone wall You know where I mean. There is the easement on the corner property.

Board Member DiSalvo stated where the trees are.

Chairman Rogan stated if the future use of lot three needs that area, can they modify that. If they need to cut back part of the stone wall and realign that thing or re-do things because there is an easement there. Do they lose rights to that property, do you know what I am getting at. If they show a roadway, an entrance way going into this new lot but in creating that entrance way they have to modify what is on their property that Clover Lake has an easement to can they do it.

Rich Williams stated it depends on how the easement is structured but generally you are going to structure an easement like this so that it benefits one party and in this case the Clover Lake residents and the people that own this would have to get the Clover Lake people to agree to that change.

Chairman Rogan stated because that could be some what restricted. That is the scary part about giving easements.

Rich Williams stated especially when the same person owns both properties.

Chairman Rogan stated right now it doesn't mean anything but who knows, okay.

Board Member DiSalvo stated did we ever find out about why they wanted to make that strip so narrow back here.

Chairman Rogan stated we did, at the meeting.

Board Member Pierro stated Theresa implied that.

Chairman Rogan stated this plan shows it a lot wider, they widened it.

Rich Williams stated it does.

Board Member Pierro stated Theresa had said that the owner had the mind set of possible donating some land some day to Wilbur Herrlich.

Board Member DiSalvo stated Camp Herrlich and that touches over here.

Chairman Rogan stated connectivity. It looks like they also straightened up the lines around the lake much better too.

Board Member Pierro stated it says in one of the notes there that they will have lake rights to that other parcel.

Board Member DiSalvo stated good because they were saying no. So what are the possibilities of use for lot two.

Chairman Rogan stated residential.

Rich Williams stated on the record.

Board Member Pierro stated mountain climbing.

Board DiSalvo stated yes. We have the entrance with the old house is, this is Commerce.

Chairman Rogan stated yes, Commerce swings around right here.

Board Member DiSalvo stated okay.

Rich Williams stated the bulk of that larger lot is residential so you are probably looking at some sort residential subdivision.

Chairman Rogan stated I can not wait to see the minutes on that one.

Rich Williams stated that was Melissa.

The Secretary stated that was me moving in my seat.

Rich Williams stated sure it was.

Chairman Rogan stated sure.

The Secretary stated do you want me to do it again.

Rich Williams stated you can if you feel the need.

Chairman Rogan stated you can.

The Secretary stated I can't take it anymore.

Rich Williams stated really.

Board Member DiSalvo stated what is the matter.

The Secretary stated him, them.

Chairman Rogan stated they could come in with a fifteen hundred foot.

Board Member Montesano stated you have to drink more.

Chairman Rogan stated roadway or something, maybe access.

Board Member DiSalvo stated so this is behind the bus garage.

Chairman Rogan stated to the left of it there, across from Eastern Jungle Gym.

The Secretary stated oh come on, no way, this is so unfair.

Rich Williams stated for everybody, just so you know, Melissa asked me for some pictures today because she is actually is going to start working on designing the website for the Town and operating it, which is really a big undertaking and my personal opinion is that I think she should put pictures up there that give herself some credit for designing it. So my recommendation was that she should put a picture up that says, any comments please send to either the designer or your Town Board.

Chairman Rogan stated I like that.

Board Member DiSalvo stated you are missing somebody on there, aren't there five people on the Board.

Rich Williams stated you never really piss off the Supervisor.

The Secretary stated this is coming from a man who is going to do an evaluation as per the Town Board on his employees and asked me today if it was okay to put dead ass on the evaluation.

Chairman Rogan stated you do evaluations.

Rich Williams stated that is not what I said, I said does dead ass need a hyphen.

The Secretary stated yeah and I said that it is not nice to call me that and he said I am just going to put it is about time she got off her dead ass. Isn't he nice.

Chairman Rogan stated you guys have too much fun. So we can't set a public hearing on this until Theresa gets you a plat.

Rich Williams stated yes, we can not do a subdivision without a subdivision plat and we don't have one.

Chairman Rogan stated okay.

Rich Williams stated they know it, I don't know what the issue is that they haven't bothered to prepare one.

The Secretary stated is this still concept.

Board Member Montesano stated they are going to get it through without.

The Secretary stated I think they submitted fees, didn't they.

Rich Williams stated yes, they submitted all the fees, everything, all they have to do was the plat.

The Secretary stated that is crazy.

6) GREENLANDS SITE PLAN

Chairman Rogan stated Greenlands is back on the agenda. Everyone knows why we have sent them a letter and asked the representative to come to the meeting and start discussing what we need to do to the site, what they need to do to the site to address obvious concerns. Everybody had a chance to read the letter. Charlie thank you for the comments they were more then useful and you had e-mailed them to me. Let's see if they show up, have you spoken to them.

Rich Williams stated I have not spoken to them but just to drive the point home. First of all service type operations have different demands and different needs.

The Secretary stated (unable to hear).

Chairman Rogan stated you are on a roll.

Rich Williams stated yes, they are essentially consumer driven businesses that need to advertise, they need to bring people in off the street, as is the case right now.

The Secretary stated the Statue of Liberty.

Chairman Rogan stated oh yeah.

Rich Williams stated the latest use who has signs up everywhere so that people can find them because they need that.

The Secretary stated thank you Rich for finding out what it was. I really though I was losing my mind that day.

Chairman Rogan stated do you have a picture of the Statue of Liberty.

Rich Williams stated no, she wasn't out there that day.

The Secretary stated oh my God, I thought I was losing my mind that day.

Board Member Pierro stated Rich, this is what I was suggesting the change in the Town Code.

Chairman Rogan stated sign on the corner.

Board Member Pierro stated one day signs or temporary signs like this, for real estate agents for open houses, it is going after this particular thing.

The Secretary stated she was standing right at 22, the day I saw here.

Rich Williams stated just so you know Dave, they have been up now for a long time. They will probably remain up because the reality is that this type of business needs to attract people who drive in off the street and then they need to show them how to get into the site.

Chairman Rogan stated that was my co-worker's daughter.

The Secretary stated that was her.

Chairman Rogan stated a college student who was hired to stand out there for four hours a day dressed as the Statue of Liberty.

The Secretary stated oh my god, I saw that.

Chairman Rogan stated I don't know how, I have no idea.

The Secretary stated when I saw it, I was like what was that.

Chairman Rogan stated I just know that she was there saying guess who is going to be.

The Secretary stated it was a little odd though.

Board Member Cook stated let's go back to the site, this was not permitted for what the site was approved for.

Chairman Rogan stated no.

Rich Williams stated well, here we fall into this grey area, I gave everybody a list of all the personal services uses that I have been working on developing over time. Certainly a tax service is not on the list, it is now. If you came to me and said I am an accountant, I do taxes seasonally, but I am an accountant and I want to go into this building, my response would have been well that really is an office use and that's fine.

The basic difference is an accountant you are going to look up in the phone book or you are going to see an ad or someone will refer you and you are going to call him up and he is going to give you directions and you are going to go there. Accountants typically are not trying to solicit people as they are driving by on the street and that is one of the fundamental differences between an office occupation and a personal services because personal services are really driven by people driving by who see the site and would want to, they draw people in off the street.

Board Member DiSalvo stated well H & R Block does the same thing.

Rich Williams stated yes, absolutely and I worked for H & R Block for a number of years and they will open up an office.

The Secretary stated just temporary.

Board Member DiSalvo stated (unable to hear).

Rich Williams stated January to May.

Board Member DiSalvo stated they will sub-lease space.

The Secretary stated same thing with that new one, they are in Wal-mart now that other company for a little bit of time.

Chairman Rogan stated any other thoughts on Greenlands.

Board Member DiSalvo stated hopefully he will respond to the letter.

Rich Williams stated he has called Anthony, the attorney has called Anthony and spoke with Anthony, I don't know what is going to happen.

7) BARJAC REALTY SITE PLAN

Chairman Rogan stated what is the deal with Barjac. I can not even remember what project that is.

The Secretary stated remember the shopping first.

Board Member Pierro stated they wanted to put a doctors office in there, one road in with a loop going around. Condominiums office space, to the right of Sauro's, to the right of the yellow house.

Chairman Rogan stated is that the property that is real flat through out where all the kids were doing the paintball.

Board Member Pierro stated yes.

Chairman Rogan stated isn't that part of Peckham.

Board Member Pierro stated Peckham, Barjac is a Peckham Corporation. We have issues with them. The mine is in this particular lot, on this particular lot the mine is in there illegally.

Chairman Rogan stated so it would be safe to say that if we approved something with a site plan.

Board Member Cook stated illegally it is being worked.

Board Member Pierro stated it doesn't have approval.

Chairman Rogan stated it is active.

Board Member Pierro stated it is an active mine but it doesn't have approval. What is the zoning on this particular lot Rich.

Rich Williams stated R-1.

Board Member Pierro stated R -1, it's not zoned for a mine.

Rich Williams stated prior to that is was R-40.

Chairman Rogan stated when we walked this a couple of years ago, it was not for Barjac it was under a different.

The Secretary stated no.

Board Member Pierro stated it was the same.

Rich Williams stated no it was Barjac.

Board Member Pierro stated same company, they were going to develop it at that time.

Chairman Rogan stated and then they just didn't come back.

The Secretary stated right.

Rich Williams stated one of the issues that I stumbled across because the Application came in under Barjac, like it was all one property. Barjac really is just the little piece right out in front and the whole rest of the big piece in the back is Patterson Materials, so that raises some issues in and of itself.

Board Member Pierro stated another thought I had was suppose this equestrian facility goes belly up and they have a roadway in what is to prevent Patterson Materials from making that a secondary access into the mine.

Chairman Rogan stated they are already doing it illegally.

The Secretary stated site plan, change of use.

Rich Williams stated I go back to the original issue which really hasn't been addressed by the Town in that mining really isn't allowed to occur on the site because of the zoning.

Board Member Pierro stated right.

Rich Williams stated so if they are coming in with a secondary access they are in more violation.

Board Member Pierro stated right.

Rich Williams stated I mean they are continuing to expand the mining operation which was never permitted to be on the site to begin with.

Chairman Rogan stated and I don't have the plan in front of me, I am just thinking about if we have a piece of property we are talking about, how many acres, forty-two acres, and Barjac is proposing to use, I don't know, thirty of those acres can't we delineate the area that the mine has gone over and put a limit of disturbance on it and have them transfer ownership to that property to make that property that they are already in, I mean.

Board Member Pierro stated it still doesn't change the zoning.

Chairman Rogan stated well no, but it would actually because now it would be part of the zoning.

Rich Williams stated doing a lot line adjustment doesn't adjust your zoning boundaries. You have to actually, understand that the adjacent piece that the mine is on is zoned residential too.

Chairman Rogan stated so it doesn't fix the zoning problem but it does fix the property uses, use isn't the right word, you wouldn't have.

Rich Williams stated the equestrian center would not be on the parcel that the mine is on creating a stumbling block for the equestrian center, possibly, I don't know how big the stumbling block is. We need to bring Anthony in and talk about this and see if we can approve this site plan and within that approval specifically exclude anything to do with the mine or simply by virtue it is there are we acknowledging that there is a violation that we are going to ignore and because we are saying we are going to ignore it, we can not enforce the conditions, does a stopple attach so that we can't enforce it in the future.

Chairman Rogan stated right, it sounds like we are bringing to the forefront a problem with the property that we have to address now.

Board Member Pierro stated Rich brought up another point during our conversation during the week when I was in, the Town of Patterson hasn't made any moves to enforce the violation nor has the Town of Pawling because now we are opening up, we have a responsibility to protect our funds the best we can, we are opening up an incredible costly litigation, so something has to get done, there has to be an answer.

Chairman Rogan stated sure but it shouldn't fall on our shoulders.

Board member Pierro stated absolutely not.

Chairman Rogan stated no that means ignore it but like you said Anthony has to weigh in on this and see what, regardless of the proposal they have without even looking at that just the fundamental concept of how we proceed with this.

Rich Williams stated yes, it is a tricky issue.

Chairman Rogan stated yes. That is really what was driving the thought of delineating the impact that already exists by taking that away from this property and putting it over to the other one. It doesn't help the zoning but maybe it removes it from this parcel you are not then condoning, well you would be if you allowed a lot line adjustment, so it is the same kind of thing.

Rich Williams stated exactly, it the same thing.

Board Member Pierro stated so what are they going to do Rich, so you mean the ball fields are still on Patterson Materials property.

The Secretary stated yes.

Rich Williams stated yes.

Board Member Pierro stated we are taking our ball fields back, I can see it happening.

Chairman Rogan stated so this is the lot coming in off by 311.

Board Member Pierro stated by that old yellow colonial.

Chairman Rogan stated so this is the encroachment on to this property for the mining.

Board Member Pierro stated right.

Chairman Rogan stated these ball fields are the existing ball fields.

Board Member Pierro stated yes.

The Secretary stated yes.

Rich Williams stated now one of the things that has come up on this go around too is when we initially looked at the ball fields and they got a site plan approval, we did our best estimation of where the wetland boundary was, no one ever flagged it for the DEC and at the point it was Joe Steely and he probably would have flagged it just around the edges of the mine. The current gentleman has flagged the boundaries to the wetland so that the ball fields are now with one hundred feet of a DEC wetland and he has brought the DEC wetland, even though on their wetland maps it doesn't show this way all the way out to 311, so all of sudden the DEC wetlands are all the way out by the back of the residential properties out on 311. That wetland has grown even though as part of the remapping, DEC actually shrunk the wetland.

Chairman Rogan stated but it doesn't show it on this plat, it only goes, to here.

Rich Williams stated it comes down around here.

Chairman Rogan stated but it is not on this, okay, it doesn't come through here.

Rich Williams stated no.

Chairman Rogan stated alright.

Board Member Pierro stated DEC wetlands, the kids are loving that for riding their quads though, they are ripping that place. The whole neighborhood of kids sneak across.

Board Member Montesano stated how much do you charge to pull them out when they get stuck.

Board Member Pierro stated I do it for free. I lend them my trailer.

Chairman Rogan stated when we walked all back in there.

Board Member Pierro stated there are a couple of wells back there too, Rich, I don't see them on the site.

Chairman Rogan stated yeah, remember the wells.

Rich Williams stated yes.

Board Member Pierro stated there are two wells back there.

Board Member DiSalvo stated really, from what, were there houses back there years ago.

Rich Williams stated monitoring wells possible.

Board Member DiSalvo stated what kind of wells.

Rich Williams stated monitoring.

Board Member DiSalvo stated what was originally proposed here, a medical building.

Board Member Pierro stated yes, not too long ago.

The Secretary stated like a Town Center.

Rich Williams stated like a Town Center.

The Secretary stated like Clock Tower Commons. I don't know if it was that big.

Board Member DiSalvo stated was there retail in there.

Board Member Pierro stated no retail it was going to doctors offices and offices. Actually it wasn't a bad use but we had the same issue at hand.

Board Member DiSalvo stated with the mining.

Board Member Pierro stated that was my recollection.

Chairman Rogan stated give me a thirty second or one minute blurb on the creation of the ball fields, this property, they allowed these ball fields to be created on that property through the goodness of their hearts, giving something back to the community, was the premise.

The Secretary stated yes.

Board Member Pierro stated you could call it that.

Rich Williams stated loaning it to us.

Chairman Rogan stated loaning it, leave us alone and we'll give you a couple of ball fields.

Board Member Pierro stated at the same time John Calbo said that the blacktop plant was a structure and not a building and I think our full tax, we get sixty.

Rich Williams stated I think it went the other way I think he said it was a building and not a structure and therefore it wasn't assessable.

Board Member DiSalvo stated so the Patterson Little League rents these fields.

Board Member Pierro stated structure and not a building.

Rich Williams stated equipment is not a structure.

Board Member Pierro stated equipment.

Rich Williams stated equipment not a structure.

Board Member Montesano stated with no payment.

The Secretary stated right.

Board Member Pierro stated sixty-five hundred a year we are getting taxed.

Board Member Montesano stated the thing was when they came in it was a community effort, the Jehovah Witness came down with their equipment and took rocks out of there.

Board Member DiSalvo stated it was like Habitat for Humanity.

The Secretary stated everybody work on it though.

Chairman Rogan stated it was for the kids.

Board Member Montesano stated every guy that was in the Town that did some kind of construction.

Chairman Rogan stated I think my Father-in law brought hay down there from what I remember now.

Board Member Montesano stated came in and cleaned it up and excavated it to get those fields going.

The Secretary stated Mike worked on it too.

Chairman Rogan stated Griffin.

The Secretary stated yes, there are pictures of Mike working out there on the ball fields.

Chairman Rogan stated I think I have seen pictures of my father-in law with his tractors out there.

Board Member Pierro stated that's not.

Board Member Montesano stated they did everything could, the Jehovah's came down took one look at it and said we'll take care of it and down they came.

The Secretary stated it was a community effort, that's right.

Board Member Montesano stated and they brought some heavy equipment down there and there was nothing to it, bingo, it was all cleaned out.

The Secretary stated because there really was no ball field, there was this one over here.

Board Member Pierro stated let's play ball.

Board Member Montesano stated Pepsi wouldn't give us a scoreboard.

Board Member DiSalvo stated I remember that.

Rich Williams stated I think that was about the same time that the Town put the lit ball fields in over there for the little league.

Board Member Montesano stated and that gentlemen, in that house right there.

Board Member Pierro stated filed a lawsuit, Reiser.

Rich Williams stated and the little league didn't want to use the Town's field so they decided they were going to build their own. Other people helped engineer the whole thing so that they could build their own two fields. They came into ZBA and they came into Planning Board and got Site Plan Approval and a Special Use Permit for daycare center so they could build their ball fields.

Board Member Cook stated not showing the parking spaces right. He is not showing the parking.

Rich Williams stated yes he is.

Board Member Cook stated he is just saying proposed, does he have to light them up.

Rich Williams stated they are proposed because everything is proposed.

Board Member Pierro stated proposed gravel parking, he is not lining them up.

Chairman Rogan stated so before we can even.

Board Member Pierro stated what is the acreage on the equestrian center.

Rich Williams stated you need a minimum of fifteen acres to have an equestrian center.

Board Member Pierro stated fifteen, commercial.

Rich Williams stated commercial and then there are other issues out there and actually they only have seven or eight acres of good useable land right there because of the wetlands.

Board Member Pierro stated and that would.

Chairman Rogan stated well that goes back to it, at some point we have to look at it as a Town, if you can not use the property does it meet the intent of what the zoning says, the zoning says fifteen acres for a reason. Part of that probably is separation distance from.

Rich Williams stated it says fifteen acres but it also places a limit on the number of horses based on the usable land and that to some extent is based on other sources that say you need X amount of land for a horse to have pasture way.

Chairman Rogan stated sure.

Board Member DiSalvo stated these are dressage horses, you could just tell by the indoor ring size and the outdoor ring size and the small paddocks, these are dressage horses and they stay in, they don't leave them out a lot.

Board Member Pierro stated even though it is wetlands does that prohibit placing horses on them.

Rich Williams stated yes, by our code it does.

Board Member DiSalvo stated for start up.

Board Member Montesano stated you think (unable to hear).

Board Member DiSalvo stated you think they are building for that girl up on Quaker Hill.

Chairman Rogan stated there is somebody with a lot of money up on Quaker that needs.

Board Member Pierro stated even as a usable wetlands, still can you use usable wetlands, can you use usable wetland for farming.

Rich Williams stated can you use usable wetlands.

Board Member Pierro stated can you utilize usable wetlands for farming.

Board Member DiSalvo stated if it agriculture from the beginning right.

Rich Williams stated well there are some areas that are suitable as wetlands if you can drain them, so they are generally D soils but if you put drains in and you can bring them up to A classifications and they are good for farming but typically that has already been established and we are not really draining off new wetlands for farm land.

Board Member Pierro stated I am trying to get back the fifteen acre rule for commercial facility.

Board Member DiSalvo stated fifteen acres isn't a lot when you think about it.

Board Member Pierro stated no, it is four.

Rich Williams stated not when you are talking about a horse farm or a dairy farm or a crop farm.

Board Member Pierro stated ten times forty thousand square feet, four hundred thousand square feet.

Board Member DiSalvo stated like this alone is what an acre.

Board Member Pierro stated six hundred fifty thousand square feet.

Board Member DiSalvo stated this will cost you another half of one million dollars to do.

Board Member Pierro stated builders acres is forty-four thousand.

Board Member DiSalvo stated I went back there once.

Board Member Pierro stated a lot of paddocks, are those paddocks there.

Board Member DiSalvo stated small ones.

Chairman Rogan stated why would they want small paddocks like that.

Board Member DiSalvo stated because they don't want those horses running around.

Board Member Pierro stated keep them contained.

Chairman Rogan stated they also don't want them talking to each other.

Rich Williams stated you have to keep them separate I think.

Board Member DiSalvo stated them, yes.

The Secretary stated what are they.

Board Member DiSalvo stated Laura has like one hundred thousand dollar horses.

Chairman Rogan stated dressage.

Rich Williams stated it is a way of riding.

The Secretary stated oh okay.

Board Member DiSalvo stated it is a discipline.

Board Member Pierro stated it's a discipline, dressage.

Board Member DiSalvo stated there are jumpers, dressage.

Chairman Rogan stated what are those famous.

Board Member DiSalvo stated Lipizzaner.

Chairman Rogan stated we saw them, we went up to Poughkeepsie, that was awesome.

Board Member Montesano stated (unable to hear, too many speaking).

Board Member Pierro stated they are phenomenal.

Board Member DiSalvo stated they do classical dressage, battle movements.

Chairman Rogan stated they jump up in there air and kick out the back.

Board Member DiSalvo stated the don't want them running around, I have a one now, it just left for Florida on Saturday, the woman was trying to sell him for forty thousand dollars, to me he was worth like five thousand, don't put him out he may get scratched, don't put him out in the sun he may get bleached, okay.

Board Member Montesano stated down to South Carolina, that Camelot thing out in New Jersey.

Board Member DiSalvo stated he left for Wellington on Sunday.

Board Member Pierro stated Wellington, is amazing.

Board Member DiSalvo stated they got a good shot in the arm this year, a reality check with that herpes virus going around.

Board Member Pierro stated yes.

Board Member DiSalvo stated state was quarantine for about a month, you couldn't go in and couldn't get out, the horses. Every once in a while they need a little reality check.

Board Member Pierro stated money, big money.

Chairman Rogan stated so Rich do we need to clear up some issues on how to proceed with this with Anthony before we even schedule a site walk or should we do that concurrently.

Rich Williams stated I would clean up a lot of the legal issues because there are a number of horses permitted on the site, there is gravel, there are wetlands issues, there is the mining issue, there are access issues, ownership issues, all these things I think need to be cleared up before you can even say that you have real concept to be looking at.

Chairman Rogan stated yes.

Board Member Pierro stated has Insite determined how many usable acres they have in what is designed here.

Rich Williams stated they came up with a number and the number permitted twenty-seven horses on the site.

The Secretary stated it's a rough night.

Board Member DiSalvo stated that barn is bigger then that

Board Member Pierro stated yes, but what is the acreage.

Rich Williams stated based on my review, it appears to come up with that number twenty-seven they are included the ball field areas, the mined areas and all the upland areas.

Board Member Pierro stated and the wetlands.

Rich Williams stated that are dedicated to other uses. What I suggested in my memo is that they can not, that our Code does not permit you to use land dedicated to another use to satisfy your requirements for the use you are considering. If you are going to be using it for a ball field, those lands are classified for a ball field you can not then say that it is going to met my requirement for the number of horses I want on the site because the intent of having that usable land was to make sure that there was adequate pasture in it for the horses. You are not going to pasture horses on the ball fields.

Board Member Pierro stated oh man, the kids are going to be running in those turd piles.

The Secretary laughs.

Rich Williams stated they would slide into home awful easy.

Board Member Pierro stated right.

Rich Williams stated slide, slide, no.

Chairman Rogan stated this will be a fun ride.

Board Member Cook stated is this the type of set up where you can bring the horse in and take them out again the same day or do they leave them.

Board Member DiSalvo stated I think if he is only having a one bedroom apartment, he probably has his own clientele, people stay there.

Rich Williams stated there are times when they have dressage clinics where you would bring your own horses in for the day but for the most part I would imagine that they would be staying there, wouldn't you agree.

Board Member DiSalvo stated yes, a lot of people aren't really doing clinics anymore, insurance is hard.

Chairman Rogan stated not that many people out there doing dressage.

Board Member DiSalvo stated I know it is almost like its dying up here.

Board Member Pierro stated I think this is, I don't know who the applicant is, but I could tell you that, Sammy's deal over there has been bringing a lot of people that are looking in to exercise and train polo.

Board Member DiSalvo stated I don't think that this is polo.

Rich Williams stated unofficially, I heard that this is John's daughter doing this.

Board Member Pierro stated John.

Board Member DiSalvo stated Peckham.

Chairman Rogan stated it doesn't matter to me who is doing it.

Board Member Montesano stated it's not a six million dollar hockey player.

Board Member DiSalvo stated he probably figures he has the land, so let his daughter building something.

Board Member Pierro stated his daughter is not that old, he isn't that old.

Board Member Montesano stated why do you have to be old to have money.

Board Member Pierro stated she is probably a young kid, twenty-two or twenty-five.

Board Member DiSalvo stated I don't know, does she live around here.

Board Member Pierro stated probably trying to keep her around, she probably wants to be down in Greenwich.

Board Member Montesano stated maybe it's a hockey team, maybe they like to play hockey.

Board Member Pierro stated down in Greenwich, a property this size you could put a hundred horses.

Board Member DiSalvo stated does she live around here, do you know.

Board Member Pierro stated they live down in Armonk. They live in grandma's estate down in Bedford, that last time I knew where he was living.

Board Member DiSalvo stated touch anything down there. Does he own the land off of the other Cushman Road too, over there, does it go back that way.

Rich Williams stated they have a residential subdivision up there.

Board Member DiSalvo stated but more over there.

Board Member Pierro stated Cushman Farms. They go for big numbers up there.

Board Member DiSalvo stated are they selling.

Board Member Pierro stated they sold six lots, Jay Fig just finished building a house up there for 1.3 million, and it's a beautiful house.

Board Member DiSalvo stated and that is in Pawling.

Board Member Pierro stated but it is an HOA, Homeowners Association, Pawling wouldn't accept the roads, it is all private.

Board Member DiSalvo stated those roads back there are a little.

Board Member Pierro stated they put all brand new.

Board Member DiSalvo stated it is tricky getting in there.

Rich Williams stated why wouldn't Pawling accept the roads.

Board Member Pierro stated they didn't want the responsibility for the roads in a subdivision, so they made it a Homeowner Association.

Rich Williams stated that's funny because they made them do all sorts of improvements out on Cushman Road.

Board Member Pierro stated oh yeah, on that part of Cushman but not interior of the subdivision.

Board Member DiSalvo stated but not past here, because you could take Maple all the way.

Board Member Pierro stated right, that is how you get there, but once you get above a certain point, once you get above Dave Vincent's and above.

Board Member DiSalvo stated around the turn there.

Board Member Pierro stated you get around the corner up there, they made them do all the out side roads, Town roads and put in all the drainage and stuff like that.

Board Member DiSalvo stated you wouldn't want to drive your BMW down that.

Board Member Pierro stated the internal roads are all HOA.

Board Member DiSalvo stated and they built them up to Town Code and the Town still wouldn't take it.

Board Member Pierro stated the Town didn't want it from the get go, they wanted a Homeowners Association, but they are beautiful.

Rich Williams stated a lot of towns are like that, because every time you take over roads, there is more work. It keeps the highways budgets down and a lot of towns started the policy that we are just not going to take the roads. Dick Palmer down in Southeast for years when he was highway superintendent wouldn't take a road, just because he didn't want the added work load.

Board Member DiSalvo stated is that what is going on with Louis' road over there, Pescatore.

The Secretary stated no.

Board Member Pierro stated no that is going to be Town road, it will turned over.

Rich Williams stated no, we will take everything because the policy in Patterson is that everybody is paying taxes and they deserve the service.

The Secretary stated ultimately you end up with them.

Board Member DiSalvo stated and on Sundays they have to lug their garbage down to 311.

The Secretary stated because it is not built out.

Board Member DiSalvo stated there are always dirty garbage pails there, all over the road.

The Secretary stated because it is not built out yet.

Board Member DiSalvo stated the rate they are going it won't be for another twenty years.

Rich Williams stated that is not necessarily true because many years ago we started putting a note on the plat which allowed the school buses, the garbage people, service to go in on the roads even though they weren't accepted by the Town.

Board Member Pierro stated that is just stupidity, they ought to pick up the garbage in there, with all the money they are paying.

Board Member DiSalvo stated and the mail is all down there too.

Rich Williams stated if the garbage district is not going in to pick it up.

Chairman Rogan stated I am surprised that they haven't raised holy hell down there, these people in these million dollar homes are carrying their garage cans down, its amazing that it has gone on this long.

Board Member DiSalvo stated you can see it on Sunday evening.

Board Member Pierro stated twenty thousand dollars in taxes and they can't get the same service that you and I get from seven thousand.

The Secretary stated maybe because (unable to hear, too many speaking).

Board Member DiSalvo stated you have to see the garbage they have.

Chairman Rogan stated I have to shuck mine all they way up a half of one mile but that is my own fault.

Board Member Montesano stated how come you don't have garbage there.

Chairman Rogan stated I don't want them coming down my driveway, they would never get off and that would be it.

Board Member DiSalvo stated today I was reading the newspaper in my driveway collecting my thoughts and what's his name that works for the Sanitation Department.

Rich Williams stated Frank Grady.

Board Member DiSalvo stated the tall guy, what's his name.

The Secretary stated Logan.

Board Member DiSalvo stated Logan, he is parked right in front of me and he's blowing the horn and I am like, yes, he said I have to back down your driveway so that we can make the turn, I said oh alright, let me get out of your way. Just don't take my walls down or my fencing. They were on Christmas tree pick-up, so I guess there was nobody left so let me just turn in Maria's driveway.

Board Member Pierro stated that will be interesting.

8) PADDOCK VIEW ESTATES

Chairman Rogan stated Paddock View Estates.

Board Member Pierro stated are we going to speak to the Town Board about this as well.

The Secretary stated that is Anthony's job.

Board Member Pierro stated that is Anthony's job.

Rich Williams stated if I was Chairman of the Planning Board, I would want to.

Board Member Montesano laughs.

Board Member Pierro stated oh I see.

Chairman Rogan stated what.

Board Member Montesano stated no habla anglais.

Board Member Pierro stated okay Barjac goes underneath.

Rich Williams stated Paddock View, they are back in and they still have a lot of clean up to do on the plans but there are a couple of issues that need to be addressed by the Board. One of them has to do with the project name, not the project name but the road name.

Chairman Rogan stated what.

Board Member DiSalvo stated oh, they need to re-name the road.

Rich Williams stated I think they are proposing Paddock View Estates for the road name.

Board Member DiSalvo stated Paddock View Estates for the road, I thought it had to be like lane or road.

Chairman Rogan stated how about Paddock View.

The Secretary stated yes.

Rich Williams stated Paddock View.

Board Member DiSalvo stated Paddock View what.

Chairman Rogan stated Paddock View.

Board Member DiSalvo stated Paddock View Drive.

Chairman Rogan stated Paddock View Drive.

Board Member Pierro stated Paddock View is easy.

Rich Williams stated our Code says that you have to look at the history of a site.

Board Member DiSalvo state we went through this with the other one.

Rich Williams stated and if not the history then some natural feature of the property.

Board Member DiSalvo stated well it is over looking the Bucci's paddocks.

Chairman Rogan stated Paddock View is about as okay as Dairy Lane for the Burdick's that was all horse paddocks.

Board Member DiSalvo stated have you come up with any other suggestions.

Rich Williams stated have I, no I haven't.

Board Member DiSalvo stated I mean based on the history of this sheep farm or whatever it used to be.

Board Member Pierro stated I think that Paddock View is fine.

Chairman Rogan stated I don't have a problem with it.

Board Member Cook stated yes.

Board Member Pierro stated I don't even like the Paddock View Drive, I think Paddock View is fine.

Chairman Rogan stated its like (unable to hear) Avenue, Paddock View, View is.

Board Member Pierro stated roads in Kent, Kent View.

Rich Williams stated I will have to check with OEM, usually everything is road, lane, or drive.

Board Member DiSalvo stated and that no one else is using this name around here, in the county.

Rich Williams stated oh probably not.

Board Member DiSalvo stated you don't know.

Board Member Montesano stated that is what makes it a distinguishing feature, there are seven Paddock View Drives or Paddock View Lanes or Paddock View.

Chairman Rogan stated Rich I told that you are at the forefront, if not the quintessential person when it comes to these roads names, making sure that we are doing things the right way for the County for 911. They put you on a pedestal and everybody else is compared to you.

Rich Williams stated I will talk to you about that, when we are off the record.

Chairman Rogan stated what is that.

Rich Williams stated when we are off the record.

Board Member Montesano stated that is where he gets the big clucks.

Rich Williams stated the kind of like the way we are doing it.

Board Member DiSalvo stated and we are all straightened out with the water tanks being installed over here.

Chairman Rogan stated what has the Town Board decided on that.

The Secretary stated no resolution so far.

Chairman Rogan stated I thought so.

Rich Williams stated it got hung up. Oh well Paddock View is out.

The Secretary stated because we have a Paddock View somewhere.

Rich Williams stated because we have a Paddock Farm Road and a Paddock Lane.

The Secretary stated I thought there was a Paddock Lane, down in Brewster right.

Rich Williams stated Southeast, yes.

The Secretary stated that is what I thought, that there was a Paddock something down there.

Chairman Rogan stated does anyone know the original owner of that house there, that farm house.

Rich Williams stated I will talk to Jane about some history for the site.

The Secretary stated there you go.

Rich Williams stated see what we come up with, but we are going to need to come up with another name.

Chairman Rogan stated well maybe we can pull something.

Board Member Montesano stated what is another name for Paddock.

Rich Williams stated Corral, Fence.

Board Member DiSalvo stated No, it all sounds too much like a dude ranch.

Rich Williams stated I was kind of kidding there.

Board Member Montesano stated let's see if there is another name for paddock, what is the old English version of it.

Rich Williams stated obviously there was a lot of history on the site.

Board Member DiSalvo stated there has got to be Revolutionary name that we could think of.

Chairman Rogan stated just not artifacts.

Board Member DiSalvo stated Washington Slept Here Drive.

Board Member Montesano stated no, we went through that. I remember when the guy wanted to have it Revolutionary War Drive.

Board Member DiSalvo stated what was the name of Washington's dog.

Board Member Montesano stated it came out to be Flintlock Ridge.

Chairman Rogan stated really.

Board Member DiSalvo stated go back to the minutes because I believe, View Drive, can we do something like that.

The Secretary stated in the minutes somewhere it said what was there.

Board Member Montesano stated we were sitting there that night looking at it, and I told the guy that is ridiculous, I said can you imagine putting that on a piece of paper.

Chairman Rogan stated yes, that is a lot

Board Member Montesano stated I said some poor kid is going to try and write that down in school everyday, Revolutionary War Drive.

Board Member DiSalvo stated and they are still concerned about them keeping these illegal apartments.

Chairman Rogan stated Flintlock, I like Flintlock.

Board Member Montesano stated well it is the Revolutionary War, they used a Flintlock.

The Secretary stated well he said they were coming.

Board Member Montesano stated and he said that is a great idea.

Board Member Pierro stated they are tearing the building down.

Board Member DiSalvo stated I don't believe it.

Board Member Pierro stated no, he has to tear it.

The Secretary stated they have to anyway.

Board Member Pierro stated they have to tear it off.

Board Member Montesano stated and that is what they named it.

Chairman Rogan stated Rich, where are we.

Board Member Pierro stated what about Sybil's Paddock.

Board Member DiSalvo stated isn't there something at the bottom of Mooney Hill Road, there is like a Revolutionary plaque there on something.

Board Member Pierro stated it was the Taxation Law.

Board Member DiSalvo stated (unable to hear, too many speaking).

Board Member Montesano stated (unable to hear, too many speaking).

The Secretary stated remember in the minutes, there was something said that was there originally.

Rich Williams stated I did do a memo on that.

Board Member DiSalvo stated why don't we ask the people across the street they seem to know the history.

The Secretary stated it was Herb, remember Herb was saying during the dig thing what originally was there.

Board Member Montesano stated when she is here tomorrow ask her.

Rich Williams stated I will pull the memo I did when I went over there.

Chairman Rogan stated so what did we do a couple of month ago, preliminary approval on this.

Rich Williams stated yes.

The Secretary stated yes.

Board Member DiSalvo stated I thought they were ready to start.

Chairman Rogan stated so did I, I thought we did final, I didn't realize.

Board Member Pierro stated no, preliminary, there were other issues there.

Chairman Rogan stated that is why I was surprised when I saw them on the agenda.

Rich Williams stated we still do not have a complete storm water plan.

Chairman Rogan stated I think that they were wondering also what the Town has done with the fire tank situation.

Rich Williams stated well here is where the hang up with that is, I was going to work with Dave and get a memo together for the Town Board with a recommendation and in doing some research on it, I realized that putting all these tanks in may or may not suffice in any way, shape or form and I wanted to talk to Dave about it and see what the capacities were at the Fire Department and some of the other issues and I asked him four or five times, we have to get together and we have to talk about this because so I can do the memo, so you can review it and make sure it is okay and then we have to go to the Town Board and Dave never found the time.

Chairman Rogan stated sure, he probably won't.

Rich Williams stated well not anymore he won't.

The Secretary stated he won't anymore.

Board Member DiSalvo stated who.

The Secretary stated Dave.

Board Member DiSalvo stated why, what happened.

Rich Williams stated he is taking another job, so he is going to have very, very limited time.

Chairman Rogan stated oh.

Board Member Pierro stated I knew that was coming.

Rich Williams stated now that he is clearly not.

Board Member DiSalvo stated takes away all the good people.

Rich Williams stated I have to wrap this thing up with the Town Board somehow and figure out what I am going to do.

The Secretary stated well there is nothing they can do, they can't hire anyone.

Board Member DiSalvo stated I don't know, all your friends in Westchester say that Building Inspectors get fired all the time down there.

Board Member Pierro stated yes but there has to be a reason.

The Secretary stated you have to have. When you are civil service you have to go through.

Board Member Pierro stated when you are civil service you have to have cause, you have to catch them.

The Secretary stated you have to go through hearings.

Board Member Pierro stated excuse my expression but you have to catch a guy screwing a sheep.

Chairman Rogan stated basically otherwise we would have much less useless people in service people but we have a lot of them.

Board Member Pierro stated absolutely.

Board Member DiSalvo stated a lot of Building Inspectors.

Board Member Montesano stated I don't believe that, they are so kind and polite.

The Secretary stated so that is where we stand.

Board Member DiSalvo stated this Town will go backwards now.

Board Member Montesano stated I'm sitting thank you.

Board Member Pierro stated I have no problem getting a Building Inspector, took his ass right out of the office, all you have to do is do it right, excuse me sir, can I talk to you a minute, click, click, done.

Rich Williams stated we have a few other, site walks we have done.

Chairman Rogan stated they will be on there under other business but the people aren't necessarily coming back in, is what you are saying.

The Secretary stated and you have to add the minutes too.

9) OTHER BUSINESS

a. Field and Forest Apartments – Request for Extension

Chairman Rogan stated Field and Forest is just a simple extension.

Board Member Pierro stated Genovese. Simple extension.

Chairman Rogan stated that is an Irish name.

Board Member Pierro stated Genovese.

Chairman Rogan stated you have two, thank you.

Board Member DiSalvo stated nothing, I will wait for awhile.

The Secretary stated I am just sitting here thinking little things and I am going to wait until we are off the record.

Board Member Montesano stated will you stop that thinking stuff, it's bad for your health.

The Secretary stated I know, it's very bad.

Board Member Montesano stated and you smoke.

Rich Williams stated I wouldn't be worried she is only thinking little things.

Board Member Montesano stated it's too bad they don't capacitors anymore. You used to charge them up and drop them into peoples pockets.

Board Member DiSalvo stated did not appeared, did not appear.

The Secretary stated see what happens when I don't proof.

Rich Williams stated on Genovese.

The Secretary stated I guess Maria has it.

Board Member DiSalvo stated it did not appear, not appeared, it wouldn't have picked it up in spell check.

The Secretary stated no.

Rich Williams stated I don't spell check.

Board Member Montesano stated that is where you got the final.

Board Member Pierro stated I spell checked something the other day, I was writing a letter to my boss and I typed in, I must not have been paying attention, I typed in Houlihan and hit spell check and it changed it to hooligans. What a beating that I took in the meeting, maybe you should inform the hooligans that this is the property way.

Chairman Rogan stated the next time you are in put in Houlihan and put add to dictionary, so it doesn't come up anymore.

The Secretary stated a couple of kids.

Board Member Pierro stated I was using the office computer, it is in the my computer.

Chairman Rogan stated you have to get row beat, that is the one to get row beat.

Board Member Pierro stated the next time it would be wise to notify the rest of the Houlihan employees, the hooligan employees. We got a good laugh out of that.

Board Member Montesano stated good thing she wasn't around.

Board Member DiSalvo stated that big pine tree was a sugar maple.

Board Member Pierro stated no, the one in the cul-de-sac with the driveway, where we parked around it, that was the sugar maple.

Board Member DiSalvo stated oh alright.

Board Member Pierro stated it doesn't look like its great shape though.

Board Member DiSalvo stated and that there and the white pine.

Board Member Montesano stated the big white pine, I know where there is an exact replacement.

Board Member DiSalvo stated you know I can't see that white pine from 22, when I went by I was trying to look for that big pine from the road and I couldn't find it, I know it's there.

Board Member Pierro stated were you able to Dave to look at that contractors yard next door.

Rich Williams stated I talked to Dave about it and I gave him the pictures that I took.

Board Member Pierro stated good.

Rich Williams stated I don't know what he has done since then.

Board Member Pierro stated I won't say who I talked to about it but he says that it is personal property, it is residential, the guy it parking his personal property there. I said oh yeah, that I a wonderful way around it I guess.

Rich Williams stated here is Neubauer and here is Millworks/Camp RE.

Board Member Pierro stated you've got forty guys that park their personal property like that. He was working there Saturday on the wall going up the driveway, did you see that on your way up.

Rich Williams stated yes, guys when I went by the last time the guys were, I think it was the last time, the guys were pulling a big tarp out over the wall. It was when we came back from Bally Hack, they were supposedly coming out to work on the wall.

Chairman Rogan stated what is the time frame, what is Field and Forest looking for, the extension, 90 or 100.

Rich Williams stated they wrapped up with everybody.

Chairman Rogan stated that is Harry.

Board Member Pierro stated they go the, they need approvals from DEC and DEP and they didn't they needs a SPDES permit.

Chairman Rogan stated no, that is not, that is just an absorption, just typical absorption area, that is not SPDES.

Board Member Montesano stated what do they want 90 or 180.

Rich Williams stated I think that he is looking for 90 days.

Board Member DiSalvo stated they want 90.

Board Member Montesano stated I make a motion that we give them a 90 extension.

Board Member Pierro seconded the motion.

Board Member DiSalvo stated is that enough time, they are asking for 90, but what if they come back again.

The Secretary stated who is this Field & Forest.

Chairman Rogan stated Field & Forest, you said that they are asking for 90 then that's.

The Secretary stated Mike made the motion.

Board Member DiSalvo stated yes.

Board Member Montesano stated they are asking for 90, give them the 90, they can always come back.

The Secretary stated Dave seconded.

Chairman Rogan asked for all in favor:

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

Motion carried on a vote of 5 to 0.

Chairman Rogan asks for any opposed. Does Harry have any other ones.

Rich Williams stated I don't think that Harry was coming.

Chairman Rogan stated oh okay, we made the motion.

The Secretary stated done.

b. Neubauer Discussion

Board Member Pierro stated on Neubauer, I went there yesterday to make a copy of a survey and having a look at the front of the place, I almost thought, I almost felt that I might be more comfortable with a one larger building there, instead of all this fragmented stuff, in different places. Maybe a building that still allows him to use, to be attached to the place he is using now. One larger building maybe with an indent where there middle goes further back and allows for more parking up in front and maybe two wings on the side. I don't think the design is right for, he is trying to put a puzzle together and it is just not working.

Chairman Rogan stated I thought that we had talked about that on the site with removing that residence and then he was saying that well then I would probably want to get ten or so more feet in length in the building but that would all be connected to the and I think we also talked about how to tie all the architectural themes from the front so it doesn't look like when it is all said and done a new commercial new building that is piecemeal old and new and it all has to look uniform. I agree, I think that you want that building to really set off from the street and look like it belongs there and look as though it was built as one building.

Board Member Pierro stated I don't want it to look.

Chairman Rogan stated you probably can not go back any further, remember how steep that gets.

Board Member Pierro stated right, I was thinking I didn't want to see something so linear all one length in the front, maybe have a set back.

Chairman Rogan stated I see what you mean, break up the front. Let's see what we can talk to them about. It sounded to me that they were pretty amendable and probably even expected the idea of losing that residence, I don't think that was a shock, I think that was a bargaining chip.

Board Member Pierro stated financially it is probably a kick for them because they just bought it, they are probably carrying a mortgage and they probably have to pay it off before they bulldoze it.

Board Member Cook stated you have those two concept plans, that house just gets in the way.

Board Member Pierro stated it just gets in the way.

Chairman Rogan stated all but the most unreasonable of people would agree that that house has to go, even them.

Board Member Montesano stated you can always put it behind the building where the old trailer was taken out.

Chairman Rogan stated you can keep the building you just have to move it.

Board Member Pierro stated also they have to resign themselves to the fact that if they do rent office space they are not going to get a ton of money out of it, they can't rent it down at Greenlands because of the market up here, it just doesn't.

Board Member DiSalvo stated maybe a little more visible where Neubauer is.

Board Member Pierro stated yes, right, that may be their benefit, better access more visibility.

Board Member DiSalvo stated and he may know people too. Pairing the chains of office.

Board Member Pierro stated and all the corporate people that go in there.

Board Member Montesano stated you have a lot people that are looking for a small building to make an office and they do business in Town and they have been looking for a quite awhile.

Board Member Pierro stated in my minds eye I was thinking just for me personally, if I were ever to go out on my own and get a broker's license, that would be a perfect place to get 500 or 600 square feet on the first floor somewhere.

c. Burdick Lot Line Adjustment

Chairman Rogan stated before we wrap up tonight's meeting, I ask that Dave, you carry the rest of meeting, I will recuse myself but I need you guys to vote on a second person from the Board to sign off on the plat tonight for the Burdick Lot Line Adjustment that is ready to go. I, obviously can't sign because it includes my property, so I will recuse myself from the rest of the meeting.

Board Member Pierro stated do we have any documents on that.

Chairman Rogan stated all that was required was, well I can't, I'm recused.

Board Member Pierro stated it's only a signature, I understand.

Board Member Montesano stated you can talk, you just can't vote.

Rich Williams stated but rights, you should actually step away from everything.

Board Member Pierro stated yes, okay, go for a walk.

Rich Williams stated you are just looking to authorize an additional person from the Planning Board to sign the plat.

Vice Chairman Pierro makes a motion that Mike Montesano an alternate to sign the plat on Burdick Family Lot Line Adjustment.

Board Member DiSalvo seconded the motion.

Vice Chairman Pierro stated so Mike will take care of that after the end of the meeting. So moved for the record.

Chairman Rogan stated so I will rejoin then.

The Secretary stated rejoin then, to adjourn.

Board Member DiSalvo stated where did you go.

Board Member Montesano stated gee whiz I can't tell you how (unable to understand).

Costa's Trailer Discussion

Chairman Rogan stated motion to adjourn.

Board Member DiSalvo stated we have some other little memos here, did you want to talk about Costa.

Chairman Rogan stated yes, if you want to talk about them sure.

Board Member DiSalvo stated well, we still have the trailer there.

Board Member Pierro stated but a violation notice was issued or a violation was issued.

Board Member DiSalvo stated he was actually hoping that something would be issued.

Chairman Rogan stated I think you are right.

Board Member DiSalvo stated so I guess he could go after the person that still owns the box.

Board Member Pierro stated well that is good because I am sure because I did hear through the grape vine that is going to change hands, that Mr. Costa is going to sell out and another restaurant may be coming in.

Chairman Rogan stated it has worked so well for everyone else, why won't it work for the owner.

Board Member Pierro stated it is just too small inside.

Chairman Rogan stated you have to do a dramatic change on that site you have to visually do a dramatic site, in business and visual.

Board Member DiSalvo stated do you have the means to do it.

Board Member Pierro stated they have some set back and side yard issues for parking.

Chairman Rogan stated I have seen it time and time again with business they come and they change the name and they don't really change much else.

The Secretary stated got to make some cosmetic changes.

Chairman Rogan stated he is a nice guy too.

Board Member Montesano stated it would be nice if he had better food that would be beneficial to a restaurant.

Board Member Pierro stated put a couple of wings on the side and dress it up.

The Secretary stated and change the colors.

Board Member DiSalvo stated I make a motion that we adjourn.

Board Member Montesano seconded the motion.

Chairman Rogan asks for all in favor:

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

Motion carried on a vote of 5 to 0.

The Secretary stated who was the second on the adjourn.

Chairman Rogan stated Michael.

Meeting adjourned at 9:04 p.m.