

TOWN OF PATTERSON
PLANNING BOARD MEETING
March 26, 2009 *Work Session*

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**TOWN OF PATTERSON
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ZONING BOARD OF APPEALS

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PLANNING BOARD

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

**Planning Board
March 26, 2009 Work Session Meeting Minutes**

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

Present were: Chairman Rogan, Board Member Pierro, Board Member Montesano, Board Member DiSalvo, Board Member Cook, Rich Williams, Town Planner, Ted Kozlowski, Town of Patterson Environmental Conservation Inspector and David I. Raines, Town of Patterson Fire Inspector/Deputy Code Official.

The meeting began at 7:32 p.m.

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

Dave Raines stated I got them for you.

Board Member DiSalvo stated open them up.

1) MARTINS SUBDIVISION – Public Hearing

Chairman Rogan stated okay, Martins Subdivision, if everybody remembers we had talked about setting a public hearing.

Board Member Pierro stated did we set a public hearing at the meeting.

Board Member DiSalvo stated yeah.

Chairman Rogan stated what we did was we had talked about setting a public hearing.

Board Member Montesano stated (inaudible). Right behind me.

Chairman Rogan stated if everybody remembers, we had actually, the Board was ready to move to set a public hearing on Martins and then we were reminded, we believed at the time that we had not circulated for lead agent. I sent the memo around to everyone, the e-mail stating the fact that we had circulated so we could hold the public hearing. That is why they are on for next week, you have the subdivision layout, Rich, anything.

Board Member Pierro stated do we have to.

Board Member DiSalvo stated have we gotten the cards back, I mean, people are notified about it.

Rich Williams stated no but we've had some issues with the cards, so we know they're coming back.

Board Member DiSalvo stated okay, issues, like what.

Board Member Pierro stated do we have.

Chairman Rogan stated okay.

Board Member Pierro stated as a matter of course, do we have to set the public hearing.

Rich Williams stated no, it's already been done.

Board Member Pierro stated it's already been done.

Chairman Rogan stated yeah.

Board Member Pierro stated I thought.

Chairman Rogan stated it was done from the standpoint that the public notices have gone out.

Rich Williams stated the public notices have gone out.

Chairman Rogan stated we can memorialize if you'd like, if that's what you're referring to.

Board Member Pierro stated okay, yeah, that is what I'm referring to. In the matter of Martins Subdivision, I make a motion that we hold a public hearing for the April 2, 2009 meeting.

Chairman Rogan stated can I have a second.

Board Member DiSalvo seconded the motion.

Chairman Rogan asks for all in favor:

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

The motion carries by a vote of 5 to 0.

Chairman Rogan stated okay, so that's memorialized.

Rich Williams stated I'm glad we advertised it.

Board Member Pierro stated yeah.

Chairman Rogan stated you're thinking ahead, that is what's so nice.

Rich Williams stated yeah, there is nothing major on the plat that I found, you do also need to make a SEQRA determination before you do any further action.

Chairman Rogan stated there are some clean up issues that need to be resolved after the public hearing for getting a resolution on this.

Rich Williams stated yes.

Chairman Rogan stated okay.

Rich Williams stated and just so we're clear, we are holding it on the subdivision and the site plan simultaneously.

Chairman Rogan stated and the site plan and they are through the Zoning Board process, they're done, they don't have to go back there.

Rich Williams stated they are.

Chairman Rogan stated great, anybody have anything else on Martins they want to talk about tonight.

2) **STEAKHOUSE 22 – Concession Van**

Mr. Jim Troetti, the applicant, was present to represent the application.

Chairman Rogan stated okay, Steakhouse 22 concession van, the Board discussed at the last meeting, Mr. Troetti is here for Steakhouse 22, he's the owner. He would like to put a vending, a hot dog or a food vending vehicle that would be stocked and repaired and maintained through his restaurant. We did a site walk, we saw the location that you proposed which is adjacent to the garden area, some of the Board Members had noted that if you were inclined to want people to sit down in that garden area that we certainly thought that would be fine.

Board Member DiSalvo stated if you want to open up that picket fence.

Board Member Pierro stated amendable to cutting a hole in the fence for a gate.

Mr. Troetti stated it done already.

Board Member DiSalvo stated oh you did it already.

Mr. Troetti stated the gate is done.

Board Member DiSalvo stated see that, great minds think alike.

Chairman Rogan stated see that and the only real concern that everyone had was whether or not or how you were going to let people know that the hot dog truck was there because tucked in on that corner, it doesn't seem like it is very visible.

Mr. Troetti stated its not truly a hot dog truck, its more of a concession truck.

Chairman Rogan stated okay.

Mr. Troetti stated we are going to sell more than hot dogs, its actually an extension of the restaurant, we'll do pulled pork and brisket and a couple of other items that lend itself to it.

Board Member Pierro stated sure.

Bruce Major stated Dave is only concerned what type of mustard you're going to carry on the hot dog truck.

Board Member Pierro stated Gulden's is fine by me sir.

Mr. Troetti stated Gulden's that's all I like. I cook what I like and (inaudible).

Board Member Pierro stated okay.

Board Member DiSalvo stated you eat it too.

Mr. Troetti stated as far as the signage goes, I guess identification, we are going to put some graphics on the truck itself.

Chairman Rogan stated okay.

Mr. Troetti stated but its just going to be the logo of the restaurant, which are the horns and the thing and its going to have a few other things on it but its not going to be tasteless.

Board Member Pierro stated I think you're at the maximum for signage there, in fact I'm sure you're at the max for signage there.

Chairman Rogan stated well you're talking free standing signs.

Board Member Pierro stated for the restaurant, yeah for the restaurant.

Mr. Troetti stated no, I'm not really planning on putting any signage out on the road.

Board Member Pierro stated okay, fine, I'm happy with just.

Mr. Troetti stated maybe just something to kick it off, just initially.

Board Member Pierro stated I'm happy with signage on the van or the fixture itself.

Mr. Troetti stated yeah, okay, that's good.

Board Member Pierro stated okay.

Chairman Rogan stated and I trust Jim, from knowing you and also knowing the way you run your business that you wouldn't paint up a van to be tasteless, you run your business very well.

Mr. Troetti stated here's the gate.

Board Member Pierro stated very nice.

Mr. Troetti stated it's done already, we are just going to do the path in, we are going to transplant the flowers this week, we're waiting for them to come up.

Board Member Pierro stated very nice.

Mr. Troetti stated I spent a fortune last year as far as flowers go.

Chairman Rogan stated so that the Board is clear, we had this initially for site plan waiver to allow the truck to be on the site. The reason we brought Mr. Troetti in tonight was just to discuss the truck and the signage issue.

Board Member DiSalvo stated right.

Chairman Rogan stated to make sure that we weren't.

(Dave Raines pager rings).

Dave Raines stated I'm sorry.

Chairman Rogan stated it's okay, assuming that you weren't going to put any signage up, again as Dave had said the free standing is already limited out on square footage.

Mr. Troetti stated would there be any objection just to put up something temporary to get it up and running, maybe an A-frame type thing.

Chairman Rogan stated a temporary sign permit.

Mr. Troetti stated I don't think its going to be really necessary because.

Board Member Pierro stated do we have anything in the Code for temporary signage.

Rich Williams stated you do but you are limited to twenty-five square feet per site. He's already got two signs up that equal that, so you're exceeding that by Code.

Chairman Rogan stated right.

Board Member Pierro stated but you look around the Town there, there are a lot of little free standing signs advertising barber shops and Chinese food restaurants and.

Chairman Rogan stated what you're saying is the enforcement becomes the issue.

Board Member Pierro stated I'm really not concerned about the enforcement, I think on a temporary basis a couple of wired signs that get stuck in the ground like election signs, just to get it a start up, I don't think I'd have a problem with that.

Board Member DiSalvo stated would you want them taken in at night or tucked under the wagon or whatever.

Mr. Troetti stated yeah, I wouldn't have a problem with that.

Chairman Rogan stated well again, so we're clear I don't think this Board has the ability to approve that, I think that is why I was asking Rich about the.

Board Member Pierro stated no, I know we don't have the ability to approve something that is already in violation or would be a violation but there are some things that are enforceable and some things that are just not.

Bruce Major stated as a resident can I speak.

Chairman Rogan stated its not a public hearing but I think if you speak.

Bruce Major stated you've always had the policy of allowing people to speak though.

Chairman Rogan stated sure, go ahead, you need to state your name please.

Bruce Major stated my name is Bruce Major, I live at 166 Somerset Drive, Patterson, New York. First I want to compliment a member of your Board who was at the Town Board meeting last night, who spoke as it relates to signage and the fact that individuals come before the Planning Board looking to do it the right way and yet there are so many other outfits out there that aren't doing it the right way.

Board Member Pierro stated right.

Bruce Major stated as it relates to his concern about the start of business, I think if you don't have it in the Code, you should really look to do that because if someone is open a business that you are giving him all the approvals to. One would think that you would want to enhance his or her ability to kick start that company and one would think that in the Code.

Board Member Pierro stated absolutely.

Bruce Major stated you should be able to put something in there that allows them for, I don't know, four weeks, six weeks, three weeks, that is something you can figure out, where they would be allowed to put signage up there. A good example is the restaurant just north on [Route] 22, that gentleman was in for a sign permit.

Board Member DiSalvo stated D'Ambrozio.

Bruce Major and I noticed for the first week, he put up signs that said just opened. I think that that's very helpful.

Chairman Rogan stated I agree with you Bruce.

Rich Williams stated wait, wait, wait my turn.

Chairman Rogan stated wait, one second, one second. In theory that is a great idea I think where we need to be clear would be clearer would be the difference between Jim owns a restaurant already on the site and he decides that he wants to do, I'm just going to pick this out of the air, chicken wing night, its something new to my business, I want to advertise it temporarily, I'm going to do chicken wing nights every Friday night, can I get a temporary sign for that. Can I get a temporary sign for that, this in addition to his business and I can understand the difference here but I think that any approval or change to the sign code would need to be clear enough so that we're not just any time we want to change the menu, we throw up temporary signs.

Board Member Pierro stated and Bruce, just to let you know, we do have some suggestions for amendment to our sign code and a couple of us have been going around and getting other municipalities' codes and I've been out taking some pictures and we are working on that. In fact Rich did put a clause in there about temporary signage and we are going to, that is going to evolve, we are working on that.

Board Member DiSalvo stated in addition (inaudible).

Bruce Major stated because my concern, was clearly what Charles brought up at the Town Board meeting last night, you have individuals who come before the Planning Board looking to do it the right way, and meanwhile there doesn't appear to be enforcement of the people who decide why bother coming to the Planning Board.

Board Member Pierro stated people are.

Chairman Rogan stated Rich.

Rich William stated now.

Chairman Rogan stated you're up.

Rich Williams stated now, I met with Charlie this afternoon, Charlie brought this issue up and asked me to revise it and its in the revisions that we are going to talk about later tonight.

Board Member Pierro stated very well.

Chairman Rogan stated I like the way your guys think.

Board Member Pierro stated Bruce, just, even D'Ambrozio's who did the right thing and got the permit and all that, he's got five or six temporary signs up there now advertising, dollar shots and two dollar beers. There are a couple of them [Route] 22.

Board Member DiSalvo stated Alpine.

Mr. Troetti stated wrong place.

Bruce Major stated but here again, if you have it in your Code, the opportunity for a new business to get kick started.

Board Member Pierro stated right.

Bruce Major stated and then basically have your enforcer go out there an issue summons.

Board Member Pierro stated that is one the problems, that is where we are trying to make a code, we are trying to put together a code that is enforceable because it obviously is not right now, nobody is doing it, okay.

Chairman Rogan stated okay, so for the purposes of Mr. Troetti's site plan waiver, let's deal with that issue because since I think we can take an action on it at this point.

Dave Raines stated I have two questions Shawn.

Chairman Rogan stated yes.

Dave Raines stated Mr. Troetti, you may have stated this early on, is the van, the concession vehicle going to be self sustained as far as utilities, power wise, how are we bringing power in.

Mr. Troetti stated it can be, its going to be.

Dave Raines stated it doesn't have to be, I'm just asking if we have to address.

Mr. Troetti stated no, well, we are in the midst of constructing it but it does have its own generator, if we want to go off site or we want to use it for whatever reason but it has its own generator but my intent is to plug it in.

Dave Raines stated to have some kind of shore line.

Mr. Troetti stated oh yeah.

Dave Raines stated which will require a permit, just so you know, you'll have to have the electrical inspector come out and do you know.

Mr. Troetti stated I mean I have electricity at the gazebo, we can just tap right into that.

Dave Raines stated we would want to make sure that it meets the GFI rating, we don't want to create a situation that we have potential.

Board Member Pierro stated that has to ground falled.

Dave Raines stated I just want to make sure that that's out there and is this going to set up seasonally or you're not sure, is there.

Mr. Troetti stated I think seasonal.

Dave Raines stated okay.

Mr. Troetti stated I don't think we are going to get anybody out there during a blizzard.

Board Member Pierro stated you've never seen me get hungry.

Chairman Rogan stated you never know.

Mr. Troetti stated well I don't, we'll have to play it by ear.

Chairman Rogan stated you know, Jim to be honest, there are people that operate those vehicles over near Home Depot, he operates all year long, he has to go and plow himself out before he sets the truck up. Sometimes those sites, they do quite well.

Mr. Troetti stated we're hoping so, we have you know, just an extension of the restaurant and the lunch business here is not cracked up to what it should be and we think its just another, you know we have everything at the restaurant. I don't have to go out and prepare anything anywhere, I'm taking my menu items, a few of those items and just creating a very small thing.

Chairman Rogan stated very well.

Mr. Troetti stated I think its going to be (inaudible).

Board Member Pierro stated (inaudible).

Mr. Troetti stated I think its going to be a really nice addition to what we already have. The garden up there has been there forever, I have tables and chairs there that never get used, of course I built the deck, as you know, a couple of years ago and its just a nice, I got out there in the afternoon and smoke a cigar everyday, so its really nice.

Board Member Montesano stated oh, now I understand.

Chairman Rogan stated Charlie.

Board Member Cook stated since everybody has spoken for me about last night and temporary signs. Do you happen to have a picture of what this van or vehicle.

Mr. Troetti stated I have a picture of the van, it doesn't have any graphics or anything on it, it's just a picture. I came prepared for you guys because I didn't know what you were going to ask me. This is pretty much what it looks like.

Board Member DiSalvo stated it's a hot dog truck.

Mr. Troetti stated I can, it's a bread truck but it's really smaller, (inaudible) big.

Board Member Pierro stated right, so you'll cut a window, a sliding window.

Mr. Troetti stated we are in the midst of doing that right now.

Board Member Pierro stated yeah, that's fine.

Mr. Troetti stated its really, its really a phenomenal truck because I bought it in Massachusetts, it belong to Niagara Electric and they saw the interior.

Ted Kozlowski stated can I see this.

Chairman Rogan stated sure.

Mr. Troetti stated everything is just (inaudible).

Board Member Pierro stated right.

Mr. Troetti stated so its really a nice truck.

Board Member Pierro stated good.

Board Member Cook stated do you have to register this vehicle.

Mr. Troetti stated its already registered, its street worthy, it's (inaudible), it's insured, yeah I can drive it anywhere I want.

Board Member Cook stated so.

Mr. Troetti stated I was driving it around the other day, I drove a hundred miles picking up all kinds of materials just to get used to driving it, it was fun.

Board Member Montesano stated we had one for the little league years ago, there was aggravation on that.

Chairman Rogan stated well I think, Jim, when you paint this up with your logo, the Steakhouse 22, the long horns that you have.

Mr. Troetti stated it will be on the tail end of it actually.

Chairman Rogan stated okay, so the truck is going to remain the color it is.

Mr. Troetti stated yeah.

Chairman Rogan stated I don't think you're going to need a lot of signage.

Mr. Troetti stated no.

Chairman Rogan stated that will be pretty visible.

Board Member Pierro stated right.

Mr. Troetti stated as you know, we are close to the street, so being so close to the street.

Chairman Rogan stated yeah, that color will stand out from your facility pretty well.

Mr. Troetti stated we are going to cut a window right behind the door.

Board Member Pierro stated yeah.

Board Member Montesano stated yellow.

Mr. Troetti stated then on the back end of it, like from the tire back, like in here, is where the logo is going to be, we've already met the designer, we've got it all, everything is in the works.

Chairman Rogan stated and from speaking from a Health Department standpoint, I know that they make sure that vehicles like this can move, can go to other events, can go to a carnival or wherever, so they are self sufficient, they have the ability to store the waste water which is important, certainly and be self sufficient because that increases Mr. Troetti's ability to take it some place else, you know after all this is supposed to be a mobile vehicle. If it was parked on site and that was it, it would be called a restaurant.

Board Member DiSalvo stated take the tires off and put it on cement blocks.

Board Member Pierro stated do we need to do SEQRA on this to do the waiver.

Rich Williams stated not if you are doing the waiver.

Board Member Pierro stated on the motion.

Board Member DiSalvo stated are we going to get a time frame as to when its going to start, a season.

Chairman Rogan stated well it's a site plan waiver, so.

Board Member DiSalvo stated oh.

Mr. Troetti stated I have all the Health Department specifications and hopefully (inaudible).

Board Member Pierro stated fine.

Mr. Troetti stated and the biggest problem we have created with building this structure is the water actually.

Rich Williams stated my only suggestion is that if you are going to grant the waiver, you might want to condition it on the truck always being roadworthy so that if it becomes derelict, you have some enforcement against having it left there. Jim, I'm sure would never do that but if Jim sells the business and the van stays, fifteen years from now.

Mr. Troetti stated oh I don't think I'd sell the van, I've having too much fun with it.

Chairman Rogan stated and actually along that line, just because of those types of reasons, the Health Department requires that they be routinely brought in, to show that they are roadworthy, to show that they are mobile. Because there were a few that were parked and decks were built around them and, so.

Board Member Montesano stated (inaudible – too far from microphone).

Mr. Troetti stated I say (inaudible – too far from microphone).

Board Member Montesano stated (inaudible – too far from microphone).

Board Member DiSalvo stated and a current inspection on it.

Chairman Rogan stated yeah, that gets inspected yearly.

Board Member Pierro stated okay, anybody else.

Chairman Rogan stated Dave.

Mr. Troetti stated its all registered and inspected.

Board Member Cook stated meet Dave's requirement for the electrical inspection.

Board Member Pierro stated right.

Board Member Cook stated and I would say that any sign, even temporary sign if you decide to put one up, maybe you could just send a copy in here and get a look at it.

Mr. Troetti stated yeah, at this moment, I'm not planning to put a sign up.

Board Member Cook stated good.

Chairman Rogan stated I think based on the color, you're going to be fine.

Mr. Troetti stated I think because of the color and logo and location, I don't think I'm going to need it.

Board Member Montesano stated how about a flag with the Texas Longhorn on it, open.

Mr. Troetti stated maybe we'll put flags on it or something, maybe we'll put something up just to attract some attention.

Chairman Rogan stated yeah, great.

Board Member Pierro stated in the matter of Steakhouse 22 concession van, I make a motion that we grant site plan waiver with the following conditions.

Chairman Rogan stated a site plan waiver to allow the concession van.

Board Member Pierro stated right, grant site plan waiver to allow the concession van to be operated on the property. The three conditions that, A. the vehicle remains roadworthy, as required by the Putnam County Department of Health, that the electric supply to the van be inspected as per the Putnam County Board of Electric, right.

Dave Raines stated yup.

Board Member Pierro stated electrical underwriters and what was the last thing, there was one other thing that I wanted to throw in there.

Chairman Rogan stated was it the sign.

Board Member Pierro stated and any signage be provided to the Planning Department.

Chairman Rogan stated can I have a second.

Board Member Montesano seconded the motion.

Chairman Rogan asks for all in favor:

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

Motion carries by a vote of 5 to 0.

Chairman Rogan stated Mr. Troetti good luck to you sir.

Mr. Troetti stated okay, thank you.

Chairman Rogan stated we appreciate your time.

Mr. Troetti stated we'll let you know when we have an opening day, we are going to do a (inaudible).

Chairman Rogan stated awesome.

Board Member Pierro stated cool.

Chairman Rogan stated you advertise that.

Board Member Pierro stated you're gonna go broke.

Mr. Troetti stated nah, we have to test it out.

Board Member Montesano stated cigars this side.

Mr. Troetti stated bring your own cigars. Thank you all very much.

Board Member Pierro stated take care.

Chairman Rogan stated we appreciate your time.

Mr. Troetti stated do you want me to put the chair back.

Chairman Rogan stated okay we have, no you can leave it there.

3) THE EATERY – Sign Application

Chairman Rogan stated The Eatery, is that the old, that place over in Putnam Lake.

Board Member DiSalvo stated Lost Lake.

Board Member Pierro stated the Lost Lake Café.

Dave Raines stated Lost Lake Café.

Chairman Rogan stated Lost Lake Café, we have a sign application for that.

Board Member DiSalvo stated we did a sign application about a year ago for someone to give it a shot over there.

Chairman Rogan stated tough location. All right, so.

Board Member Montesano stated its all that good coffee.

Chairman Rogan stated sixteen square foot, the picture of the sign is the sign hanging, so its already installed.

Dave Raines stated yeah, its there.

Chairman Rogan stated so if you have a problem visualizing what it may look like.

Dave Raines stated I violated him when the sign went up, so I know.

Board Member DiSalvo stated I wonder.

Chairman Rogan stated okay.

Rich Williams stated the only two differences from the previous sign that was approved by the Board is its slightly, I emphasize slightly larger and apparently this sign is lit.

Board Member Pierro stated is it lit to Code though.

Rich Williams stated I don't know, I don't know what type of lighting it is.

Board Member Pierro stated Dave.

Dave Raines stated what.

Board Member Pierro stated the lighting.

Dave Raines stated I didn't see it illuminated.

Chairman Rogan stated oh I see it, you can see it in the picture, its two bulbs that are shining upward.

Dave Raines stated I only saw it during the day.

Board Member DiSalvo stated oh, yeah they are nailed to the post.

Board Member Pierro stated oh yeah.

Rich Williams stated shining down or shining up.

Chairman Rogan stated they are flood lightings shining up, with nothing around them, no shrouds or anything, see them. They are plugged in with a.

Rich Williams stated I thought it was this right here.

Chairman Rogan stated no.

Board Member DiSalvo stated no.

Board Member Pierro stated okay, we know what we have to do then.

Rich Williams stated I see it.

Board Member DiSalvo stated what do you want to do.

Board Member Pierro stated approve the sign, condition that the shrouds be on the lamps.

Chairman Rogan stated there are two sockets at the bottom.

Rich Williams stated oh I got it, that looked like a little shadow.

Board Member DiSalvo stated its in (inaudible – too many speaking).

Chairman Rogan stated yeah and the wire goes down and goes up into the plug.

Board Member Pierro stated it's a little larger.

Rich Williams stated well that may not.

Board Member DiSalvo stated how much larger.

Chairman Rogan stated yeah that looks.

Board Member Montesano stated let's put it this way, its bigger than their parking spaces.

Chairman Rogan stated so we want to make sure that those lights get shielded properly that they are not, right there looks like its.

Board Member Pierro stated it's a little larger than the last sign but its still not overly large, they are entitled to twenty-five square feet, correct.

Rich Williams stated yeah, its under Code.

Board Member Pierro stated its under Code, we don't have to worry about that.

Chairman Rogan stated does the sign directly above it, the sign that says open, the neon sign or is that an neon sign.

Rich Williams stated that is a neon sign.

Chairman Rogan stated is that included in this square footage.

Rich Williams stated it is not.

Board Member Montesano stated no.

Board Member DiSalvo stated that needs to be (inaudible).

Board Member Pierro stated I'm sure it would still meet.

Rich Williams stated it was there with the last sign and the Board allowed it with the last sign without including it in the square footage of the last sign.

Board Member Montesano stated what is the size of that.

Chairman Rogan stated that is what I'm looking at, it looks about four by two.

Board Member Montesano stated I'm trying to figure out if its in the twenty-five square foot. We got what, sixteen, I'm just.

Board Member Pierro stated I think we are still a little under it.

Board Member Montesano stated is that sign still within the allowable square footage of the twenty-five square feet.

Rich Williams stated if you are taking just that neon open sign, yeah.

Board Member Montesano stated and its within.

Chairman Rogan stated and let's just talk to them about that lighting.

Board Member Pierro stated I think we can grant the approval conditioned that they shroud the lights.

Chairman Rogan stated I'm fine with that.

Rich Williams stated shield.

Chairman Rogan stated they have to be shielded some how.

Board Member Pierro stated they shield them, that's what I said.

Rich Williams stated yeah but.

Board Member DiSalvo stated they need to be from the ground up.

Rich Williams stated what I saw, if that's the light, I'm assuming that's the light, even if you shield them, they are still pointing out towards the road.

Chairman Rogan stated yeah, its like two hundred watt flood lights shining straight up. Why don't we get them in here and we'll talk to them.

Board Member Pierro stated okay.

Rich Williams stated and I would the opportunity just to go out and take a look at it.

Chairman Rogan stated there you go, okay.

4) STEGER AMENDED SITE PLAN APPLICATION

Chairman Rogan stated Steger Amended Site Plan Application, what was Steger.

Board Member Montesano stated this is the Post Office property.

Board Member Pierro stated yes.

Board Member Cook stated who uses this shed.

Rich Williams stated the post office.

Dave Raines stated the post office, its part of the lease with the post office. They store bulk mail, stuff that doesn't have to be secured, the white containers, the tubs.

Rich Williams stated (inaudible) charge them.

Chairman Rogan stated oh thank you.

Board Member Montesano stated they got a map.

Dave Raines stated its part of the square footage.

Rich Williams stated they bought it, they put it on the site when he wasn't around and he charges them for it.

Dave Raines stated I don't know.

Chairman Rogan stated so what are we asking for an amended site plan for, just for the shed.

Rich Williams stated just for locating the shed.

Chairman Rogan stated which is existing.

Rich Williams stated the difficulty that arises is that the shed takes up two of the parking spaces that are out there and it is already parking challenged out there.

Board Member Pierro stated its already parking challenged for on site parking.

Rich Williams stated yes.

Board Member Pierro stated all right.

Rich Williams stated that combined with the fact that where it was located, the Building Department has instructed him that it can't stay there, so he has to move it and he has to move it to another location. He is in Florida right now, so he hasn't given us the information, he hasn't shown where he is actually going to put the shed and what the impact may be. I believe the Building Department suggested that he move it all the way to back corner.

Board Member Pierro stated up against the adjoining property owner's residence.

Rich Williams stated well meeting the set back requirements.

Dave Raines stated right.

Chairman Rogan stated let me ask you a question about procedure. If this is, if he's paid a fee, an estimated fee anyway for escrow for a site plan application, if it's just a shed, regardless of where we end up putting it, is this something that we could consider a site plan waiver for that wouldn't require.

Rich Williams stated you could.

Chairman Rogan stated I mean, for thinking in terms of the impact to the site.

Board Member Montesano stated is he charging them for the use of that shed.

Rich Williams stated I don't know.

Board Member Montesano stated I mean they put it in there, not him.

Board Member Pierro stated he has to be the applicant.

Chairman Rogan stated it seems like six hundred and fifty dollars to apply for a site plan for a shed, seems kind of ridiculous to me.

Board Member DiSalvo stated well what would a building permit be for something like that, a hundred bucks or something.

Chairman Rogan stated what is a building permit for a twelve by twelve shed.

Dave Raines stated two twenty-five with the C.O.

Board Member Pierro stated how much is he being charged.

Chairman Rogan stated six fifty.

Board Member DiSalvo stated twelve by twelve is a hundred and forty-four square feet.

Dave Raines stated right.

Chairman Rogan stated its five hundred for the feet, plus it goes on square footage, more or less.

Board Member Cook stated the point is he has to move the shed.

Chairman Rogan stated right.

Dave Raines stated this all came about because he's in front of Zoning because of the drawing, if you look at this diagram.

Chairman Rogan stated yeah.

Dave Raines stated the structure, all these structures are considered one parcel, even though you have the Center Street structures what happened was, the office building, the store front is the bodega or the, bodega, I don't know what else to call it, dry good store.

Rich Williams stated retail area.

Dave Raines stated the retail area, its attached to the office building, I had made a decision, a little over a year ago, after we had problems with that structure being occupied illegally, I asked him to return it back to a single-family residence. Well that was a huge mistake, he can't do that, so he said that's what it is and that's what it was and it wasn't working as anything else other than illegal apartments and illegal occupancies, so I said, get rid of all the kitchens, get rid of all the other crap and bring it back to three bedroom, two bath. So he's in front of Zoning for that, I stopped him and said you have to go to Zoning and with that the issue of the shed came up as they did their site walk. I said well, you're right, the shed should have a minimum fifty foot separation from the building, there is no good place to put it but yet instead of just being able to get rid of it which would be the easy route. The post office says they are up for renewal on their lease, they have to have it because they are already squashed and you know square footage needed to operate in Patterson, at this location. So, Nick and I went out there and we looked at it and said if you move it, if he moves the shed to this corner of the property or moves it over a couple parking spots as Richie said, two spots, right Rich. You lose this.

Rich Williams stated six or seven, I've got (inaudible).

Board Member Montesano sneezes.

Chairman Rogan stated bless you.

Dave Raines stated so we asked him to move it to create the, rather than to move it enough to have fifteen feet, he thought moving it all the way over and maintaining the set backs would work because then he would have some parking in between instead of splitting the parking area by just moving the shed over several feet. I went out and met with the Post Master and confirmed that they had to have the shed, I wasn't aware that the Post office bought it but I know it was one of these things where Mr. Calbo did have issue with it at the time when it was put in, there was no site plan review, so that is how we got here.

Board Member DiSalvo stated so the post office owns the shed.

Dave Raines stated correct.

Board Member Cook stated wherever you move the shed, you lose parking spaces.

Board Member DiSalvo stated it goes with the building now.

Dave Raines stated correct.

Board Member Cook stated the number of parking spaces that are there, are needed or were needed for the approval of this property.

Rich Williams stated god only knows if there was ever an approval for this, well there must, I do have a site plan, there must have been an approval at some point which laid out parking, I don't know what the basis for the parking was, other than it looks like they maximized the amount of parking they could get at the site. As Dave has pointed out on a number of different occasions, one of the problems we have with this partial structure in the back is having sufficient parking to make it viable back there, we are already challenged on the site.

Board Member Montesano stated question Rich, that grass area, if push came to shove, could that be used for parking.

Rich Williams stated I.

Board Member DiSalvo stated to be (inaudible).

Rich Williams stated I don't see why not other than I did take a quick look at it and you don't gain that much because you have to drive through existing parking to get to the parking on the grassed area.

Board Member Pierro stated that grass area, Mike, if you'll recall, is supported by just a four by four stacked wall, pressure treated, you'd have to re-do the whole thing anyway.

Dave Raines stated the front door is there.

Board Member Montesano stated what I'm looking at is, if we are going to, we are giving up parking here because its already given up, if this can be labeled as either future parking or made into a possible parking area, then we are not, we are giving up from point A but we are allowing it to be put on point B.

Rich Williams stated Mike, I understand where you are going with this but the site is already parking challenged, by saying you are going to show it as future parking, doesn't change the back that it is already parking challenged.

Board Member Montesano stated all right, so that would gain absolutely nothing.

Rich Williams stated right.

Board Member DiSalvo stated how does the post office feel about moving the shed here, what if per chance one day all these parking spaces are taken and this shed is blocked in.

Board Member Pierro stated they are going to have to unblock it, its part of the cost of doing business, they are going to have to deal with it.

Dave Raines stated its taking up a hundred and forty-four square feet, its going to take up a different hundred and forty-four square feet.

Board Member Pierro stated that's all right.

Dave Raines stated and you are going to gain a spot where the shed is now.

Board Member DiSalvo stated right.

Dave Raines stated you know and then we can make it a condition that they re-stripe the lot once they move the shed to maintain that you know, I again I'm just.

Board Member Pierro stated in the future we can always use this grassy area here, that can always be taken for additional parking if necessary.

Rich Williams stated we've taken a look at house we can reconfigure the parking out there.

Board Member Pierro stated its not a requirement for this.

Board Member Montesano stated yeah (inaudible).

Rich Williams stated we really don't gain anything by that.

Board Member Pierro stated right.

Rich Williams stated right, I'm interested to see what the Zoning Board does with this use variance because if they grant the use variance because then the parking demand drops a little bit, if they don't and it stays as two separate, Mr. Steger continues to try and use it as two separate functional buildings, we continue to run into the same problem. If the bodega, which is part in parcel of the structure in the back, is all merged back in as one structure, then we have the advantage of having all the parking along Front Street to help offset you know, people visiting the site, using the site. For example that bodega and residential structure as an office building for attorneys or for doctors.

Dave Raines stated which would be the optimum thing, really.

Rich Williams stated right.

Dave Raines stated but you know, he's trying to prove to the Zoning Board that the market won't support and it hasn't and it really is supposed to be set up for retail space, or office space, not retail, I'm sorry, for office spaces, in this office building and in looking at the seven spots we have and that was one of my arguments to the Zoning Board, if we tell him no that it can't be residential, we go back to what its supposed to be, we don't even have adequate parking to start with.

Board Member Pierro stated right.

Dave Raines stated and then we go with the signage issues and putting four signs on the building which I had all taken down. Its just again, I don't care which way they go but we have to give this guy some direction from the Zoning Board side and then you know.

Board Member DiSalvo stated should we wait and see what happens with Zoning before we shuffle this around.

Rich Williams stated (inaudible).

Board Member Cook stated the whole point I was going to make that I think we, should we not wait for the Zoning Board to address the issue and then we address it.

Rich Williams stated I'm hopeful that the Zoning issue will be wrapped up in the middle of April. He is back in before the Zoning Board, at the same time its good that the Planning Board takes this application and starts evaluating it, you want to go look at the site.

Chairman Rogan stated I think, I can't picture any of this because I've only been on the Front Street side but if the shed exists right now only a couple of feet from the Post office rear, if the Zoning Board, they also have to act on the distance from the property line, right for the shed, that is one of the things they.

Rich Williams stated if the shed is going to stay where it is.

Chairman Rogan stated if the shed was going to stay, well if not, they would have to relocate it within the Code, so many feet off the property line.

Dave Raines stated well it's a Fire Code violation right now.

Chairman Rogan stated yeah.

Dave Raines stated it's a combustible building within fifteen feet.

Chairman Rogan stated all right, so you want it fifteen feet away.

Board Member Montesano stated all right, if that building were attached to the existing building.

Dave Raines stated then its not an issue.

Board Member Pierro stated this is the cheap way out.

Dave Raines stated I already brought that up but.

Chairman Rogan stated in other words, about it to the building.

Rich Williams stated it would be difficult to connect them at that location.

Chairman Rogan stated right, all right.

Dave Raines stated its not a.

Board Member DiSalvo stated see what the lease is like.

Board Member Cook stated why don't we let the Zoning Board make their determination, we go take a look, after that, after the Zoning Board makes its determination and we know what we're looking at.

Chairman Rogan stated all right.

Board Member Montesano stated all right.

Chairman Rogan stated a site walk.

Board Member Montesano stated what can I tell you.

5) RIMALDI SITE PLAN

Chairman Rogan stated okay, Rimaldi Site Plan, I'm sure we've got some new information on, they are chugging along.

Board Member Pierro stated completed application.

Dave Raines stated as far as him [Mr. Steger] coming back from Florida, should we advise him when Nick talks to him.

Chairman Rogan stated not for next week.

Dave Raines stated don't come back for next week.

Rich Williams stated you don't want him coming back for next week.

Chairman Rogan stated no.

Board Member Pierro stated no.

Dave Raines stated he's coming back for Zoning April 13th.

The Secretary stated the 15th.

Dave Raines stated the 15th.

Chairman Rogan stated to be honest with you.

Board Member Pierro stated the fifteenth.

Chairman Rogan stated given that we just spoke about this, I mean, at this point, could we just table it.

Board Member DiSalvo stated you want to take it off the agenda.

Chairman Rogan stated well not take it off but just like Steakhouse 22, its at this point, its finished business, we can just, we don't have to spend much time on it next week because.

Rich Williams stated I will contact him.

Dave Raines stated you office will do that Rich.

Chairman Rogan stated but let him know that we are considering a site plan waiver that will potentially allow him to get that money back, I'm sure he'll be thrilled about that.

Board Member DiSalvo stated save him some money.

Chairman Rogan stated okay, so Rimaldi.

Rich Williams stated yeah, Rimaldi, there are some interesting issues that I think the Board needs to take a hard look at with Rimaldi, overall I think it's a good application for a commercial building down the south end. One of the issues that the Board raised when they did the site walk was the need to possibly have a second means of egress onto that site. They subsequently went to the DOT and talked to the regional engineer who did not endorse the concept.

Chairman Rogan stated we knew that was going happen.

Board Member DiSalvo stated so that's out.

Rich Williams stated well.

Board Member Montesano stated I want to say, is there some way that we can have them come down and explain why they would rather everybody packing out of an area that is sight prohibitive and make a safer entrance up there.

Rich Williams stated I just.

Board Member Montesano stated just have somebody come down and explain.

Rich Williams stated I can request that, I don't know that they will come down to a night meeting, I can tell you I just met with the gentleman, who is Steve Miller and our Town Engineer on Cipriano's site because they had some concerns about the entrance that had been designed for there. That was a very interesting conversation.

Board Member DiSalvo stated how did it go, positive.

Rich Williams stated well the DOT resident engineer, wanted us to take Old Route 22, continue it out to Ballyhack, have the applicant completely rebuild Ballyhack, knock out the whole knob of road because he was thirty feet short in sight distance based on the change to the Route 22, the Old Route 22 intersection which substantially improved the existing Route 22 intersection. It was an interesting meeting and it took us a while to convince him that that really wasn't going to happen or in anybody's best interest.

Chairman Rogan stated is this resident engineer a changing of the guards or.

Rich Williams stated he's been here for a little while.

Dave Raines stated I'm surprised he got back to you.

Rich Williams stated yeah.

Dave Raines stated trying to get him is like impossible.

Chairman Rogan stated really.

Dave Raines stated I mean, really, stake myself out, out there trying to get him.

Rich Williams stated but I think you've been fortunate in that.

Dave Raines stated oh really.

Rich Williams stated it was, Old Route 22 comes in on a terrible intersection with Route 22 and we are substantially improving that and he didn't like that idea.

Chairman Rogan stated he wanted all or nothing.

Rich Williams stated he wanted more than that.

Board Member Montesano stated this is the same kind of people that allowed the [Routes] 292, 311 excuse for a road.

Board Member DiSalvo stated I would pursue Mike's requests to see if they would come down and speak.

Rich Williams stated to the Board.

Board Member Montesano stated yeah and if he's too busy or too tired, maybe we can go with somebody else to discuss this issue.

Board Member DiSalvo stated its only educational for us.

Chairman Rogan stated do we have anything in writing from DOT.

Rich Williams stated we do not have anything in writing from DOT, you do have a memo from the project engineer, who describes his sequence of events and what they did and what the controls were. Having said that, taking another look at that site without that second entrance, there are as far as I'm concerned a number of different issues, one how are going to construct the site and still maintain an existing business.

Trying to get access to the dumpster location, if that dumpster stays in that location down at the end, the truck is essentially backing in, he's pulling in and then backing out about two hundred and forty feet and that is not going to be a safe situation. Its difficult to get any sort of delivery vehicles down in that parking lot the way its laid out, so there are a number of different issues.

Chairman Rogan stated yeah, well.

Rich Williams stated I think you need to talk to the applicant.

Chairman Rogan stated and.

Board Member Montesano stated why is it always that we have to get the applicant to squeeze it out, when these people never explain what their reasoning is behind it so it's a public record. They send you a piece of paper that they can deny that they ever did, I would like to have one of these gentlemen show up and explain to me as a citizen and looking for safety.

Board Member DiSalvo stated what is the logic behind not doing another driveway.

Board Member Montesano stated why the hell you are squeezing everything out of one entrance trying to get the hell out, we couldn't get out the day we were there going out one entrance in a reasonable amount of time and a reasonable amount of safety.

Dave Raines stated I just have a question Shawn, isn't it in this case, wouldn't it be the responsibility of the applicant's engineer to go to DOT, not the Town.

Rich Williams stated he did.

Chairman Rogan stated that is exactly what happened.

Board Member Montesano stated he did.

Chairman Rogan stated we requested that and that is one of the correspondence points.

Dave Raines stated what requirement would DOT, I'm just asking, have the (inaudible) so when you come to Planning, screw you.

Chairman Rogan stated they have no requirement, none, I was just about to say that, they have no, we don't oversee them.

Dave Raines stated that is the reaction that I've been getting from them and Richie has directed me to try and speak with them on numerous occasions over the last several years.

Chairman Rogan stated yeah.

Dave Raines stated they don't seem to be responsive to the municipality which is unfortunate but.

Rich Williams stated yeah.

Chairman Rogan stated and I do think in their letter, they do try to outline some of the, at least the point of view of the DOT to say that they didn't feel that we gained a whole lot in certain areas and we lost some things in other areas. I did not think that the southerly exit was going to give us everything but I was hoping that it would improve the northbound approach, give you another, whatever the site, if its two hundred feet, whatever, its gives you two hundred more feet of sight distance, so there was some benefit. It also gives you that through ability for deliveries, so having that denial from DOT, we go back to the applicant at the next meeting, we say look, we've got some obvious issues here you have to figure out how to resolve. You can't have the trucks pulling into that site and then backing out and then having to maneuver onto the road. You've got other business with a lot of children going to Gym Magic or whatever its called.

Board Member DiSalvo stated they gave the additional cut on Route 22 in Brewster, when they did it with the Clock Tower Commons, across from the A & P, you know that could have all been coming out the same exit.

Chairman Rogan stated yeah.

Board Member Pierro stated and we absolutely need DOT approval, correct.

Chairman Rogan stated yeah.

Board Member Montesano stated you can't go on a state highway without it.

Rich Williams stated (inaudible) absolutely.

Chairman Rogan stated yeah.

Rich Williams stated you know there is an alternative to having them come down, Mike, you know we'll send a letter, we'll ask, I can tell you that they are probably not going to come down to a night meeting, the Planning Board may want to consider sending a letter asking them to reconsider.

Chairman Rogan stated well I would ask that we do just that, first off, ask for some explanation as to why, from the DOT, not the engineer, stating why the alternative was not viewed favorably from the DOT, something to that effect and then maybe in a closing state that we were hoping that the DOT would look favorably on this.

Board Member DiSalvo stated I wonder if they've even been to the site.

Chairman Rogan stated it says there was an inspection done.

Board Member Montesano stated yeah, they drove past.

Dave Raines stated does the applicant have any ability to shift the building to the south.

Chairman Rogan stated I think they are already as.

Rich Williams stated no, no, he can shift the building to the south.

Dave Raines stated not south, I'm sorry, west, west, I'm sorry.

Rich Williams stated to the west.

Dave Raines stated toward [Route] 22.

Rich Williams stated the west, its an issue that the grade starts dropping off, so.

Dave Raines stated yeah, I see that.

Board Member Pierro stated the septic back there.

Dave Raines stated I just, I was just, again, I think they give you, the twenty-five.

Chairman Rogan stated they have to look at making some kind of, we talked about this at the last meeting, considering looking at how you can get to the backs of these building, whether for deliveries or not.

Board Member Pierro stated right.

Chairman Rogan stated and I think that is probably the next step they are going to have to look at, is getting into the site and be able to get around without having to jockeying back around. If the topography limits that, then that is the limiting factor of the site, the topography and the absence of an approval from DOT, we have to plan for people getting in and out of this site.

Board Member Pierro stated can there be a redesign to access the front of the building through the back and only have the front of the building be like glass where, you know, where you get the exposure but the actual access is in the rear.

Chairman Rogan stated I see what you're saying.

Board Member Pierro stated would there be any advantages to that.

Chairman Rogan stated regardless, I don't know.

Board Member Montesano stated where would there be parking.

Board Member DiSalvo stated (inaudible).

Chairman Rogan stated sorry Charlie.

Board Member Pierro stated in the rear.

Board Member Montesano stated if there is room enough in the back, now you're sloping, you're hitting into that slope that is back there and you are going to be parking back there and that means you're going to have to put a step or something and it just annoys me that the State is sitting there controlling everything yet they can't afford to have the money to improve the road to begin with but they are not going to allow us to safely include anything.

Board Member DiSalvo stated (inaudible – too far from microphone).

Chairman Rogan stated well, if the DOT sends us correspondence that said look, we took a hard look at this and by adding that curb cut we think it would be more dangerous, for these reasons, I would have to value that opinion and move forward from there.

Board Member Montesano stated fine, I would like an explanation, there is no explanation.

Board Member Pierro stated let's send a letter and ask for the explanation and ask them to reconsider it.

Board Member Montesano stated the object is they are supposed to work with a municipality.

Chairman Rogan stated right.

Board Montesano stated and not continually fight it.

Board Member DiSalvo stated right in the future if we have something to refer to as to what they are looking at and why, we can draw our.

Chairman Rogan stated right, learn something for our site walks. Think of some of the businesses up along [Route] 22, Frantell is one of them that hasn't been but the one over the line into Pawling that is under construction, its that strip mall type of scenario.

Board Member DiSalvo stated its really wide.

Chairman Rogan stated which this in effect would be two buildings up front but they have the horseshoe effect, they've got two different curb cuts.

Board Member DiSalvo stated right, they have a wide curb cut.

Chairman Rogan stated correct, that one comes in and splits, it goes left and right.

Rich Williams stated yeah.

Board Member DiSalvo stated and it goes all the way around the building.

Chairman Rogan stated with ponds on each side.

Board Member Montesano stated if you look at it, the A & P has two curb cuts on [Route] 22.

Board Member DiSalvo stated and behind.

Chairman Rogan state yeah.

Board Member Montesano stated plus they've got about another on [Route] 311 but the two curb cuts for the A & P, fine now you have allegedly truck traffic that goes through, rather than go through the main entrance, now if they were to tell me only on because you can go around to [Route] 311.

Rich Williams stated if you look at what they said within the response and this is, this is a key factor, A & P got it because it's a restricted turning moving, turning into that first entrance and you can't go out there, its restricted.

Board Member Montesano stated yeah.

Rich Williams stated and they've got a turning lane and they will do the same thing for here.

Board Member DiSalvo stated depending on the store.

Rich Williams stated one of the first things that DOT asked is if we give you the second entrance, can we restrict the movement coming into the first entrance and the answer was no because it's a common driveway shared by others, you can't take away their rights.

Board Member Montesano stated so they are going to, all right, so any further development along [Route] 22 in that particular section is either going to come out one entrance.

Rich Williams stated well you know.

Board Member Montesano stated we are going to, what I'm looking at right now and not to argue with you but this train of thought, you are going to now have one, two, three businesses there now, using one entrance.

Rich Williams stated that is correct.

Board Member Montesano stated we are going to put the fourth business using one entrance, if the guy down the street wants to put a business, is he going to have to connect and make a fifth business coming out one entrance.

Rich Williams stated but understand that original, that first, that single entrance for three separate properties was done by the Town.

Board Member Montesano stated yes I know, I was there.

Rich Williams stated all right.

Board Member Montesano stated the object was at the time, it seemed the most sensible thing to do because no one expected everything to be up the way it was.

Rich Williams stated well I understand that but now the location.

Board Member Montesano stated there is a point.

Rich Williams stated where you put the entrance, maybe wasn't the best location to begin with because you've got no visibility going to the north.

Board Member Montesano stated okay, the idea was there was supposed to be the across the street area to be built so the entrance was up here where it was supposed to be by the doctors office, it never materialized. So no matter how far ahead you plan, it didn't work out, now the poor guy who wants to put the nursery in, he's getting the same kind of cock and bull from the State Department of Transportation engineer that we were getting back then. They were going to widen [Route] 22, we were supposed to allow a minimum of seventy-five to a hundred feet from the center line, there so we did, it didn't do any good

because they never built it and the people put the buildings up where they wanted. So they gave us a song and dance about their version of what was going to happen then and now we have to show, we could shove it to the applicant, it doesn't make a hill of beans but I'm not going to be making any more or any less.

(Chairman Rogan and Dave Raines hold a conversation unable to be transcribed due to other speakers.)

Board Member Cook stated we send a letter.

Board Member DiSalvo stated right.

Rich Williams stated we send a letter and.

Board Member DiSalvo stated let's throw it back to them.

Rich Williams stated we are not getting this conversation.

Board Member Montesano stated well that's the conversation, that's okay.

Dave Raines stated it doesn't matter.

Chairman Rogan stated we were talking about you, we didn't want it to be.

Rich Williams stated you can talk all you want about me.

Board Member DiSalvo stated they are going to respond in about five months.

Board Member Montesano stated figure it this way.

Board Member Pierro stated well I think they are, back to what I said before about pulling the building forward and maybe accessing it from the rear, is that.

Chairman Rogan stated remember what we talked about at the last meeting, we had mentioned to them, let's make sure we take a look at the back of the building for potential access to the rear for deliveries.

Board Member Cook stated right.

Chairman Rogan stated and what Dave was just saying was maybe that is the area we should be looking at again, there is already access behind Panino Deli.

Board Member Pierro stated right.

Chairman Rogan stated can they engineer it so that they can access, maybe if it can't loop all the way around to the front of the building but it could go the entire length of the back of both buildings.

Board Member Pierro stated exactly.

Chairman Rogan stated and that is where all your deliveries go.

Rich Williams stated sure.

Chairman Rogan stated I'm less concerned with a truck having to back up where the public isn't allowed anyway.

Board Member Pierro stated right.

Chairman Rogan stated you keep all your public up front but that's, they are going to have to look at these issues and come up with something.

Board Member Pierro stated they could lessen the size of the building a little bit, lessen the size of the footprint, pull it forward a little bit and access deliveries from the rear.

Board Member DiSalvo stated I would attach it to the existing building.

Chairman Rogan stated Paggi, have we dealt with them.

Rich Williams stated they are up north.

Chairman Rogan stated Poughkeepsie.

Rich Williams stated the Poughkeepsie area.

6) DUNNING SUBDIVISION

Chairman Rogan stated okay, we haven't talked about Dunning Subdivision in quite awhile.

Rich Williams stated no and there is a reason.

Chairman Rogan stated I can't even picture where they are.

Board Member DiSalvo stated up on Harmony Hill there, [Route] 292.

Chairman Rogan stated oh okay.

Board Member Pierro stated [Route] 292 in the corner.

Rich Williams stated the Board had actually granted a conditional approval on this subdivision, a long time ago, those approvals have since lapsed, they are back in to start over. So, really its just a procedural issue, the first two steps are you know, declaring it a minor subdivision and setting a public hearing, SEQRA is all done on the project.

Chairman Rogan stated this is a no brainer.

Board Member Pierro stated did they bond it Rich, did they bond it the first time out.

Rich Williams stated no, they ran into some problems with the County and the speed limit on Harmony Road and that is what prompted the Town to do a speed limit analysis, to reduce the speed limit.

Chairman Rogan stated you guys remember on lot three, the corner lot, we have done some.

Board Member Montesano stated save the trees.

Chairman Rogan stated save the tree canopy for the privacy to [Route] 292.

Board Member Pierro stated as far as process Rich, what has to start.

Chairman Rogan stated remember we did.

Rich Williams stated minor subdivision and set a public hearing.

Chairman Rogan stated yeah, remember we did this with Paddock, although we slowed down at the applicants request but we can handle this in two meetings, basically.

Board Member Pierro stated yeah.

Chairman Rogan stated yeah, right.

Rich Williams stated yeah, probably two.

Chairman Rogan stated set a public hearing and then on the night of the public hearing, the thing we want to make sure is that we have the resolution that we previously approved because we had some conditions that were unique to this subdivision.

Board Member Pierro stated condition, okay. We have to set a minor subdivision first and then we'll set a public hearing, okay.

Chairman Rogan stated well you declare it a minor subdivision, we can set a public hearing at the same time.

Board Member Pierro stated okay.

Rich Williams stated they did an analysis on [Route] 292 (inaudible).

Board Member Pierro stated I understand.

Chairman Rogan stated Michelle.

7) PATTERSON CROSSING RETAIL CENTER

Chairman Rogan stated okay, Patterson Crossing.

Rich Williams stated Patterson Crossing is back in because they would like to talk about their architecture, they want to make a presentation to the Board about their architecture, which you received at the last meeting and then at the last minute they had to pull off.

Chairman Rogan stated Rich, I would like in their documentation that we received the last time, they mentioned that they would like to present to the Board, that they were going to try and do a three dimensional simulation, a computer generated type thing, I would really like to see something like that.

Rich Williams stated I think they are talking about coming in with that.

Chairman Rogan stated that would be great.

Rich Williams stated however one of the problems we do have with the architecture, they do recognize, to create this style of building, which is a very attractive building, they are exceeding our height requirements and they are looking to get to the ZBA as quickly as they can, resolve these issues with the ZBA, they are looking for a referral and or a recommendation from the Planning Board and I have been asked to ask the Board if they would considering doing it tonight so that they can make the next ZBA agenda deadline, which is the 31st, next Tuesday.

Board Member Pierro stated how much of a variance do they need.

Rich Williams stated we are still working on that actually.

Board Member Pierro stated well I'm not comfortable making any movement on this.

Chairman Rogan stated we have something on paper but to be able to look at something three dimensionally, I think would prove the point of whether or not.

Board Member Pierro stated I don't want to slow the project down unnecessarily but we need to have some information.

Chairman Rogan stated I totally agree.

Board Member DiSalvo stated yeah.

Chairman Rogan stated I wouldn't have.

Rich Williams stated if I could just finish, okay. The variances run, the height of the buildings run from forty-eight feet down to forty-three feet, the variances are required for the towers that they are attaching on to the actually buildings.

Board Member Pierro stated similar to Guiding Eyes.

Rich Williams stated well they are actually doing architectural features on the sides of the buildings which are going to be usable space, so they are not truly architectural features. You know, there are going to be towers on the ends of the buildings so that it adds some perspective to the buildings. The difficulty in knowing what the variance is going to be is whether and this is, we are working this out legally; nobody is quite sure, whether they need one variance for the whole site or a variance for each of the buildings.

Chairman Rogan stated you would think that they need a variance for each of the instances, in one particular case they need five extra feet, in another they need twelve, those are two different or do you just go worst case scenario. I think that you need to know what each one of those.

Rich Williams stated that is the question, is whether you do it for the whole site.

Chairman Rogan stated I wouldn't do it for the whole site.

Rich Williams stated of you do it for each building but you wouldn't do it for each instance on each building.

Chairman Rogan stated I don't know if I agree with what your saying. By approving for each area of each building, you are approving what they are showing you, if you say, we'll allow forty-eight feet, then they are say well now we can bump this up because they just said forty-eight feet, they didn't say in this one copula or whatever they call it, you know.

Rich Williams stated no, I understand what you're saying, still the variance is for the individual building, I mean I know this for sure but then its up to the ZBA to condition it on you know, what they are showing for that building so that he can't then build the whole thing up.

Chairman Rogan stated I believe whole heartedly with Dave, I think we need to see this presentation before.

Board Member DiSalvo stated and I'm sure we can do a recommendation for each building, I'm sure the Zoning Board would appreciate that if we decide to do it that way, rather than a variance for the whole project.

Board Member Cook stated they should bring it in to the Zoning Board too.

Chairman Rogan stated oh absolutely.

Board Member DiSalvo stated the presentation.

Board Member Cook stated the presentation so.

Chairman Rogan stated they aren't going to put all that work into it and not use it, not get some mileage out of it. Then there is a note in here, Rich, regarding the access road from the Building Inspector, the Code Enforcement Officer, was this promulgated from the discussions that happened in Zoning.

Rich Williams stated this was promulgated by the Fire Inspector in Kent who asked for a meeting in Patterson and you know, brought this to everybody's attention that there needs to, well I'm going to let you do it because its your thing.

Chairman Rogan stated oh, perfect timing.

Rich Williams stated how's that, was that.

(Side 1 Ended at 8:26 p.m.)

The Secretary stated you're on.

Dave Raines stated as Richie had stated.

Board Member Pierro stated or maybe I did, hold on a second.

Dave Raines stated as Richie had stated several weeks ago, Billy Walters, the Fire Inspector in the Town of Kent, contacted me and said that he had taken his first look at the proposed site plan for Patterson Crossing and he was concerned that the portion of the access road to the retail center from [Route] 311 in the Town of Kent was not wide enough to meet the New York State Fire Code as a fire access road. He felt that the access should be continuous and not switch over where the bottom is now, where the inbound is say one lane and the outbound is two and you can switch over it. I looked at it with Nick and we said rather than muddy the water, let's have him meet with Mr. Williams because Richie has really been the point person, instead of having seven opinions. He came in and met with Mr. Walters, I'm sorry, Mr. Walters came in and met with Mr. Williams and then Nick and I took a look at it and generated memo there that you have, dated what, March 25th, the 16th and attached the section of fire code that is applicable and we concur that the fire access road or the entrance to, from [Route] 311 all the way to the retail center should be a minimal width or nominal width of twenty feet to meet fire code. That is so that if a vehicle whether it's a tractor trailer or a Volkswagen making the hill and a fire truck is trying to get around it, there is enough room for the vehicle to yield and the fire truck to access the retail center, so I think that's the nut of it, I don't know if you have more.

Rich Williams stated we've already talked about this with Jeff Contemlo, who is the design engineer and its not a problem to provide the twenty foot width from Route 311 all the way up.

Board Member Pierro stated what is designed Rich.

Rich Williams stated it, there were portions of it that were designed to meet the twenty foot width but a lot of it narrowed down to a single lane and then as Dave said, there is this crazy crossover coming part way up where there was a section of twenty foot on the inbound lane and then it switched to the twenty feet lane on the outbound lane.

Board Member Pierro stated you should have caught that.

Rich Williams stated should have caught what.

Board Member Pierro stated you should have caught this from the beginning.

Dave Raines stated I should have caught it and I didn't catch it, I was looking at everything past that, I was looking at how to get around the buildings.

Board Member Pierro stated no harm, no foul.

Board Member DiSalvo stated I'm not getting into it.

Board Member Montesano stated we are going to have forty feet actually, we are going to have two lanes of twenty or one lane of twenty feet.

Board Member Pierro stated does this.

Rich Williams stated besides Dave, just so you know, its not really that anybody missed it, the building code is not really clear, they provided a twenty foot lane from beginning to end, they just used this crossover.

Board Member Montesano stated well we may have missed something but we caught it before it was developed so its not missed.

Rich Williams stated right.

Board Member Montesano stated there is no problem, what I'm asking right now is are we having two twenty foot lanes or just the one twenty foot lane.

Rich Williams stated just one, the other is twenty for potions of it but not for its entirety.

Board Member Montesano stated all right, I'm having.

Chairman Rogan stated Rich, is this memo.

Board Member Montesano stated an entrance and an exit lane.

Rich Williams stated we only need one twenty foot lane going in.

Board Member Montesano stated okay, what I'm asking is, we have one going in that says it has to be at least twenty feet.

Rich Williams stated correct.

Board Member Montesano stated the other one theoretically can be eighteen feet.

Rich Williams stated yes.

Board Member Montesano stated would it be easier if we specified we want two twenty foot lanes all the way up, while we are not putting anything down other than paper.

Rich Williams stated I mean, certainly if you feel that its appropriate to go twenty feet on both lanes.

Board Member Montesano stated well I figure it this way, we are going to have a twenty foot lane that is mandatory all right, now.

Board Member DiSalvo stated the entrance.

Board Member Montesano stated if the entrance gets clogged on that twenty foot side, why can't we use twenty feet on the other side, in other words, I want minimum of twenty feet on both aisles.

Board Member Cook stated but the Code Enforcement Director is saying is basically what your commenting on, is he says that his letter that I discussed this road design with the New York State Department of State and their opinion also is that the design of the road as it is currently planned does not meet the intent of the Code. I suggest that increasing the section of the narrow lane at the entrance by Route 311 to twenty feet solves the access problem and makes the most sense.

Rich Williams stated which we did.

Dave Raines stated that is the inbound side.

Board Member Cook stated all right, so.

Dave Raines stated what you choose to do with the outbound side, you know, its not Code driven, it may be traffic study driven it may be.

Board Member Pierro stated I tend to agree with Mike, it may not be Code driven but in case of an emergency it makes sense to have that secondary lane.

Board Member DiSalvo stated (inaudible).

Board Member Pierro stated and I don't think forty feet it going to hamper the project.

Board Member Montesano stated it makes sense.

Board Member Pierro stated the total additional twenty feet going on the outbound lane.

Dave Raines stated I mean, I would agree, if I was the fire chief, that is what I would look for.

Board Member Pierro stated right.

Dave Raines stated you can get in on one side.

Chairman Rogan stated right.

Board Member DiSalvo stated is that a suggestion.

Board Member Montesano stated so do we need a motion to make a suggestion or do we just make the suggestion.

Chairman Rogan stated well we have it on the.

Dave Raines stated Richie met with the engineer, you met with the engineer of record.

Rich Williams stated I did.

Board Member Cook stated okay we can have this discussion next week.

Rich Williams stated and there is not a problem with providing the twenty foot on the one side.

Dave Raines stated okay.

Rich Williams stated we didn't talk about doing twenty foot both sides.

Chairman Rogan stated yeah, so we'll talk about it next week with them.

Rich Williams stated I'll give them a heads up.

Board Member Cook stated there is a March 5th memo from Rich, detailing a whole bunch of things the applicant has to address.

Rich Williams stated yeah but they are just clean up on the plans, there was nothing major on that.

Board Member Cook stated it is something they have to address.

Chairman Rogan stated if you felt strong to put them down on paper, Charlie is going to make sure they get done, thank you Charlie.

Board Member Cook stated yeah.

Chairman Rogan stated Rich, this memo, in bringing the road up to compliance seems to indicate also that it's the only access road needed by Code. I know there was, there has been a lot of scuttlebutt about the secondary access, not only from the public but through the Zoning Board and we've struggled with, is anyone at this point looking to eliminate that or are we still moving forward with that.

Board Member Pierro stated that is one of my reasons because if that ever does get eliminated, at least we are in play to have an alternative.

Dave Raines stated you know, I made the huge argument, from a public stand, I know there are people up there because they scream at me because we have two open building permit right at the top.

Chairman Rogan stated if you never use it, you still have it.

Dave Raines stated but from a public safety standpoint and everything we've seen that's been going in the last half a decade.

Chairman Rogan stated yeah.

Dave Raines stated it would be crazy to eliminate that as an emergency, as long as it managed properly, you know whatever you guys determine is the right thing to do, fencing, gates, chains, we can put a Knox lock on it like we do now with the lock itself is fire department access only.

Chairman Rogan stated yeah.

Board Member Pierro stated I've.

Dave Raines stated you know but.

Board Member Pierro stated and I've said this before Dave, that I think that is going to be one of the nicer entrances for foot traffic from that development.

Dave Raines stated right, right, especially for those who are going to be employed up there, that live up there.

Chairman Rogan stated that is kind of what I hoping, because in a lot of the other areas where people might want to walk from their house right into the site, they can't because there is a six or eight foot tall fence.

Dave Raines stated right.

Board Member Pierro stated they can't do it.

Chairman Rogan stated so in essence you're not promoting that walk ability that we spoke, on that note, I've been pretty vocal about pushing for these sidewalks and ironically, I was talking to someone who has an office right near where the entrance to this is and one of his patients is on the I'll say either the park district or the group from Kent that would promote projects within the Town. Maybe its like a commerce type thing but they have been looking to improve all the sidewalks and get them out that way, for years they've been talking about it and that has been one of their goals and one of the arguments that we got from the applicant on this was, why put sidewalks leaving the site when they don't connect to anything. My argument was you have to start somewhere, you see people walking up and down that road all the time, you see people walking up and down all the roads, start somewhere, start with some walk ability, even though it's a long road up in there, if you don't provide it, then no one can use it, they'll be walking up the you know, so I know they are approaching that with the Town of Kent, I know we don't have control over that because its not in our Town but its something that I continue to think that I hope they can sell with this project because.

Board Member Montesano stated yeah I would like to see (inaudible).

Board Members laugh.

Board Member Montesano stated let me get you a top.

Board Member DiSalvo stated be at Disney World.

Chairman Rogan stated okay, so let's talk to him about the roadway next week and.

Board Member Cook stated I thought one of the interesting things was that Rich pointed out, was that if you are leaving the site, you can not get to that building that is in Kent, what is that the ever popular building H.

Chairman Rogan stated where the substation is.

Board Member Pierro stated yes.

Chairman Rogan stated there's not a cut through there, I thought there was a cut through, openings I thought, in the islands.

Rich Williams stated there are restricted movements through there.

Chairman Rogan stated so you.

Rich Williams stated you can only get to that building as you are coming into the site.

Chairman Rogan stated well that, let's fix that too.

Board Member DiSalvo stated the substation.

Chairman Rogan stated because that's, maybe that's an oversight.

Board Member Montesano stated that's Kent, that may not be allowable.

Rich Williams stated that was one of the things (inaudible).

Board Member Montesano stated is that the Kent side.

Chairman Rogan stated yeah, thanks.

Board Member Montesano stated is the Kent side.

Rich Williams stated well that's the problem, here is an interesting point, the building is in Kent, the driveway is in Kent, the driveway entrance and the road are in Patterson.

Chairman Rogan stated okay so we have some.

Board Member Montesano stated then we can say something.

Chairman Rogan stated but you know, none of these issues we should be talking about either that we don't have control that Kent does or its our deal. It's got to be cooperative between the two towns and if we don't have control, we send a letter over stating this is something we noticed, hopefully you'll consider it, you know. At least then we have done our due diligence.

8) OTHER BUSINESS

Chairman Rogan stated okay, what else do we have, other business, we were talking, you want to take them one at a time.

a. Enhanced Public Notice

Chairman Rogan stated enhanced public notice, this is something we talked about at the last work session, maybe even the last meeting.

Rich Williams stated last work session.

Chairman Rogan stated and Mike, you had some pretty strong feelings on this, if I remember correctly on the idea of, we were talking in reference to some of these projects that have been going on. The one that you were noticed on and whether or not we could be doing more in the way of letting people know early on that a project, if I'm not mistaken, that is what we were talking about.

Board Member Montesano stated yeah.

Chairman Rogan stated letting people know early on that a project is coming and.

Board Member Cook stated have the applicant or his engineer or architect send out a notice.

Board Member Pierro stated or post signage.

Chairman Rogan stated one was posting a signage on the site as it is posted now which, I'll be honest, I find some of those are really hard to read even though they are made a certain size, even the ones where I know the projects are, I can't read them as I drive by.

Board Member DiSalvo stated the one across from the Health Department, on the corner there.

Chairman Rogan stated yeah, can't read them.

Board Member DiSalvo stated I want to stop and read it but there is always somebody behind me blowing the horn to move and I can't read what's going on over there.

Chairman Rogan stated I don't know what's going on there either.

Board Member Montesano stated the thing with that would be, we have a bulletin board here that we could possible post stuff on, I know we post up, downstairs.

Rich Williams stated out front.

Board Member Montesano stated yeah.

Rich Williams stated that is for the recreation for the public.

Board Member DiSalvo stated no, the one down here.

Board Member Montesano stated no, the one right here on the front of the building.

Rich Williams stated oh we do, we post legal notices out there.

Board Member DiSalvo stated down here.

Board Member Montesano stated well what I'm saying is we could post it there, now the trick would be, even though it is posted here, is how do we get the people there to read it.

Rich Williams stated well.

Board Member Montesano stated or do we, in this case, a homeowners association, that means you can get a presidents name and notify them.

Chairman Rogan stated remember we were talking about certain trigger levels for something like this, in other words a simple wetlands application or a fill permit, not something that, first of all that is a short process anyway. We are talking about these types of project like subdivisions, like certainly commercial buildings that, people come in for the public hearing and they tend to say, we wish we had known this was going on earlier or they bring comments forward that the Board, I think has the feeling like they are bringing comments forward and we are ready to act on this tonight. Now certainly if those comments were really over, you know, overwhelming and valid we might say, whoa we have to stop here, this is something we didn't realize but I think that Board kind of felt like it would be nice if these people knew what was

going on and were attending the meetings so that they saw the process, if they cared to, if not, then at least they have another opportunity to be at least listening to the process as it goes.

Dave Raines stated Shawn, are there legal limitations on having a Planning Board website where you could post active you know, put something up or is that not legal. You start Rimaldi, Rimaldi goes up, it is, I don't know, it doesn't tell you that it's going to be tonight or tomorrow or the next day.

Chairman Rogan stated right.

Dave Raines stated but they can always call or come in, I don't know, I don't know what your ultimate goal is and if people actually.

Board Member Cook stated now, if an application we know is going to require a public hearing, okay that, kind of what you just said Shawn that we request the applicant to send out a notice to the same people who would get the public hearing notice.

Chairman Rogan stated just do it regular mail.

Board Member Cook stated regular mail and just say that we are starting the process, we are on the Planning Board agenda for such and such a date, end of story.

Chairman Rogan stated yeah, to me that is a heck of a good step. It's not expensive.

Board Member DiSalvo stated yeah, they could say they are being notified informally.

Board Member Cook stated the signs, I don't like.

Chairman Rogan stated at the Planning Board's request we are notifying all property owners that we seek to file an application for.

Dave Raines stated probably make it boiler plate though so it's even.

Chairman Rogan stated absolutely.

Dave Raines stated you know, you have somebody sending a seven page document versus some thing just like.

Chairman Rogan stated right.

Board Member DiSalvo stated something short and sweet.

Dave Raines stated some just.

Board Member Montesano stated why can't we, when you get an application in for a project, one of the requirements will be to notify either by a news, that your project is, an application has been made with that project. Now the trick would be how do we send it out, how does the applicant send it out.

Board Member DiSalvo stated we see public notices in the paper.

Board Member Cook stated that is what I'm saying Mike, just regular mail.

Chairman Rogan stated a one page thing.

Board Member Cook stated one page thing, a one line that says.

Board Member Montesano stated applicant is made.

Board Member Cook stated on the Planning Board agenda April 2nd to discuss a subdivision or site.

Rich Williams stated a short description.

Chairman Rogan stated yeah.

Board Member Cook stated yeah.

Chairman Rogan stated I like the boiler plate idea.

Board Member Cook stated not even that, just you know, either we are going to have an application for a subdivision or an application for site plan approval, whatever and let it go. This way they know right away and they can come in.

Board Member Montesano stated if the guy pushing the application, if we had that as part of our system that you must notify by mail.

Board Member Cook stated straight mail.

Board Member Montesano stated straight mail, as part of the process.

Chairman Rogan stated its doesn't have to be certified.

Board Member Cook stated yeah, any application that we feel is going to get a public hearing, this would apply to, it doesn't have to be a sign application or a fill permit or whatever, I mean.

Chairman Rogan stated right.

Board Member Montesano stated you're right, a major project would be, anything with a.

Chairman Rogan stated what, Rich can you think of, I mean there are obvious applications that we are thinking of, subdivisions, commercial, are there sections or application types that this would blanketly apply to that would make sense. What I mean is all site plan applications that probably would make sense.

Rich Williams stated besides subdivisions.

Chairman Rogan stated all subdivision applications, that would make sense, sign applications, wetland applications, that is maybe one of those gray areas, where if somebody wants to put a pool in, at some point there is going to be public hearing on that, do we need to on a pool, need to be notifying people early, I don't necessarily think so.

Board Member DiSalvo stated see everybody.

Chairman Rogan stated and I think you know.

Board Member Cook stated I think it would make it easier Shawn, if you just have it like a consistency.

Chairman Rogan stated yeah.

Board Member Cook stated you know, if it requires a public hearing, we ask the applicant to send it out.

Chairman Rogan stated okay.

Board Member Cook stated and you don't have to worry about it.

Board Member DiSalvo stated why don't we make it part of our process, like you know, with these memos that Richie has, it shows us where we are in the project, you know pending, pending. Why can't we just work that step into our process and let us determine at the first meeting that that's the next step that we take, based on the presentation of that application.

Chairman Rogan stated certainly there is nothing saying that we couldn't do that.

Board Member Cook stated but we want the applicant to send it out.

Board Member DiSalvo stated yeah.

Rich Williams stated understand something, if you want the applicant to send it out, we have to change the Code.

Chairman Rogan stated right, we have to.

Rich Williams stated that means we have to change the Zoning Code and we have to change the subdivision code.

Board Member Cook stated why.

Board Member DiSalvo stated maybe we can suggest.

Rich Williams stated because right now there is no requirement that he do that.

Board Member DiSalvo stated can we make a suggestion that they, suggest that do it.

Rich Williams stated you can suggest it and he can I don't want to do it.

Board Member DiSalvo stated then don't let him do it but let's suggest.

Chairman Rogan stated start out that way, see if you get any resistance, I doubt you will.

Board Member Cook stated let's try it, let's try requesting it before going through that.

Board Member DiSalvo stated take Martins Subdivision, if we weren't at this point here, people would have gotten letters like ahead of time, how many people would it have affected, I don't know, a lot, depending on.

Chairman Rogan stated does that go to like Cornwall.

Rich Williams stated understand that they have gotten letters because it went to the ZBA.

Board Member Pierro stated it went to Zoning.

Rich Williams stated yeah.

Board Member DiSalvo stated how many letters would he have sent out regular mail to say, the subdivision.

Rich Williams stated I don't know the list would be (inaudible – too many speaking).

Chairman Rogan stated yeah I think, you know rather than trying to figure out everything that could go wrong with it that always ends up causing you to never do anything.

Board Member DiSalvo stated so what does he go for a roll of stamps, you know, I think we should suggest.

Board Member Montesano stated we ask politely.

Board Member DiSalvo stated right.

Rich Williams states its not just a roll of stamps because most of the people who are doing subdivisions and site plans are not going to do it themselves, they are going to pay the, they are going to have the engineer.

Chairman Rogan stated so it's the time.

Rich Williams stated and now you are talking about, I don't know they are probably going to bill out thirty-five to sixty-five dollars an hour.

Bruce Major stated depends on.

Rich Williams stated to get the name list.

Bruce Major stated they have to get the name list, so they need the site plan anyway to figure out the radius, what people are.

Board Member DiSalvo stated Donna does that downstairs.

Chairman Rogan stated they are going to need to do that anyway for the public hearing so, they'll have to go through all that, so tell them to print two copies of the mailing labels so they are going to need them.

Bruce Major stated well I think, you can suggest it, if there is going to be a public hearing for a new subdivision, that makes sense.

Chairman Rogan stated that makes sense.

Bruce Major stated and you know the reality about the sign, like you say, most of us drive by a sign, but I, if I put a sign on the property adjacent to your house you're going to stop to read that sign.

Chairman Rogan stated you walk, you're right, that's true.

Bruce Major stated if you live, you know eight miles away, you're going to say oh, there's one of those signs again and you're not going to stop.

Chairman Rogan stated you're right.

Rich Williams stated understand we do require, there is a requirement to have a sign, they are just talking about putting one up earlier on in the process.

Chairman Rogan stated yeah, earlier on in the process.

Board Member Pierro stated yeah.

Chairman Rogan stated well, why don't we, instead of trying to pick the perfect system, why don't we just try it on a case by case basis in the beginning, we don't have to change any code, we can maybe formulate some information so that if we do go for code change, its based on whether it works or not or, let's just.

Board Member DiSalvo stated you could be the first one.

Board Member Pierro stated who knows.

Chairman Rogan stated so let's start with the new applications.

Board Member Pierro stated maybe the applicants have some new information for doing it a better way.

Chairman Rogan stated you know, let's keep our eyes open and our minds open and start with.

Bruce Major stated usually the applicant doesn't want to notify anybody.

Chairman Rogan stated no.

Bruce Major stated so don't be silly.

Board Member Pierro stated you never know.

Chairman Rogan stated no new is good news usually.

Bruce Major stated most of the time the people come, not the people who are going to say you know, give them that subdivision.

Chairman Rogan stated right, that's true.

b. Petrillo Wetlands/Watercourse Permit

Chairman Rogan stated Petrillo Wetlands/Watercourse Permit, if the Board recalls, we had granted an approval on that permit one or two meetings ago, the original house plans we were given were a single floor, thousand-something square foot house, Mr. Petrillo came in with a two bedroom design.

Rich Williams stated he came in.

Chairman Rogan stated I'm sorry two floor design.

Rich Williams stated two floor design; he wants to put a second floor on the existing floor.

Chairman Rogan stated what style house.

Dave Raines stated it's a cape.

Chairman Rogan stated like a colonial.

Dave Raines stated it's a Put Lake cape.

Rich Williams stated you know.

Dave Raines stated a Put Lake Cape.

Board Members laugh.

Rich Williams stated its not really anything.

Board Member DiSalvo stated its like Mr. Tronconi, maybe like that.

Rich Williams stated its what he can fit on the foundation.

Board Member Pierro stated right.

Rich Williams stated it's a square box going higher.

Board Member DiSalvo stated and he is increasing the number of bedrooms.

Board Member Montesano stated so now are going to end up with one of the Pleasantville houses where it goes straight up like sixty feet.

Chairman Rogan stated well.

Ted Kozlowski stated I think you better ask him what he's going to put out there.

Chairman Rogan stated I think we need a set of house plans.

Ted Kozlowski stated we've been through this before in Put Lake with that exact kind of thing.

Chairman Rogan stated yeah.

Rich Williams stated I hear what Ted is saying, I just want to caution everybody.

Board Member Pierro stated it can't be that big Fred, Ted, the footprint is only so big.

Board Member DiSalvo stated but we are still staying with two bedrooms.

Ted Kozlowski stated you should have him (inaudible).

Rich Williams stated there is no change to the bedroom, there is no change the exterior disturbance which is what the wetland permit considers.

Board Member Pierro stated right.

Rich Williams stated there is no change to the septic system.

Board Member DiSalvo stated so its going to be like a master suite maybe upstairs.

Rich Williams stated so the fact that he's going up has not bearing or impact on the wetland, my opinion is there is nothing really for the Board to consider as much as you know everybody may be leery based on passed experiences about what's occurred with similar situations. In this particular situation, he's not putting a basement in and he is fully aware that he is not putting a basement in, that would be an additional impact.

Board Member Pierro stated did he comes up with a draft.

Board Member DiSalvo stated right.

Board Member Pierro stated did he come up with an elevation.

Ted Kozlowski stated may I say something about that Rich.

Rich Williams stated you may, well its up to Shawn.

Chairman Rogan stated I would never stop you from speaking Ted.

Rich Williams stated unless you're talking football.

Ted Kozlowski stated we've been bitten many times when people come in say I have to amend this, I just want to do this, I just want to do that and then the Building Inspector or somebody shows up three months later and it wasn't that. I really think the Board should at least pin down what he's doing.

Chairman Rogan stated I agree with Ted from the standpoint that I want to see plans because my concern isn't the height, as long as it fits in the character of the community.

Board Member DiSalvo stated right, right.

Chairman Rogan stated you know, of the area.

Board Member Pierro stated right.

Chairman Rogan stated as long as we are staying on the existing footprint, I have no problem with a two bedroom cape. What I want to make sure and we time and time again, is a two bedroom floor plan that is realistically is a three or four bedroom house, you know they put in the office, they put in the whatever, I think we just need to be sure, though I know that the Health Department oversees this sort of thing, impact on the wetlands is certainly the number of people living in the house and the use on the property so I would just want to see more than a sketch plan, whatever plans he.

Rich Williams stated isn't that the responsibility of the Building Department to when he submits plans.

Chairman Rogan stated he's not the.

Board Member Pierro stated he's not the building department.

Dave Raines stated I'm still going to review this, I mean, you know.

Board Member Montesano stated all right.

Ted Kozlowski stated you're bringing, by putting a second story up you're bringing more materials into a site which means you need more staging area.

Rich Williams stated but there was never a limitation on the building anymore than there was a limitation on the number of people.

Board Member DiSalvo stated maybe he can put in a dormer.

Ted Kozlowski stated but Rich, you're putting in a staging area, you're bringing in more materials, you have the potential of affecting more wetlands.

Rich Williams stated but Ted I go back to there was never a limitation on the amount of materials that were going to be brought in on the site.

Ted Kozlowski stated for one story because surely doubling the size of the building would be bringing in more material.

Chairman Rogan stated what's interesting is in the process here we talked about this, we said Mr. Petrillo you're only putting a one story house, this doesn't seem to, to me it seemed the floor plan wasn't going to work, it was so obviously not going to work in a thousand square foot, it just didn't all fit, you know. It was a ridiculous floor plan to be honest, its nothing against him, it just didn't work.

Dave Raines stated I agree with Rich.

Board Member DiSalvo stated he didn't realize it.

Dave Raines stated in that it doesn't apply, I also feel as a non-Board Member, you guys should make your decision on whether it's a wetlands/watercourse permit or something else, the totality of what the applicant

is giving you and if its changed, you should at least have the opportunity to see what its changed to, even if it has no impact on the specific.

Board Member Pierro stated he was in for a wetlands/watercourse permit and that was granted and it was limited to the footprint that was there.

Chairman Rogan stated yeah.

Rich Williams stated and he is not changing his permit.

Dave Raines stated I agree I just.

Chairman Rogan stated to take this.

Dave Raines stated I don't want it to fall back on, you know again, you made your decision, you gave him the permit already from what I hear, if something on this new set of plans is going to impact something you would have said, no, I'm not really comfortable with this because it looks like you have the gutters running this way.

Board Member DiSalvo stated the gutter.

Dave Raines stated or, now I see six footing drains or something I just wouldn't want that to be because we are going to look it and say yeah, it meets all the building codes, great, next and then you are going to come back potentially and say wait a minute.

Chairman Rogan stated yeah, wait a minute that is not what talked about at all.

Dave Raines stated we didn't carport, we didn't have this, Dave I totally agree that it's a water, but he can only work within that footprint, we are not going to allow him to go outside that.

Board Member Pierro stated right.

Dave Raines stated it would just as a procedural thing it should have been presented as this is the house I'm buildings versus you know, we are going to be blind to anything that happened here, other than going back in the minutes which I can pretty much guarantee we are not going to do as a regular course of business over there.

Rich Williams stated you did get a copy of the wetlands/watercourse permit, it is in the file.

Dave Raines stated no, I do have that, no, what I'm just saying is that if you guys met and evaluated this as a Board and made a decision to grant him this based on A, if B has any impacts that you didn't see, we're not going to know that and we aren't going to be able to bring it back to you and that's my point and I don't know that that is an impossible that he could create impacts that would impact your decision.

Board Member Pierro stated I think up until the point where he gets four two by six walls built, up until that point, we'll know what he's got going on.

Dave Raines stated okay.

Board Member Pierro stated you know what I'm saying.

Dave Raines stated I just wanted to throw it out there.

Board Member Cook stated he has to come into you with building plans to get a permit.

Dave Raines stated yes, yes he does.

Board Member Cook stated and you have.

Dave Raines stated we'll evaluate from the Zoning and the Building and we will also look at the permit that is in the file to make sure there are no conditions that would impact the building side.

Chairman Rogan stated Bruce.

Bruce Major stated but couldn't you also as a Board send a letter to the Building Department basically saying, we understand that the plans for this house may be changing and that we are requesting that prior to you issuing their building permit that you have those plans reviewed by the Wetlands Inspector, the gentleman sitting over here, to make a determination that there will be no increased impact. If he says there is increased impact then you kick here.

Dave Raines stated what you should do as a matter of course, any time there is a wetlands/watercourse permit on a property, it should be reviewed by somebody here.

Bruce Major stated yeah.

Dave Raines stated because I tell you between what Paul screwed up and some of the things I screwed up, if we had done that, we wouldn't have had to catch it in the eleventh hour.

Bruce Major stated he is your resident expert.

Board Member DiSalvo stated I would like to see what the house is going to look like too, you know you have people that you meet on the street, how did you guys approve that.

Bruce Major stated doesn't that make sense.

Ted Kozlowski stated absolutely.

Chairman Rogan stated I agree.

Dave Raines stated absolutely.

Chairman Rogan stated it doesn't mean that we are slowing the guy down in the process.

Dave Raines stated no, not at all.

Chairman Rogan stated he has his permit but I think we should see those plans.

Dave Raines stated we turn over permits faster than anybody in Putnam County, so send it to Ted.

Ted Kozlowski stated time out here, he has his permit, we, this Board, as well as myself, grilled this gentleman about the restraints of the property, are you sure you want to do this, are you sure you want to do that, we made it very clear about the footprint and everything else. He's got his permit and now all of a sudden, I can't do it this way, I've got to go up, we've gone through this before in Putnam Lake and other areas, the permit has been issued and then six months down the line, it is not anything like what we approved, I don't know how many times we've been burned, this Board, I am recommending should have at least some visual of what this guy is going to put here, period.

Chairman Rogan stated I think we need more than a visual, the plans.

Ted Kozlowski stated and that very well could impact the wetland because he is doubling the size of the place, even though he is not changing the footprint, that means more materials, more staging, more stuff going on here and we really should have an understanding of what they are doing and if he needs to do this, he has already planned it out and it should be no problem for him to give you that information so I really don't understand what the big deal is.

Chairman Rogan stated I don't have any disagreement to that, I just think that if we take a look at the plans quick and you know.

Board Member Pierro stated tell him we want to see a set of plans.

Chairman Rogan stated that is not a big deal.

Board Member Pierro stated but I.

Board Member DiSalvo stated the second view is lake view of the pond.

Board Member Pierro stated excuse me.

Board Member DiSalvo stated the second floor is now the lake view.

Dave Raines stated does the Board have any issue with Ted reviewing it, I mean we can get real simple, I can put a letter in the file.

Chairman Rogan stated yeah, I personally want to see the plans.

Dave Raines stated ask Michelle to draft a letter for me that, before we issue a building permit.

Chairman Rogan stated and I'm thinking more on.

Board Member Pierro stated I don't think this has to hold him up.

Dave Raines stated no.

Board Member Pierro stated in any way, shape or form.

Dave Raines stated that's not what I'm saying.

Board Member Pierro stated like I said before, not to interrupt you.

Dave Raines stated yeah, I'm sorry.

Board Member Pierro stated if he builds four two by six walls, that could be the first level of a two level house and we've got plenty of time to review the plan, I don't think there is any need to.

Dave Raines stated is there a need for the Board to review the plan or can I just, you know again and I think this should be something we follow anytime there is a permit issued that once its issued, to ensure that its in compliance with the permit, give it to the guy or one of these guys to review.

Board Member Cook stated you have two things, the ECI man said that the Board should review it, that is his recommendation and the Chairman wants to see it.

Dave Raines stated okay.

Chairman Rogan stated I definitely want to see it anyway.

Dave Raines stated so then fine.

Board Member Cook stated let's move on.

Board Member Montesano stated next.

Rich Williams stated I'll call John tomorrow and get something.

Board Member Cook stated he can come in next week, if he has his plans.

Chairman Rogan stated we are not trying to stop him or anything

Dave Raines stated I don't think it will.

Chairman Rogan stated we just want to know what we're approving here because its clearly going to be different.

c. Frantell Site Plan

Board Member Montesano stated Frantell wants another extension.

Chairman Rogan stated okay, but.

Board Member Pierro stated let's get going.

Chairman Rogan stated wasn't Frantell the one that said a one year extension, that wasn't the one.

Rich Williams stated no.

Board Member Cook stated yeah, he originally asked for twelve months.

Dave Raines stated the same with Tractor Supply.

Chairman Rogan stated where are we.

Rich Williams stated did you give it to him.

Board Member Cook stated we gave him six.

Rich Williams stated so he's back.

Board Member Cook stated for twelve.

Board Member Montesano stated should have put him with the (inaudible).

Board Member Pierro stated should have brought him to Greg's house, what about the last one.

Chairman Rogan stated help me remember this, there isn't a limit to extensions on commercial but there is on subdivision.

Rich Williams stated this is not a limit on site plans but there is on subdivision.

Board Member DiSalvo stated we were walking all around the driveway there with subdivision.

Chairman Rogan stated on site plans, okay, let's do six months again.

Board Member Pierro stated okay.

Dave Raines stated is that because you don't want (inaudible).

Chairman Rogan stated we did six months last time for a reason.

Board Member Pierro stated in the matter of Frantell Site Plan, I make a motion that we do a six month extension.

Board Member Montesano seconded the motion.

Chairman Rogan asks for all in favor:

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

Motion carries by a vote of 5 to 0.

Rich Williams stated what was the extension.

Board Member Pierro stated six months.

Dave Raines stated I don't think so.

Rich Williams stated you didn't do signs, we can do signs later.

Chairman Rogan stated oh I'm sorry.

Board Member DiSalvo stated save the best for last.

Board Member Montesano stated we just went through signs, project updates.

Rich Williams stated in New York State, they have up to a years extension on subdivisions where there is not such limit within the statues (inaudible).

Board Member Pierro stated Project Updates are the last thing on the file.

Board Member DiSalvo stated what are (inaudible).

Dave Raines stated Shawn, do you mind if I just go through Fox Run real quick.

Board Member Montesano stated yeah.

Board Member Pierro stated rainbow.

Board Member Montesano stated rainbow is gone.

Board Member DiSalvo stated it went over the rainbow.

Chairman Rogan stated yes Dave, yeah, why don't we switch gears for a minute.

Board Member Montesano stated rainbow is looking for Toto.

Chairman Rogan stated everybody, so we are all on the same page.

d. Fox Run Phase II Discussion

Dave Raines stated I just want to show you tonight, I did a report that you all have, I know you didn't have a chance to look at it, are they not on the agenda, Fox Run is not coming in.

Rich Williams stated there was nothing at that point when the agenda was set up, I issued a letter to them.

Dave Raines stated Joe Zarecki gave me, when he talked to me today that he would be at the meeting, so I just, not this meeting.

Rich Williams stated he didn't tell me that.

Dave Raines stated okay.

Rich Williams stated Joe has responded to my letter, which you have a copy of that also and Dave has issued his memo.

Dave Raines stated again I just gave you snap shot and you should all have the photos and a quick summary that Michelle helped with me. Some of things that we had spoke of and the roads and I do have the colored pictures in the office, if anybody wants them, Michelle can get them for you at any point. Somebody, actually Charlie, you have the colored ones on your report.

The Secretary stated yeah.

Dave Raines stated you should have the colored ones.

Rich Williams stated Charlie is special.

Dave Raines stated yes, in any case.

Board Member Cook stated I do.

Board Member Pierro stated he's retired, he's got nothing to do, he can come in here and beg for these things.

Dave Raines stated I don't know how much impact this has on the whole decision and the process but the infrastructure needs and I'm a pretty good estimator, probably close to three million dollars or more, if you look at the roofs of the buildings, the walls, the roadways, the drainage pipes. I mean, when Richie gets an opportunity, we, later in the spring, the amount of sediment built up and the collapsed pipes, it just goes on and on and on. The dumpster enclosures and what not, are easy, again I don't know how this is all going to play out with the phase two piece but the roads, photos one, two and three, the roads are, those aren't little small areas, this is pretty much the entire access road coming in, the parking areas need to be re-paved, new drainage.

Board Member DiSalvo stated this is supposed to be (inaudible).

Dave Raines stated there are no more garbage enclosures, they are just dumpsters that are either propped up or what not, I don't have the photo in here but the roof membrane structures on two of the buildings are curled up and just patched and held down with flat block and what not. They have a lot of leaks, because I've been out there for quite a few leaks and we are having in buildings four and five, we are having a lot issue with septic back up, the ground floor of the sub-grade units, the septic is backing up into the units. They have been calling roto-router out there, you know to blow it out and what not, this is again, and I don't know how this is all going with what you are looking at. They have taken the initiative to fix the walls on several of the buildings which costs pretty good money but they have seven more to go, which are really life safety issues out there, the walls that actually collapsed onto the building, the retaining walls.

Board Member DiSalvo stated Dave, do they have like a capital improvement project plan.

Dave Raines stated they did up until they got hit with the walls in photo eleven, that is example of one of the walls that they finished, its almost a million dollars in walls already, that they did. So, you see in that picture, picture number four, I'm sorry photo eleven, which is top of building four, you can't really see it unfortunately with the black and white but the whole roof membrane is curled up, you can see it towards the back of the photo, there are actually pieces of flat block holding the roof in place, they have quite a bit

of mold and water but these are things they are going to have to address and I don't know how they are going to. I didn't do that but that is the snap shot there and the other report I had was the Lea Rome report which Charlie had asked me to follow up, which is Commerce Park, which is also Patterson Machinery.

e. Lea Rome/Justin's Automotive Discussion

Board Member Montesano stated right.

Dave Raines stated and we went out and the site, if you recall that is the site where they backfilled into the wetlands, put large boulders, Richie had gotten a heads up on it.

Rich Williams stated Ted.

Dave Raines stated Ted got the heads up, they had gone out there, I don't know how that closed or how you guys ended up.

Board Member Pierro stated he never finished it.

Rich Williams stated that is part of the update that I gave to the Board tonight, they haven't done anything.

Dave Raines stated so they haven't done anything, I believe that the site is worse now than these photos indicate how bad it actually is. We have multiple abandoned vehicles, we've got these, he's been obviously pulling oil tanks and leaving them on the site there, so I gave him until April 20th and then I'm going to turn it over to DEC and let DEC hammer him because its enough.

Ted Kozlowski stated Dave, do you think that constitutes an oil spill.

Dave Raines stated I believe there is potential, we'll see after the inch and a half of rain and I'll be back out there you know, Monday after we get this heavy rain over the weekend. I asked him what he could do to secure it, you know now, get a flat bed and get these things up on a flat bed with plastic under then, he was you know, I'm selling my equipment, I'm going broke so.

Board Member Pierro stated who told you that.

Dave Raines stated one of the gentlemen there, nobody wanted to.

Ted Kozlowski stated don't you have to certified by DEC to pull oil tanks.

Dave Raines stated again, they were not into, they didn't want me there, Nick and I did what we needed to do, took the photos and took come plate numbers.

Board Member Pierro stated thirty-five, forty year old kid, long hair, black hair.

Dave Raines stated no, this was an older gentleman.

Board Member Cook stated the place is like a brown field.

Dave Raines stated that's that.

Board Member Pierro stated you ought to read the minutes from the last time they were in, we were specific on what we wanted taken care of.

Ted Kozlowski stated you guys (inaudible).

Board Member Cook stated and he came in, the guy came in, right.

Board Member DiSalvo stated yeah I remember that.

Board Member Pierro stated right.

Board Member Cook stated oh, we'll take care of it.

Board Member Montesano stated that's mine.

Dave Raines stated I unfortunately couldn't tell if they had done anything with the wall.

Ted Kozlowski stated they were supposed to put fencing up but that was part of the discussion.

Board Member Pierro stated a berm.

Rich Williams stated wait, wait, wait, they were instructed to show that on a plan that the Board was going to approve as an amended site plan and then never came back.

Board Member DiSalvo stated on a plan that we never got.

Ted Kozlowski stated yeah, nothing was ever done.

Rich Williams stated yeah.

Dave Raines stated those are the two major and the other pieces I, I've met with the Wunners and Justin out there, the best I can do is Justin came in to speak with Richie briefly a couple weeks ago and I just violated Justin on the old debris on the north side, I'm sorry the south side as you are looking at the building, the south side of the building, there was stuff that was obviously non-related to operating a repair shop. There was duct work and pieces and parts, so I violated him on that, the sign and the building and I asked Tim if he could sent it to County Court instead of Town Court because there is a conflict I guess some of the Town Employees vehicles are repaired there and people that work in the court, things like that so we are just going to have it go to Judge O'Rourke, which will take two to three months.

Chairman Rogan stated shop Putnam.

Board Member Pierro stated yeah.

Chairman Rogan stated that's right, I agree.

Dave Raines stated I thought Justin would do some due diligence, he does have an engineer working on it supposedly.

Rich Williams stated I have talked to the engineer, the engineer is John Kaylor, who is a very good engineer, he is a bit slow though.

Dave Raines stated thank you Shawn.

Chairman Rogan stated thanks for putting that out there, especially with the pictures and everything.

Board Member Montesano stated thanks Dave.

Dave Raines stated you're welcome.

Chairman Rogan stated okay, so we can wrap this right into Rich's memo for project updates. What does everybody want to do, do you want to read through this for the next meeting, you want to go through these real quick right now.

Board Member Pierro stated I would rather get on signs, this is, we've been pushing signs off for awhile.

Dave Raines stated number three is totally off the table right now, I met with them.

Rich Williams stated that is what I said.

f. Signs

Board Member Pierro stated is the sign in business district form that we have in our work for tonight, was this the one that was amended Rich.

Rich Williams stated I'm sorry, what was that.

Board Member Pierro stated the sign memo that is in our box.

Rich Williams stated I have not given you anything I have done today as far as amended.

Board Member Pierro stated Michelle, Charlie and Maria were good enough to get a hold of those as Carmel and Southeast, can you copy those and get them to everybody, I tried to fax them to over today and then I realized that they were two sided and I don't have that capability on my fax machine. We don't need it tonight.

The Secretary stated you don't want it tonight.

Board Member Pierro stated no, when you get a chance, I'm sorry.

Chairman Rogan stated so then why don't we then switch gears to the Carriage House.

Rich Williams stated you're not going to do signs.

Chairman Rogan stated we are, we just don't have anything to review and so.

Board Member Pierro stated okay but I wanted, okay, let's do the Carriage House, then we'll go back to this, I wanted to show everybody some photographs, just go to the Carriage House, let's get the.

Board Member Cook stated I think what he is saying is he has updated information.

Rich Williams stated well I met with Charlie.

Chairman Rogan stated I thought you said you weren't going to give us copies tonight, that is what I thought you were just saying.

Board Member Cook stated I came in today, I had gone through what Rich had previously given us and some comments that I had, which I just shared with him and so based on what you think, you want to give it to the Board, we can move forward, which he's done.

Rich Williams stated well I've made some changes, I haven't made all of the changes because and you've got a copy, you wanted to talk to the Board about some of the size issues. Let me start it off here, the first thing that Charlie came in and said, there is section of the code 154-67 A 2, which essentially says that you can have one free standing or temporary signs, Charlie felt that the temporary sign should be broken out into its own section. Which I've done and so now, you can have one free standing sign, before you actually open your business you can have a temporary sign, specific language, I'll give copies of this to the Board, I just wanted to see what some of the other issues were tonight, so we can maybe wrap this up. The Planning Board may permit the erection of temporary sign, the temporary signs shall be only for the advertisement of the use or uses of the premise on which its located or it shall only advertise the future opening of a business, yada, yada, yada, that is the essence of it.

Board Member Cook stated but there should be like a time limit on these temporary signs.

Rich Williams stated I put to finish that up, the time shall be established by the Planning Board, however in no instance shall a sign be permitted for a period of greater than ninety days. How's that.

Board Member Pierro stated I would possibly like to expand on that.

Chairman Rogan stated then it would just be ninety days.

Board Member Cook stated then they would have to come in.

Board Member Pierro stated and get a permit.

Board Member Cook stated and get a permanent sign.

Board Member DiSalvo stated we are assuming that this is during the time that they sent in the application for the permanent sign, from the time it comes before us, by the time their sign maker makes it, they can put a temporary sign.

Rich Williams stated well it may not be, as the example that Jim had for us, somebody may come in for a special event, he's already got his permanent signs up and he wants to advertise that, so he comes to the Planning Board, the Planning Board reviews it, the special event is going to run for six weeks so the Planning Board gives him permission to erect a sign for six weeks with the understanding and part of that condition is that he had it removed by such and such a date.

Chairman Rogan stated so if Dilamaghani wants to a rug sail for four weekends in June, he can get this temporary sign approval, throw up the sign and we say okay its only going to be four weekends, so we'll give you the temporary approval for five weeks, its not, there is no reason to put it up for ninety days.

Board Member Cook stated a good example is our friends at Mystic Tanning or whatever, they came in with a temporary sign until, right, business was good, so they could buy a permanent sign. Well we haven't seen them.

Board Member DiSalvo stated has anybody been in there.

Rich Williams stated yes there is.

Board Member DiSalvo stated I haven't been in there.

Board Member Pierro stated I haven't been tanning in awhile, they don't tan beached whales.

Board Member DiSalvo stated I thought you may have gone to check out what was going on over there.

Board Member Cook stated my point is that.

Board Member Montesano stated no, they slapped him in the face once already.

Board Member Cook stated you know, you get them for ninety days and that's it and then turn it over to enforcement to say.

Board Member DiSalvo stated okay so if they want to extend the ninety days, they come in and they say my sign man is on vacation or special paint I have to order or whatever.

Rich Williams stated the way this is written, they wouldn't getting anything more than ninety days.

Dave Raines stated who tracks that Rich, since we are (inaudible).

Chairman Rogan stated that's a good questions.

Rich Williams stated well the Planning Board issues the permit and its enforceable by the Building Department.

Dave Raines stated no, no, no, not the enforcement part, that's easy, its saying okay.

Chairman Rogan stated saying it needs to be enforced.

Dave Raines stated you guys give him a permit April 1 or April 2nd for a temporary sign at Steakhouse 22 and its got to come down September 2nd, I don't.

Rich Williams stated there isn't a procedure right now that we aren't tracking anything, we've always talked about building a database within this department, we need to do that so we have an idea of where the signs are but then we need to work out the procedures for once we reach that trigger for a sign, what we are going to do, whether we are going to send you a letter or send the applicant a letter or a reminder or what.

Chairman Rogan stated you guys use Outlook for your e-mail.

The Secretary stated I don't have Town e-mail.

Chairman Rogan stated does you guys use Outlook for your e-mail, where you just plug it in, we approved it today, ninety days from now a reminder pops up and it goes to you and it goes to him, Steakhouse 22, temporary sign, no longer. Its an automatic reminder you punch up in your e-mail.

Rich Williams stated no I know what you're talking about and I use it for my own personal but I don't do it for something like signs or something like that.

Chairman Rogan stated that could be on potential way where it bounces, where the reminder chimes out where it bounces off your.

Dave Raines stated yeah, it needs to be built into all of the Notices of Violation as well because we are having that problem.

Chairman Rogan stated tracking is a nightmare.

Dave Raines stated and we'll say, I told this guy that he has until whatever day in April and I'm probably not going to remember until somebody says hey you been out to Lea Rome, so right now we have kind of a manual tickler system, that's not really effective, we need a way.

Board Member DiSalvo stated that is the best.

Chairman Rogan stated we've used the big yearly calendar, it's the size of a whole file cabinet, and we go there and we write down, as soon as we do something, thirty days from now, we need to know the results of this and if it comes you have to remember to go look at it.

Rich Williams stated all right moving right along on the sign changes, one of the things that Charlie brought to me were the set backs to the edge of a travelled way, which is twenty feet.

Board Member Pierro stated proposed.

Rich Williams stated well that is what it is right now in the Code and that has been that way since 1976. I hear what your saying Dave, its from the travelled way, its not from the property line so you're already at a minimum for thirteen feet to begin with so potentially what you are saying is seven feet from the property line.

Board Member Pierro stated I think that this would make most of the signs on Front Street, South Street and Route 311, in, have to be required for them to be in the backyard though.

Rich Williams stated no, because you are talking about from the travelled way, the edge of pavement, not the property line.

Chairman Rogan stated at least they don't need to know where their property line is which most people it would be an arbitrary line in the grass, where they can just run a tape measure from the edge of the pavement.

Rich Williams stated exactly.

Board Member DiSalvo stated how far in from the travelled line.

Rich Williams stated well generally you're going to have, your pavement is going to twenty-four foot wide.

Chairman Rogan stated take out the side walk.

Rich Williams stated within a fifty foot wide right of way, all right so you've got thirteen feet between the edge of pavement, theoretically and the property line.

Board Member DiSalvo stated all right.

Rich Williams stated so now you're saying that the sign should be another seven feet in from the property line as a buffer.

Bruce Major stated that won't work in the village.

Board Member Pierro stated it won't work in the village.

Bruce Major stated it won't work in the village.

Board Member Pierro stated it will not work in the village or the hamlet.

Board Member DiSalvo stated mailboxes are closer than that.

Rich Williams stated I understand that but mailboxes you are generally putting up in the right of way.

Board Member Pierro stated because that is what the.

Bruce Major stated I'll give you an example, that antique shop, whatever that is, that's closed.

Board Member Pierro stated thanks.

Bruce Major stated I mean.

Board Member Pierro stated the one with my signs all over it,

Bruce Major stated that building is probably seven feet back from the curb.

Board Member Pierro stated maybe less.

Bruce Major stated maybe less.

Board Member DiSalvo stated so (inaudible).

Bruce Major stated because there is a side walk and the building, so how do you.

Board Member DiSalvo stated how do you get inside the building.

Rich Williams stated there is always going to be a case that you can't do anything with.

Chairman Rogan stated Michelle, the tape ran out.

The Secretary stated I didn't hear it beep.

Rich Williams stated we're writing the code for a general rule of thumb.

Board Member Pierro stated hold on.

(Side 2 Ended – 9:14 p.m.)

Bruce Major stated was one and I know you mentioned something about legal, who is the attorney that is handling the legal for Patterson Crossing.

Chairman Rogan stated that's special counsel.

Board Member DiSalvo stated Santangelo, right.

Rich Williams stated Anthony Mangone.

Chairman Rogan stated Mangone.

Board Member Montesano stated Mangone.

Bruce Major stated now, how long have you been using them, just for.

Chairman Rogan stated we had him at the scoping, right.

Board Member Montesano stated the original.

Board Member DiSalvo stated the two public hearings.

Chairman Rogan stated he was at the scoping session.

Rich Williams stated yeah.

Board Member Montesano stated yes he was, the original one.

Chairman Rogan stated which was five years ago.

Bruce Major stated and do you guys met with them, you really don't meet with them.

Chairman Rogan stated we only see him at the meetings and only.

Rich Williams stated when they come into the meetings, generally we request that he be here.

Chairman Rogan stated yeah.

Board Member DiSalvo stated (inaudible).

Bruce Major stated I noticed that in May of 08, I guess whatever contract was up and there was a new contract and they gave it to the same attorney, did the Town Board, Planning Department slash Zoning Committee, ever discuss that with you.

Board Member Pierro stated not at all.

Rich Williams stated whoa, whoa, whoa, now when you say the Planning Board or the Planning Department, you're talking about me.

Bruce Major stated no, no, I said Planning Department slash Zoning Committing.

Board Member Pierro stated Town Board.

Rich Williams stated okay, all right, so not the Planning Department.

Bruce Major stated I'm talking about the Town Board Committee that is designated for Planning and Zoning.

Rich Williams stated okay.

Board Member Pierro stated unless independently you spoke with someone from the Town Board.

Chairman Rogan stated who would that be.

Bruce Major stated I rest my case.

Chairman Rogan stated no, I think its Ginny, right and I'm trying to think, we talk to a lot of different Town Board Members, that is my point.

Rich Williams stated now I think its Ginny and Ed O'Connor but.

Bruce Major stated it is yes.

Rich Williams stated but back then I'm not sure who it was.

Bruce Major stated it was Ginny and Ed O'Connor.

Chairman Rogan stated yeah.

Board Member Pierro stated obviously.

Board Member DiSalvo stated I think we did.

Chairman Rogan stated I honestly don't recall, I feel like at one point through the process we talked about Mr. Mangone, because they were looking at, do we want to bring someone else in.

Board Member Pierro stated to be honest Shawn, I saw the Town Board meeting, Ginny quoted speaking to you about that, so.

Chairman Rogan stated no, no, wait a minute, are you talking about the most recent Town Board Meeting.

Board Member Pierro stated no.

Board Member DiSalvo stated no, go back.

Chairman Rogan stated what I mean is.

Board Member Pierro stated way back, a couple a years ago.

Board Member DiSalvo stated last year from what I was told.

Rich Williams stated um.

Bruce Major stated the reason why I'm asking is that a few things have come up and just recently the Zoning Board was looking for an attorney as well and that was only a couple of months ago and I was just curious if anybody from that committee spoke with you just within the last couple of months as to whether or not you've been satisfied with the performance of the Town Attorney of the special council.

Chairman Rogan stated no, certainly not.

Board Member Montesano stated he was here last week, wasn't he.

Rich Williams stated for the Zoning Board of Appeals.

Bruce Major stated the attorney.

Board Member Montesano stated yeah.

Bruce Major stated I'm not talking about the attorney, I'm talking about the Town Board Committee that is designated to oversee Zoning and Planning.

Board Member Cook stated you mean like the liaisons from the Town Board to this Board.

Bruce Major stated the Town Board has a series of committees, they have personnel, planning and all that other stuff.

Board Member Pierro I don't recall to them.

Board Member Cook stated I don't think anybody has spoken to us as a group since I've been on the Board.

Board Member Montesano stated we were at meetings with them originally, when we went down to a Town Board meeting and then we had discussed.

Board Member DiSalvo stated but this is just for Patterson Crossing or just in general.

Bruce Major stated well that question was about Patterson Crossing.

Board Member Montesano stated we had requested.

Chairman Rogan stated that is the only special council we have is for Patterson Crossing.

Bruce Major stated that is the only one you have.

Chairman Rogan stated yeah.

Bruce Major stated yeah, I mean the Town has a whole bunch and I guess my other question is, in the last two years, how often have you met with that committee.

Chairman Rogan stated how often have we met with the committee, we've never met with the committee officially.

Board Member Pierro stated never.

Board Member DiSalvo stated can we as a group meet with them because then it would.

Chairman Rogan stated as one of our meetings if they want to come.

Board Member Montesano stated they have come to our meetings.

Board Member DiSalvo stated yeah.

Board Member Montesano stated Ed was here, they didn't discuss anything.

Chairman Rogan stated no, just observed.

Board Member Montesano stated they just observed.

Bruce Major stated when is the last time a Town Board Member was a Planning Board meeting or Work Session.

Board Member Pierro stated Joe Capasso was here a couple of months ago.

Board Member DiSalvo stated Joey.

Chairman Rogan stated Ed O'Connor came to a meeting.

Bruce Major stated okay, I'm going to rephrase that question, what was the last time either Ed O'Connor or Ginny were at a Planning Board Meeting.

Chairman Rogan stated they've been (inaudible).

Board Member DiSalvo stated Ginny was here with Joey.

Chairman Rogan stated they have actually, Joe, Ginny and Ed, all of them have, not at the same time but all of them have, not all at the same time, but over the course of the last six months, they've each attended one meeting, not more than one but one meeting.

Bruce Major stated and prior to that.

Chairman Rogan stated I don't recall, I would say sporadically.

Board Member Cook stated I think they sat in on a regular meeting, they didn't come and talk to us.

Chairman Rogan stated no.

Board Member DiSalvo stated right.

Chairman Rogan stated just observed from the back.

Bruce Major stated and as it relates to the current Town Engineer, how many complaints have you forwarded to that committee relative to allegations of over billing.

Board Member DiSalvo stated we wouldn't know, we don't get the bills.

Chairman Rogan stated we don't have any.

Bruce Major stated no, no, no, any complaints that you have made to the committee relative to the Town Engineer.

Chairman Rogan stated our Board has never filed a complaint to the committee about our engineers, not once.

Board Member DiSalvo stated as far as billing, we don't see any, we don't see any financial.

Chairman Rogan stated performance of the engineer, I think our conversations are pretty open with Gene as to if we want things in a certain frame, I think we work pretty well, we work towards those types of open dialogue so that that process is not necessary, or has not been necessary.

Bruce Major stated but if you have a compliant here and made a complaint against the Town Engineer, what would you do with it.

Board Member DiSalvo stated well we had that at the last meeting by our calculation.

Board Member Montesano stated we don't have any authority, we would have refer them to the Town Board with it, we don't have the authority to do.

Bruce Major stated I understand, I just wanted to know what procedures were in place.

Chairman Rogan stated yeah.

Board Member Pierro stated an applicant come to me and had some issues regarding a bill received for review and I directed him to speak with Rich and make an appointment with Mike Griffin to sit down and discuss that, that was Anthony Boniello.

Rich Williams stated I spoke with Anthony on a number of occasions about sitting down with Mike and he never schedules an appointment, so.

Bruce Major stated okay, thank you, so I guess basically in the last six months, you've seen people from the Town Board, and before that you didn't.

Chairman Rogan stated yeah, no, I think its not fair to say that, I think occasionally when things are going on and there is a hot topic we see people occasionally but its sporadic.

Board Member DiSalvo stated and most of the Town Board Members were in the audience during Patterson Crossing hearings.

Board Member Pierro stated right.

Board Member DiSalvo stated some of them were there.

Rich Williams stated yeah.

Bruce Major stated for the big, yeah, absolutely.

Board Member DiSalvo stated (inaudible).

Bruce Major stated but you've never been called to a meeting by the committee.

Board Member Montesano stated well we, I have attended and I'm sure some of us have when you know its going to be once a year for.

Board Member DiSalvo stated for re-appointment.

Board Member Montesano stated re-appointments and stuff like that but not so much now but we have had discussions with you there when the Town Board meets, if it pertains to us and we are told to come down.

Board Member DiSalvo stated oh yeah and the Zoning Board.

Board Member Montesano stated and the Zoning Board will be there.

Board Member DiSalvo stated we went to Zoning Board meetings with Patterson Crossing.

Board Member Montesano stated yes we have.

Bruce Major stated I was only concerned because you know, ever year the Town Board establishes committees and it just appeared that some of these committees seem to function and some don't seem to function and I'm just trying to get a sense as to which ones are functioning.

Dave Raines stated why don't you tell them that.

Bruce Major stated huh.

Dave Raines stated why don't you tell them that.

Bruce Major stated they will be getting my FOIL request tomorrow morning, so yes.

Dave Raines stated I mean, really, I've heard so many people say this, who is overseeing this and who is overseeing that.

Board Member Pierro stated the fact is probably no one. Okay.

Chairman Rogan stated I take it as a compliment that we do a good job on the Planning Board.

Board Member DiSalvo stated (inaudible – too many speaking).

Chairman Rogan stated always like looking on the positive side.

Board Member Pierro stated right.

Board Member Cook stated from an oversight point of you, to speak from me, I mean I don't see it, okay, I'm not saying we need it but I'm just saying.

Bruce Major stated okay, this is my biggest concern and as you know I've been very much outspoken as to how the current Town Board has moved to go through a process to find a new engineer and I think you've heard me say many times, I have no fish in that pond, none of the four companies that are going there, do I have a kid working for. My biggest concern was that there was nothing in the record to support the move towards the action that they took and that is the reason why I've come here to ask if you have conferred with relative to problems with Stantec and here again I have seen them appoint special council and I would like to know if they will come to you and actually ask you what has been your experience with the special council for Patterson Crossing, we are thinking of re-hiring that person, or we are thinking about using that same person for Zoning and it makes sense to use the same.

Chairman Rogan stated yeah.

Bruce Major stated don't get me wrong, it makes sense but it just doesn't appear that they are asking the right questions or that committees that have been established by the Board are bothering to interact with the people that they are supposed to be overseeing.

Board Member DiSalvo stated getting back to the engineer, I mean, that is all a financial issue that we are not exposed to those figures. I have heard from a lot of people.

Chairman Rogan stated we got, Mike and I reviewed, you reviewed the figures.

Board Member Montesano stated yes.

Board Member DiSalvo stated I hear from a lot of people its too expensive to build in Patterson, you know I don't know what means, I don't know if the engineers are overcharging, I know the Boniello's have had problems, again we don't see any, I don't see any financial figures, so.

Chairman Rogan stated Dave, that is why I was asking you, you said that Ginny quoted me and was asking time frame because the only conversation with the Town Board Members about the engineering was Ginny had asked me what I thought about the proposals, what I said to her was that they all on paper appear to provide what the Town is asking for and that I think you need to interview these people, that you can't possibly make these kind of decisions without speaking to people and asking these questions about continuity of service and how are we going to handle projects that are in the middle and I found out and I haven't had a conversation with Ginny yet but I told her that I wanted to that I was quoted at a Town Board Meeting as saying that I was, Shawn Rogan, the Planning Board Chairman was in favor of changing engineers.

Bruce Major stated she corrected herself later in the meeting.

Chairman Rogan stated oh okay.

Bruce Major stated because I was present at the meeting.

Chairman Rogan stated thank you for saying that.

Bruce Major stated because someone confronted her on that and she corrected herself.

Chairman Rogan stated great because I certainly didn't say that.

Board Member Pierro stated that caught me off guard.

Chairman Rogan stated that is what you were referring to.

Board Member Pierro stated yes.

Chairman Rogan stated that is why I asked time frame, I thought you were talking about, he was asking about Anthony Mangone.

Board Member Pierro stated right.

Chairman Rogan stated that's legal, not engineering, I wanted to be sure we were clear because I was because I've had people come up to me and I've people call me and some interesting things have happened over the last couple of months that seem to point to people thinking that I'm favor of changing engineers. If it is the right decision for the Town, if things work out.

Board Member Pierro stated its not up to us.

Chairman Rogan stated its not my decision.

Board Member DiSalvo stated its not ours to say yeah we like working with Gene or we don't like working with Gene.

Chairman Rogan stated no I think, I disagree with you there.

Board Member DiSalvo stated its just like every year our appointments come up, its not up to us to re-appoint ourselves.

Chairman Rogan stated I think though it is up to us.

Board Member Cook stated and nor have we been asked as a Board by the committee for input to that process of the Town Engineer, consulting engineer.

Chairman Rogan stated not as a Board, as a Chairman I have been asked to be a part of that process from the Town Board and I requested that if they wanted me present that it come from the Town Board that I be asked. I spoke with Joe and I spoke with Ginny, I got the letter from the Town Board's secretary requesting that I be there to participate that but I would only do it if it was from the entire Board, I wasn't going to do it based on one persons request.

Bruce Major stated I do agree with you, it was the responsibility of that committee to come and sit down with you folks while they were going through the process and deciding whether or not they should move forward on doing a request for proposal for engineering services.

Board Member DiSalvo stated I disagree with you on that.

Bruce Major stated to determine what problems you have with the Town Engineer.

Board Member DiSalvo stated it doesn't mean you have problems with that Town Engineer, they were not looking at re-appointing Mike this year, does that mean we've had problems with Mike or with anyone else's appointment.

Bruce Major stated I don't know about that.

Board Member DiSalvo stated there are things that this Board is not privy to know and we don't want to know.

Bruce Major stated you're right, there was a 5-0 vote to support his re-appointment, no 5-0, then 4-0, one was absent but I mean there was no negative vote on yours, there was a negative on yours but there was no negative vote on yours.

Board Member DiSalvo stated there was a possibility that was a negative vote on his.

Bruce Major stated but what I'm saying is, as just a citizen speaking and I am not running for election, I made it quite clear I'm not running for election, people have asked me to, that is not what I'm here for. What I've seen is a lack of communication by this Town Board in fulfilling its responsibility to the tax payers and when you have committees, those committees should be interacting with those units that are underneath them and unfortunately I haven't seen it.

Board Member DiSalvo stated how would you, what would want done as a tax payer, you want bills scrutinized and expenses lowered.

Bruce Major stated you're missing the point, the point is this, one member of this Town Board indicated that the Town was being excessively charged for engineering services to the fact that two hundred and eight some odd thousand dollars was expending last year and its in record. I brought to their information that

they themselves, in a 5-0 vote approved sixty-five thousand dollars without doing a bid for services for the Court and they also put out another bid for thirty thousand or thirty-five thousand for the Putnam Lake, what is that term, the water solution problem over Put. Lake, the thirty-five thousand dollar water quality study.

Chairman Rogan stated that water quality initiative.

Bruce Major stated that Stantec got.

Rich Williams stated Stantec got thirty thousand, you're talking about the flood inundation study.

Bruce Major stated the flood inundation.

Rich Williams stated the flood inundation study.

Bruce Major stated okay, that same Town Board, all five members voted in support of that, they didn't put it out to contract and then we have a fifty-three hundred dollar expenditure for a carp fence study in which there were two bids, one of seven and one of eight and the Board unanimously gave it to Stantec, so when you look at those numbers, we subtract just those numbers from the rest, the billing is sort of consistent over the last couple years, okay, so my question has been to the Board, what made you come to this decision to want to go forward with a request for proposal for engineering services and if you did, why aren't you going forward in the same vein for the Town Attorney because clearly I can demonstrate over the last two years because of conflicts of interest the Town Attorney has caused the tax payers a lot of money, Patterson Crossing is a good example. He charges I think a buck and a quarter, the Town Attorney and the council that you have is charging a buck seventy-five, so that is fifty dollars an hour extra, so clearly it demonstrates that we are paying extra for attorneys, it wasn't demonstrated that we are paying extra for engineering, if it's a political decision that's okay too, if I was the new supervisor here and unless I was a democrat and the democrats took over, you say to the town attorney, you're out of here, the town engineer, you're probably out of here. Jeff Contelmo was the Town Engineer in Beekman, a new political group came in and a political decision was made, you know, you got hired by the republicans, the democrats at now in and this is who we are going to hire, so political decisions are fine too. The only thing is that they haven't demonstrated a rationale as to why they are doing things.

Board Member Pierro stated I reserve comment on that sir and I appreciate your time but please let us get back to this.

Bruce Major stated good bye.

Chairman Rogan stated your time is appreciated.

Bruce Major stated I would love to have those minutes a little sooner but I know you're a little behind.

Board Member DiSalvo stated we just got ours from what January.

Board Member Pierro stated are we back at signs.

Board Member DiSalvo stated let's go back to signs.

Chairman Rogan stated are we at signs.

Board Member Pierro stated in the real estate section, I was doodling, I think its subdivision three and don't get me wrong, I do disagree wit the twenty foot set back.

Board Member Cook stated what are you proposing.

Board Member Pierro stated I think something more reasonable, so that they can be seen by people driving by in a car.

Rich Williams stated you can go down to thirteen feet, other than that you can't go any lower.

Chairman Rogan stated that makes sense because they have to be on their own property.

Board Member Pierro stated right, that's it, that would be fine by me for a start. On the other hand.

Rich Williams stated let's stay there.

Chairman Rogan stated fifteen feet then.

Board Member Pierro stated I would recommend that it be thirteen feet, if everybody.

Board Member DiSalvo stated thirteen feet starting where.

Board Member Montesano stated can I make a suggestion that we make that an even number.

Chairman Rogan stated fifteen, I mean fifteen isn't an even number but it's a round number.

Board Member Pierro stated its consistent.

Board Member DiSalvo stated twelve, smaller than thirteen.

Board Member Montesano stated well thirteen is just.

Board Member Cook stated unlucky.

Board Member Pierro stated yeah, okay, we'll make it fifteen feet, that is my suggestion.

Board Member DiSalvo stated now go back to the Hamlet, now.

Board Member Montesano stated get hit with (inaudible).

Chairman Rogan stated if you have a house or business that is ten foot from the curb, it has to be up against or a building mounted sign.

Board Member DiSalvo stated pre-existing like that.

Board Member Pierro stated right but they won't be seen anyway, they won't be seen if its up against the house, most of the time.

Board Member Montesano stated you are going to have certain places that are going to be exceptions.

Board Member Cook stated remember this is commercial, this is not residential.

Board Member DiSalvo stated oh.

Chairman Rogan stated right.

Board Member DiSalvo stated well where.

Board Member Pierro stated I don't think, it doesn't, its business.

Rich Williams stated correct.

Board Member Montesano stated why can't include residential on certain ones.

Rich Williams stated all we are talking is the business district.

Board Member Montesano stated we are going to get that, okay.

Board Member Pierro stated the business district, the next part of that, it says that a sign or sign advertising sale or lease not exceeding thirty square feet.

Rich Williams stated we're down on four.

Board Member Pierro stated that's, no, that's number three, it's the same paragraph, same paragraph as a real estate sign is not exceeding six square feet in total area, further down in that paragraph except that a sign or sign advertising such sale or lease not exceeding thirty square feet in aggregate area may be allowed for a period of not more than one year.

Rich Williams stated yeah.

Board Member Pierro stated honestly and as you all know, I'm a real estate broker, I think thirty square feet is excessive, I think its too large and just to demonstrate.

Board Member DiSalvo stated four by eight.

Chairman Rogan stated should apply with thirty-two square foot.

Board Member DiSalvo stated yeah.

Board Member Pierro stated four by eight.

Chairman Rogan stated is thirty two.

Board Member Pierro stated thirty-two.

Board Member DiSalvo stated so this would be a little, what's out there now.

Chairman Rogan stated so you said thirty is allowed is a smaller.

Board Member Pierro stated I think that is a little excessive, I think sixteen.

Chairman Rogan stated half a sheet of plywood, probably does four by four.

Board Member Pierro stated one of these.

Board Member DiSalvo stated what happens when you have two.

Chairman Rogan stated that is probably a half sheet of plywood.

Board Member Pierro stated that's a full sheet.

Chairman Rogan stated that's a full sheet.

Board Member Pierro stated right, two full sheets going in two different directions.

Board Member DiSalvo stated that's sixty-four.

Board Member Pierro stated this is excessive and these are all over the place, all over the place, that's ReMax, that happens to on [Route] 22, that is the place where the alleged race track wants to come.

Board Member DiSalvo stated (inaudible).

Board Member Pierro stated that is probably.

Chairman Rogan stated that's big, that's a full sheet.

Board Member Pierro stated sixteen, maybe eighteen square feet, now I thought it was a half a sheet Shawn.

Board Member DiSalvo stated no.

Board Member Montesano stated we have to get a yard stick and put it next to it.

Board Member Pierro stated this I believe is thirty.

Board Member DiSalvo stated let's see that.

Board Member Pierro stated maybe a little less than thirty, maybe twenty-eight.

Board Member Cook stated so what are you saying, sixteen square feet.

Board Member Pierro stated I think sixteen is plenty, I would even stretch it a little bit if we wanted to do a multi and excuse me for using the brokerage that my license affiliated with, I don't work for them by the way, I work for David Pierro Realty but this is sixteen square feet, the maximum I would go is two sixteen square foot signs, angled like that, going in for multiple directions, for going both directions on a north or south road.

Board Member DiSalvo stated for a total of thirty square feet.

Board Member Pierro stated total, sixteen and sixteen, total, for both directions but I think four by eight sheets on the road way.

Chairman Rogan stated correct me if I'm wrong, the way the old Code.

Rich Williams stated the total net.

Chairman Rogan stated that's what I'm getting at, the old code used to be if they were V'd, you count both sides, if they are together to count one side, correct.

Rich Williams stated mmhmm.

Chairman Rogan stated so if its one four by four, you've got sixteen square foot per side but its only a sixteen square foot sign.

Board Member Pierro stated right.

Chairman Rogan stated as soon as you do this.

Board Member Pierro stated right.

Board Member DiSalvo stated its two signs.

Chairman Rogan stated now by code, by old code, two signs and that would be thirty-two which is what we are looking at.

Board Member Pierro stated what I want to get away from is ninety-six.

Chairman Rogan stated yeah, but that would be allowed.

Board Member Montesano stated twelve, let's put it this way, would it be beneficial to make it a double sided sign only.

Chairman Rogan stated not the V.

Board Member DiSalvo stated flat.

Board Member Montesano stated not the V.

Chairman Rogan stated unless you want to do small signs that are V'd, that add up to the number.

Board Member Montesano stated you have one sign this way.

Board Member Pierro stated but back to this, if you don't have the set back to, if you don't have the set back to get it off the road, you're not going to be able to do a V.

Board Member Montesano stated yeah.

Board Member Pierro stated god knows I hate what is being done to the Town with real estate signs, out on D'Ottavio's site, Mr. Callahan who I've never met, just threw up two monsters out there, two full four by eight sheets.

Board Member DiSalvo stated I asked him because I saw him and he said.

Board Member Pierro stated you hurt him with the axe, no, I'm only kidding.

Board Member DiSalvo stated he said the Prudential logo has to be a certain size, now is it the same thing with Remax.

Board Member Montesano stated then don't do business here, end of argument. Let me put it this way, years ago, there was certain gentleman that worked for the state highway department.

Board Member DiSalvo stated going back to the wireless store.

Chairman Rogan stated who are we talking about Mike.

Board Member Pierro stated say a name.

Board Member Montesano stated Tommy Bobieneck, he's dead so I hate like hell to pick on the guy.

Board Member DiSalvo stated a certain person.

Chairman Rogan stated you're not picking on him, its just (inaudible).

Board Member Montesano stated anyway, when Tommy was the highway superintendent, I used to go down to the recycling center and pick up my signs because he used to pull them off the highway, if they were too close to the highway, let me put it this way, each real estate office in this area that did work here, was sent letters. If you want your signs, you have two days to pick them up at the recycling center or the dump as it was called back then or you just won't get them.

Chairman Rogan stated yeah.

Board Member Montesano stated and let me tell you, I went down there and pulled a lot of signs out and half of them weren't mine.

Board Member Pierro stated right.

Board Member Cook stated I was the Board meeting last night, where I spoke about this because it just.

Board Member Montesano stated irks you.

Board Member Cook stated nagging on me and I said that the, I asked the Town Supervisor to provide additional direction to the new Code Enforcement Officer, the current Code Enforcement Officer or whatever the gentleman is called that rides around in his little car, to go out, do an inventory of the signs that are out there, come back in here whether its this department, the building department and see if there is

a permit. If they have an approved permit for the sign and then to take action, so its along the same lines. I mean, they can do this, it doesn't matter, whatever road it is pull the sign, you know, what do we have our.

Board Member DiSalvo stated (inaudible).

Board Member Cook stated huh.

Board Member Pierro stated I didn't want to interrupt you, go ahead.

Board Member Cook stated why do we have the code in the first place, people are coming in, coming in with the applications, we are approving them, we are working with them and then you have ninety-nine other people who are out there putting all these hand made signs, it doesn't make sense.

Board Member Pierro stated it doesn't.

Board Member Cook stated not only real estate signs, that is one this but you know, whether its telephone pole or down the block here when he has military supplies and liquor store and everything else when there is already a sign up, I told him its dodge city, do what you want, that's not right.

Board Member Pierro stated none of these signs that I've depicted here came to us for a permit.

Board Member DiSalvo stated or approval but they don't have to for reality signs.

Rich Williams stated no.

Board Member Pierro stated no.

Rich Williams stated yes you do.

Board Member Pierro stated yes you do, that is what the code says.

Board Member Montesano stated you're supposed to.

Board Member Pierro stated but I think in changing the Code, I mean I wouldn't be adverse to coming in and buying a permit to put a sign up like this on one of my clients property because then I know that I will communicate to everyone that I work with that look, this is going to be a straight fee for a sign to be put up so that the Town has an inventory of what's there and then all the other ones we can take down.

Rich Williams stated are you suggested doing those signs not by.

Board Member Pierro stated yes.

Board Member DiSalvo stated no by what.

Board Member Pierro stated not by Planning Board approval.

Chairman Rogan stated oh I agree, sure.

Board Member Pierro stated why would we want to take up our time.

Chairman Rogan stated those are temporary anyway.

Board Member Pierro stated when somebody could come in and see Michelle and give her twenty-five bucks and designate the location and provide a photograph for the sign, where its going to be, on what property, what the tax map is and we've done with it.

The Secretary stated only cash.

Board Member Cook stated that would be okay by me, its these other signs that keep popping up.

Board Member Montesano stated my favorite country western singer.

Rich Williams stated understand, its not going to be so easy, its not going to be they are going to come in and pay Michelle a fee, we have to set some standards.

Board Member Pierro stated right.

Rich Williams stated can't have neon signs, they can't be lit, they have to be.

Board Member Pierro stated we are talking about sixteen square foot of real estate advertisement for leases and sales.

Rich Williams stated that's fine but I mean its still going to an approval but its going to be an administrative approval.

Board Member Pierro stated right and I don't think there should be a discrepancy in the Code that specifically makes it different for construction signs and real estate sign, I think it should all be the same, the same size.

Rich Williams stated construction signs.

Board Member Pierro stated you have a square foot for contractor signs of no more than nine square feet in an area displayed on premise under construction.

Board Member DiSalvo stated like advertising sign.

Rich Williams stated that is generally.

Chairman Rogan stated like power washing somebody's deck and they want to put the sign out.

Rich Williams stated I'm not talking about the Tractor Supply.

Board Member Pierro stated right.

Rich Williams stated I'm talking about the contractor who happens to be remodeling your house.

Board Member Pierro stated right.

Chairman Rogan stated yeah, painting, doing something.

Rich Williams stated nine square feet is typically what they use, three by three.

Board Member DiSalvo stated they are not even that big.

Board Member Montesano stated don't forget that they have a vehicle, when they are doing your property and one that vehicle is a big sign, with their name and phone number.

Board Member Cook stated I tend to agree with Dave, that I thought a consistency of the six square feet is not a bad idea.

Chairman Rogan stated with a construction worker, he's not going to go through the hassle of a constructing sign where you would for a real estate, he's going to take the one and poke it in the front yard and you know.

Board Member DiSalvo stated yeah.

Board Member Pierro stated right.

Board Member Montesano stated well with that consistency.

Board Member Pierro stated with building mounted signs.

Board Member Montesano stated I would like to have the colors made consistent, that has always been a gripe with me, multi colors, psychedelic, whatever.

Board Member Pierro stated that is a brand issue too, I know ours are always green.

Board Member Montesano stated excuse me, brand issues are wonderful, I have been to places where Dunkin Donuts signs are same color.

Chairman Rogan stated we are not talking about those now.

Board Member Montesano stated as that.

Chairman Rogan stated those we have control over.

Board Member Pierro stated for example, Remax always have a red, white and blue balloon and I think this excessive.

Board Member DiSalvo stated (inaudible).

Board Member Pierro stated Coldwell Banker, I know that they have to and I will spot you the law, I'll bring in the law about the advertisement about how large the brokerage name must be, it can't be, the brokerage name can not, the individual agent's name can not be larger than the brokerage name, that is what it says on the State law and I will get you the exact law but this is advertising more of the agents phone number than it is the actual property. This I think is excessive too but the problem is, like Tractor

Supply, did you see what they put up there, that is sixty-four square feet and it is in the right of way. It's in the culvert and don't let anybody b.s. you, those are not the existing posts.

Board Member DiSalvo stated where were the existing posts, I can't even remember what was there, what was there before.

Board Member Pierro stated the existing, it was cane break, it was brush.

Board Member Montesano stated we can push them off, but then again one phone call to the highway department the state should be going through.

Board Member Pierro stated there is a liability question there Mike, because cars stop, cars that are heading east on [Route] 311 stop to make the turn into back of A & P parking lot.

Board Member DiSalvo stated A & P.

Board Member Pierro stated and cars that aren't waiting are going to the right and going around, in off of the travelled portion of the road way and they are driving within inches of that car. Somebody swerves to make a right and makes a quick right turn and throws a car into that sign, that sign has four by four posts in the ground, something is going to come through the windshield and kill somebody and our lack of enforcement is going to cost us.

Chairman Rogan stated but getting back to what Charlie said, its you can't pick one person, you have to do it, the whole Town.

Board Member Pierro stated you have to do it across the board, you have to.

Chairman Rogan stated and I told you guys, they were doing it in Carmel, they went around, they filled up pick up trucks full of signs to get them all, I don't disagree with that.

Board Member Cook stated that is all they have to do, I mean, enforcement in this area, is not as difficult as anybody may think, you just go out and you make a list, and you come back and you say they are not there and you notify the person, you have seventy-two hours to remove the sign or get in with an application that meets the requirements.

Board Member Pierro stated and I'm not saying that we have to go out like the Lone Ranger and tell people they have to take down these signs.

Chairman Rogan stated just drive (inaudible).

Board Member d Pierro stated but you know a quick note to somebody, we are revising the sign ordinance, there may be some problems with your sign, please come in and let's discuss this.

Board Member Montesano stated (inaudible – too many speaking).

Board Member DiSalvo stated (inaudible – too many speaking).

Board Member Cook stated but you know what (inaudible).

Board Member Pierro stated it doesn't have to be mean spirited, there is a way to do enforcement.

Board Member DiSalvo stated (inaudible).

Board Member Montesano stated (inaudible).

Board Member Cook stated I'm not suggesting being mean spirited at all, all I'm saying to you is that its Dodge City because everyday there is a new sign that goes up.

Chairman Rogan stated oh, its horrible.

Board Member Cook stated you pick the size, the color, the location, its out of control and its not right, it makes the Town look shabby.

Board Member Pierro stated I know Mr. Raveson has some issues with his project and he's going to need additional and I'm not saying that his ugly sign should bear any weight to whether we approve the fire tank that has to be installed or the future development of the acreage in the back but I'm sure that if this Board communicates that you've got sixty-four square feet of a sign that is in the drainage culvert and that is very, very close to causing a problem for the safety of the motoring public, that sign will back up and its easy enough to do but I think and I want that communicated to Mr. Raveson, Rich.

Rich Williams stated I hear what you say Dave but I'm not going to tell the guy to go take an illegal sign and move it.

Chairman Rogan stated yeah, right, that's a good point.

Rich Williams stated that is my problem with what you told me to do and that is why I didn't get back to you, I went to Nick and I talked to Nick about it but I can't tell him to move an illegal sign.

Chairman Rogan stated right.

Board Member Pierro stated but you can tell him to make the sign legal, its doesn't conform, somebody should have gotten back to me, I would have directed that right to Rich, to Mr. Lamberti.

Rich Williams stated I already did.

Board Member Pierro stated okay but somebody should have gotten back to me, I deserve a phone call and if he didn't want to do anything about it and you didn't want to do anything about it, I would have gone to the Board and have them do about it because you know what, I will show you the documentation on the hundreds of thousands of dollars I made because of signs like that Tractor Supply sign. That is outrageous and its wrong, its got to be taken care of, somebody ought to do it quickly before somebody gets hurt, that sign should be taken care of immediately and I want it communicated to the Building Department.

Rich Williams stated under the Code we've got right now Dave, all we can do is tell him to take it down.

Board Member Pierro stated good.

Rich Williams stated you want that.

Board Member Pierro stated good, tell him to go take it down.

Rich Williams stated is that what the Board wants to do.

Board Member DiSalvo stated I'm not saying nothing, so we have to tell all these people to taken them down.

Chairman Rogan stated I personally think that we have to do it Town wide.

Board Member Pierro stated Maria, these aren't in the right of way.

Board Member DiSalvo stated but they are over the limit.

Chairman Rogan stated if Dave, from his police background sees something that is more of a concern because of.

Board Member DiSalvo stated a safety issue.

Chairman Rogan stated you know, safety, then I think that is to be communicated, its you know, I drove by it and all I saw was you can read it and see Tractor Supply, coming soon.

Board Member Cook stated how about.

Board Member Pierro stated ten feet back, ten feet back would not be an emergency problem, it would not be a danger.

Chairman Rogan stated and certainly you can respect what Rich is saying, he can't tell the guy to move it back, he's saying its illegal, to get rid of it.

Board Member Pierro stated there is no reason why Rich can't communicate to the man that the sign is illegal, it ought to get out of the right of way.

Chairman Rogan stated I think what Charlie brought up last night was a really good point.

Board Member DiSalvo stated well who put it up, the company the contractor.

Rich Williams stated and that is fine Dave but do you hear what everybody is saying.

Board Member DiSalvo stated all of a sudden it was there.

Rich Williams stated and this is the position I'm in, Tractor Supply is sacrosanct, nobody wants to do anything with Tractor Supply, you want me to go tell Nick to tell him, because Nick is Code Enforcement.

Chairman Rogan stated right.

Rich Williams stated Nick and I have a great relationship, you want me to go tell Nick that the Board is directing.

Board Member Pierro stated that is my recommendation.

Rich Williams stated then I will be happy to do that.

Board Member Pierro stated right, does anybody have a problem with that.

Board Member Cook stated here is what I think.

Board Member DiSalvo stated I would, maybe it will move by itself.

Board Member Pierro stated after some family drives in to it, Maria.

Board Member DiSalvo stated no, no.

Board Member Pierro stated don't you see the exegete circumstances of this.

Board Member DiSalvo stated I see that, I see that, how do we mitigate that.

Board Member Cook stated how about a letter from the Planning Board to the Town Board stating that we want them, the Supervisor is, I guess, the chief executive officer to tell the Code Enforcement Officials to go out and start enforcing the sign ordinances as they are written.

Board Member DiSalvo stated right.

Board Member Cook stated we are spending a lot of time talking about updates to the Code and we spend a lot of time talking to applicants who do come in so let's get out there and they can start on [Route] 311.

Chairman Rogan stated the impetus to this is that we are reviewing the Code, that we've been looking at what's out there and its, we go through waves of this, every once in a while with signs and.

Board Member Pierro stated and nothing ever evolves, nothing ever evolves.

Board Member Cook stated and tell them that we would like to see them discuss it on their next agenda.

Board Member DiSalvo stated I mean, look at by the Putnam County National Bank, that Brewster Bakery sign is there, where did that come from.

Board Member Cook stated where do any of these signs comes from.

Chairman Rogan stated where.

Board Member DiSalvo stated right when you make the turn over here.

Chairman Rogan stated that is a really good bakery too.

Board Member DiSalvo stated just by that bank, I know.

Board Member Pierro stated where.

Chairman Rogan stated the guy has an excellent bakery, he's in by the Value Village plaza, Brewster Pastry, its really good.

Board Member Pierro stated there is Putnam County National Bank down there.

Board Member DiSalvo stated no, its on Putnam County National Bank property.

Board Member Montesano stated as you make, the bank right here on [Route] 22.

Board Member Pierro stated oh.

Board Member Montesano stated you go past there, and I said where the hell did that come from.

Board Member Cook stated I would like an answer on that because it probably at any point during the day because no body would do this at night time.

Board Member DiSalvo stated why.

Board Member Cook stated do it during the day, there is no enforcement, nobody cares.

Board Member DiSalvo stated I think its on bank property, they don't care.

Board Member Pierro stated I don't know why the signs aren't just torn down, just take them down.

Board Member Montesano stated gee, I wonder who that is, who does that bank belong to.

Board Member Cook stated they are all over, right on Fair Street.

Rich Williams stated all right.

Chairman Rogan stated so let's wrap this to some sort of resolution.

Rich Williams stated is the Board.

Board Member DiSalvo stated talk about Patterson Little League signs.

Rich Williams stated wait, wait, wait, stop, is the Board in agreement with the real estate signs, sixteen square feet.

Board Member DiSalvo stated let's discuss it further.

Board Member Cook stated I'm, I.

Board Member Pierro stated unbelievable, you are so full, you are, were so ready to go last week.

Board Member DiSalvo stated I am, sixteen square feet but you can do a double sided sign and it will still be the sixteen square feet.

Chairman Rogan stated this versus this.

Board Member DiSalvo stated right, yeah.

Chairman Rogan stated which doesn't change under the new code.

Board Member DiSalvo stated right.

Board Member Pierro stated you amaze me.

Board Member Cook stated that's fine.

Board Member Montesano stated that's fine.

Board Member DiSalvo stated how, I'm just, no I thought we said thirty.

Board Member Montesano stated no.

Board Member Pierro stated I thought thirty was excessive.

Board Member Cook stated thirty is existing.

Board Member Pierro stated is existing Code.

Board Member Cook stated bring it down to sixteen.

Board Member Montesano stated bring it down to sixteen.

Board Member DiSalvo stated its only excessive because its v'd out, that one.

Board Member Pierro stated thirty is unnecessary.

Board Member Montesano stated if you make it thirty, they will put a v sign which will make it sixty.

Board Member Pierro stated twenty-eight or thirty.

Board Member DiSalvo stated go to a full sheet of plywood, this one.

Board Member Pierro stated probably thirty, that is excessive, that is sixty-four square feet.

Board Member DiSalvo stated that is sixty-four square feet the way it is.

Board Member Pierro stated right.

Board Member DiSalvo stated if it was closed.

Chairman Rogan stated that window opening, is about thirty square foot, that is about five by five, that window opening right there is about thirty square foot.

Board Member Pierro stated more or less, yeah.

Chairman Rogan stated so that is what Rich was saying is the maximum for one side.

Rich Williams stated or two sided.

Chairman Rogan stated and if they wanted to do a v they would be allowed to do half that amount.

Board Member Pierro stated that is thirty six square feet.

Chairman Rogan stated that is about five foot on each.

Board Member Pierro stated that is five by six.

Chairman Rogan stated maybe, I'm just guessing, trying to get a.

Board Member DiSalvo stated now, so we're amending the Code to enlarge.

Board Member Pierro stated this a recommendation.

Board Member DiSalvo stated we are recommending to change our sign zoning for Patterson Crossing to make those signs bigger.

Chairman Rogan stated yeah but that's under the ospise of a regional retail center.

Board Member Montesano stated that is a unique condition.

Board Member Cook stated I mean, my take is.

(Inaudible – all Board Members talking at once).

Chairman Rogan stated when its all said and done, you're going to need to be a freaking sign rocket scientist to figure, you are going to have to really read through this, you're going to know.

Board Member Pierro stated that is why I want to try to make them more consistent.

Chairman Rogan stated anything we can do to pull this together I think.

Board Member DiSalvo stated what do Southeast and Mahopac say.

Board Member Pierro stated the Codes are there but the codes, Southeast, I didn't read through Southeast's all the way but Carmel doesn't specify signage unless they have it on a separate addendum to their building permits or site plans.

Chairman Rogan stated Rich, do, does the Town Board do a public hearing on this Code change when it goes ultimately.

Rich Williams stated yes.

Chairman Rogan stated because that will be interesting.

Board Member DiSalvo stated how big are the Patterson Little League signs that are nailed to the trees now, that you see.

Board Member Montesano stated four by fours or four by eights, one or the other.

Board Member Pierro stated they are small, they are usually staked in the ground. That is really, I think that is in the venue of a political sign.

Board Member DiSalvo stated Patterson Little League.

Chairman Rogan stated he means in terms of.

Board Member Pierro stated hands off type of thing, they are not.

Board Member DiSalvo stated then you have Cascade Farm and you have sometimes, doesn't have school Melrose School put a sign up along here, that gets knocked down.

Board Member Pierro stated I never say Melrose.

Rich Williams stated everybody puts up signs constantly, that is Charlie's whole argument.

Chairman Rogan stated ridiculous.

Rich Williams stated so where do we stand with the size of the real estate signs.

Board Member Montesano stated sixteen square feet.

Board Member Pierro stated sixteen square feet was my recommendation, does anybody have any other.

Chairman Rogan stated I could care less, I'm happy with sixteen.

Board Member Montesano stated all right, sixteen square feet, double sided sixteen square feet.

Board Member DiSalvo stated four by four.

Board Member Montesano stated if its going to be a v that thirty-two, you're not allowed, sixteen square feet, that's fine.

Chairman Rogan stated you're allowed to have a v, it just has to be eight square foot each side, which is pretty small.

Board Member Montesano stated you can do that.

Board Member Pierro stated that is pretty small.

Board Member Montesano stated its hard enough seeing these stupid billboards.

Board Member Pierro stated I don't have a problem with sixteen on each side.

Board Member Cook stated why can't it be sixteen whether its this way or this way.

Chairman Rogan stated it can be, if that is the way to want it be it just historically has not been.

Rich Williams stated Charlie, the way our Code.

Board Member Pierro stated oh sorry Michelle.

(Side 1, Tape 2 ended 9:53 p.m.).

Chairman Rogan stated the start button.

Rich Williams stated the way our code is written so that we didn't have excessive size through out, a.

Board Member Pierro stated I guess that didn't work.

Rich Williams stated it all comes down it, everything comes down to enforcement, you know a single side is considered two sides as long as its together, when you split it, now you've got really two separate signs. This, you know if the sign is in the right location and the right place.

Chairman Rogan stated yeah, you're right, you're open it.

Rich Williams stated you can cover the back and now you've got four signs.

Chairman Rogan stated right, depending on the angle, you open it up.

Board Member Montesano stated if we get this thing approved, can we issued chainsaws and as we go by, we'll just help.

Board Member Pierro stated its more fun to do.

Chairman Rogan stated what you do on your own time, we don't want to know about.

Board Member Pierro stated its more fun to do it illegally Mike, let's go out with your truck.

Board Member Cook stated can't it be sixteen, sixteen.

Rich Williams stated not the way our code is written right, it can be.

Chairman Rogan stated no.

Board Member Cook stated what we are talking about.

Board Member Pierro stated we are talking about recommending a change to the code to make it sixteen, Omni-directional sixteen.

Rich Williams stated why but why don't you have a single double faced sign.

Board Member DiSalvo stated depends on the angle and who they want (inaudible).

Board Member Pierro stated sometimes double faced signs don't have the set back, sometimes these properties don't have the set back you need to see a double faced sign like that.

Board Member Montesano stated then you'll have to put it sideways.

Chairman Rogan stated how about you say.

Board Member Montesano stated you put it this way and that's it, if people are interested they'll stop.

Chairman Rogan stated you say sixteen square foot for a flat a sign, you say no more than thirty-two square foot for a v sign but the interior angle can't be more than thirty or forty degrees, so in other words, you're not opening it up.

Board Member Pierro stated right, its not two signs that are flat.

Chairman Rogan stated its not this but its this.

Board Member Pierro stated right.

Board Member Cook stated right.

Chairman Rogan stated you do something and again enforcement is the key and its, you're creating convulsion for the whole thing.

Board Member Pierro stated right, back to enforcement Rich, if we do not notify that applicant that that sign is A. illegal and B a threat to the motoring public and somebody gets hurts there you have diminished your right to defend the Town.

Rich Williams stated Dave, I don't disagree with anything you've just said, the only thing I'm saying is under our current code, we can notify him to remove the sign because it is not legal to be there, that is all we can do, we can't tell him go put it in another place, wink, wink, we can't do that.

Board Member Pierro stated you can send him a copy of the current Code so he knows what the.

Board Member DiSalvo stated and a sign application.

Board Member Pierro stated right and a sign application.

Rich Williams stated that's fine too, I can do all that.

Board Member Pierro stated that's fine.

Board Member DiSalvo stated that's kind of.

Chairman Rogan stated you may have overlooked the fact that you needed a sign application for your sign that is illegally placed and way too big.

Board Member Pierro stated and in the right of way.

Chairman Rogan stated and (inaudible).

Board Member Pierro stated and in the highway right of way.

Board Member DiSalvo stated I think that.

Board Member Montesano stated can we contact the United States surplus and see if they have 105s mounted on a jeep and we give them ten hours.

Board Member Pierro stated come on Mike.

Board Member Montesano stated hey, you're worried about safety, take it down.

Board Member Pierro stated I'll go take it down and I'll send them a letter and tell them to come and get it, it's in my back yard.

Board Member DiSalvo stated then you'll get trespassing.

Board Member Pierro stated let them arrest me.

Chairman Rogan stated all right.

Board Member Montesano stated no, I'll hit them with the truck.

Chairman Rogan stated we're going round and round and round and round.

Board Member DiSalvo stated did we talk about Carriage House yet.

Chairman Rogan stated are we at sixteen square feet or are we are thirty-two square feet.

Board Member Pierro stated sixteen.

Chairman Rogan stated pertaining to everything we just talked about.

Board Member Pierro stated single sign maximum sixteen square feet for advertising real estate sales and leases as it is written in the code.

Rich Williams stated the Board wants to get together.

Board Member Pierro stated or an Omni-directional sign, a multi-directional sign, maximum sixteen square feet each side, not to exceed.

Chairman Rogan stated whatever.

Rich Williams stated now let me just point out.

Board Member Pierro stated geometric angle.

Rich Williams stated okay now let me just point out one of the things that you have just done by doing that is there won't be any more single sided signs.

Chairman Rogan stated right, they'll all be.

Rich Williams stated and it's a bigger sign, why not.

Board Member Pierro stated that's a guess Rich because you know what, I know a lot people that are in this business, they only want to put.

Chairman Rogan stated its hard to construct those signs, you don't just pop those.

Board Member Pierro stated they only want to pay for one sixteen square foot sign, one half a sheet, they get two out of sheet of plywood.

Chairman Rogan stated why don't we just leave it that you need a flat sign and be done with it, forget about the v's for awhile and see how that works for awhile.

Board Member DiSalvo stated and then the property owner will say you're not doing anything to advertise my property.

Board Member Pierro stated you know what is going to happen Shawn, if we don't think about the contingency now, they are going to do it anyway, they are going to put up sixty-four square foot signs, to get a view in both directions on Route 22, perfect example. They are going to do it anyway and if because theres and why not do it anyway, if it were me, even if I was on this Board I'm doing it my way because you're not doing any enforcement anyway, go to hell all of ya, I'm doing it. That's not the way I do business, I'm the guy that filed for a fill permit for a pool that I didn't need, you know.

Chairman Rogan stated right.

Board Member Pierro stated I like to do things the right way, above board but that's what the average Joe is going to do, they are going to do it anyway because they know there are no teeth to this ordinance.

Chairman Rogan stated right.

Board Member Pierro stated there is no enforcement and that is why we look like Dodge City and this lady is killing me here, let's go.

Chairman Rogan stated what about thirty-two square foot for a single sign but if you want to do a V, its only thirty-two max, so you get the sixteen and sixteen. Then you're still at thirty-two, its thirty two all around, I don't care one way or the other, I'm trying to bring this to some.

Board Member Cook stated that's what I thought I'd been saying.

Board Member DiSalvo stated so thirty-two max.

Chairman Rogan stated I agree that I think you don't need a sheet of plywood for one sided sign.

Board Member DiSalvo stated thirty-two max for, how do you want to do this.

Board Member Montesano stated trouble maker, trouble maker.

Board Member Pierro stated I think thirty-two is excessive, I think they are excessive.

Board Member DiSalvo stated sixteen and sixteen, I don't think that is excessive, you are talking about a half a sheet of plywood and a half a sheet of plywood.

Chairman Rogan stated well that, he doesn't think that is excessive for that situation, he thinks that is excessive for the single, this sheet of plywood.

Rich Williams stated oh that's right.

Chairman Rogan stated so now you take this, this is your now sixteen square foot.

Board Member DiSalvo stated right.

Chairman Rogan stated but you do this, you're still got thirty, sixteen and sixteen, so how do you word it that you allow thirty-two only in this situation and then someone not say, yeah but you're allowing me thirty-two so I'm doing this, just like Dave said.

Board Member DiSalvo stated on what do you call, right angle, how do you.

Rich Williams stated I know where they are.

Chairman Rogan stated what is the terminology for these v signs.

Board Member Pierro stated good night Michelle.

The Secretary stated not just yet, its my Dad's birthday.

Rich Williams stated v signs.

Chairman Rogan stated v signs.

Board Member DiSalvo stated peace signs.

Chairman Rogan stated is that what you call them.

Rich Williams stated that is what I call them.

Chairman Rogan stated v signs.

Board Member Pierro stated multi-directional.

Rich Williams stated I don't know any other terminology.

Board Member Pierro stated two directional signs.

Chairman Rogan stated all right because I think what Rich is trying to say and what Dave is saying with not enforcing it, if you say you're allowed sixteen square foot.

The Secretary stated good night.

Chairman Rogan stated for a single sign, here is your sixteen square foot.

Board Member DiSalvo stated right.

Chairman Rogan stated but now you say you can keep this sixteen and do this but the way the code reads, that equals thirty two, now you've allowed thirty two, you can't allow thirty two here and not allow thirty two here.

Board Member DiSalvo stated right, so it has to be only on the v signs.

Chairman Rogan stated so unless you word it right, that thirty two can turn into sixty four.

Board Member Montesano stated and make it sixty square foot sign (inaudible) if not we are going to go through alternatives until the cows come home.

Board Member Pierro stated so be it, if that is what you want, sixteen square feet.

Chairman Rogan stated yeah, that's the problem.

Board Member DiSalvo stated I like the thirty two max v sign.

Board Member Montesano stated then make it thirty two, it will be sixty four in an hour.

Board Member DiSalvo stated then that gives us the right then to.

Board Member Montesano stated to do what.

Chairman Rogan stated no, no, what Mike is saying, to be clear is if you allow thirty two.

Board Member DiSalvo stated only on the v sign.

Chairman Rogan stated yeah you just need to be clear that the code is for sixteen flat and what Dave is saying is if you allow it, everybody will put v signs up because they are more coverage.

Board Member Montesano stated and don't even waste your time with the sixteen.

Board Member DiSalvo stated so they pay more for a permit.

Board Member Montesano stated that is one way of controlling it. If you take a sixteen square foot sign, its ten dollars, if you take a thirty two square foot sign its twenty dollars or twenty five dollars.

Board Member DiSalvo stated its thirty dollars.

Board Member Pierro stated or fifty dollars.

Rich Williams stated we can set a fee based on square footage.

Board Member DiSalvo stated there is your answer.

Board Member Montesano stated yes it is.

Board Member DiSalvo stated but keep the thirty two square foot only on (inaudible).

Board Member Montesano stated I know the broker won't be paying for that.

Board Member Pierro stated we pay for our own Mike.

Board Member Montesano stated I did too.

Board Member Cook stated dollar a square foot.

Board Member Montesano stated including the signs with our names on them.

Board Member DiSalvo stated and how long of a permit will this last for, if we are going to do like a yearly permit, it will be a like a recycling permit.

Board Member Pierro stated I think its already one year.

Rich Williams stated well its one year but you had talked about having it as an administrative review.

Board Member Pierro stated so somebody can come in review that.

Rich Williams stated yeah.

Chairman Rogan stated so Dave if you get a permit for your sign, that is whatever square foot, doesn't matter for sake of the conversation, you get a one year permit, that is good for one particular site and then if you move it to another site you have to go get another permit.

Board Member Pierro stated absolutely.

Board Member DiSalvo stated no.

Board Member Pierro stated absolutely.

Board Member Montesano stated excuse me.

Board Member DiSalvo stated why.

Board Member Montesano stated they still giving contracts for six months at a time, when you list a house.

Board Member Pierro stated I make a contract for as long as I choose, most of the time I do one year contracts because I'm too lazy to go back and renew them every six months.

Board Member Montesano stated all right, the average used to six months.

Board Member Pierro stated no, I think the average is more unending a year. Most houses are on the market for 175 days, to sell now, so it's a pain in the ass to go back and renew a contract.

Chairman Rogan stated so the time frame is a year but its specific to the site.

Board Member Pierro stated right, absolutely specific to the site because you know, you'll get it.

Chairman Rogan stated it really gets hard to enforce then because you don't know where the heck you've approved them and that actually is the key because if you approve a sign for Dave Pierro at 12 South Street, now all of a sudden his sign is down the road and it starts to become well wait a minute is that the same sign, is the sign number one that he owns or sign number two that he owns.

Board Member Pierro stated the onus.

Rich Williams stated it goes with the property.

Chairman Rogan stated that's what we're talking about.

Rich Williams stated it always goes with the property.

Board Member Pierro stated it goes with the property, it goes with a specific site.

Board Member DiSalvo stated no what about the smaller for sale signs.

Chairman Rogan stated and that was the whole point it.

Board Member DiSalvo stated what about the smaller ones.

Board Member Pierro stated the smaller, are the ones that are six square feet or less, I didn't think that they required a permit.

Rich Williams stated they don't require a permit.

Board Member Montesano stated now.

Board Member Pierro stated on residential.

Board Member Montesano stated one other thing.

Board Member Pierro stated but what is the set back on those.

Rich Williams stated it was the same.

Board Member Pierro stated that I think in a lot of areas in the Town are just going to be illegal.

Board Member Montesano stated are we going to include the open house situation.

Rich Williams stated well I was, Dave, I was just going to change everything to fifteen feet.

Board Member Pierro stated okay, the open house sign is a temporary, it's a one say sign, people take those.

Board Member DiSalvo stated they put it in, they take it out.

Board Member Pierro stated and I'll tell you from my experience, I own my own signs, they are fifty, sixty bucks piece, those open house signs are forty bucks a piece, I put them in for two or three house, I'm taking them home, they have my social security number on them, so I know who taking them and I find them. They can't afford to lose those suckers and they got.

Chairman Rogan stated all right.

Board Member DiSalvo stated so after the next meeting.

Rich Williams stated all right.

Board Member DiSalvo stated wrap this for the next meeting, we'll see what it looks like, we'll read over Southeast and Mahopac's.

Rich Williams stated are at thirty two square feet.

Board Member DiSalvo stated for a v sign.

Board Member Pierro stated for v signs.

Board Member Montesano stated one other question I have on a personal.

Chairman Rogan stated I'm still, I'm sorry, go ahead.

Board Member Pierro stated sixteen square feet, am I right, sixteen square feet for a single sign.

Board Member Montesano stated yeah what about the guy that puts up the two signs on two different pieces of property directing you to the house that he's looking at, such is occurring on my property right now.

Rich Williams stated the way this is written, its specific to the property, you can advertise a sign, you can have a sign advertising that piece of property for sale.

Board Member Montesano stated okay.

Rich Williams stated you can't advertise or have a sign up that says.

Board Member Pierro stated go down the street.

Board Member Montesano stated that is what's on there now.

Board Member Pierro stated then take it out of the ground.

Board Member Montesano stated its on the floor right now because I won't fix it again for John because he's too damn, somebody came by and stole the pipes.

Board Member DiSalvo stated that's residential.

Board Member Montesano stated off the sign and then throw the sign on the ground.

Board Member Pierro stated you mean John Petrillo's sign.

Board Member Montesano stated yeah.

Board Member Pierro stated he can't put a sign on your lawn, I don't know why or how you let him do that.

Board Member DiSalvo stated his is a corner property.

Board Member Montesano stated because my neighbor requested it and I thought at the time it would have been a lot easier.

Board Member Pierro stated oh, don't complain about it.

Rich Williams stated that's all right, I'll have Nick come out and (inaudible).

Board Member Montesano stated no, what I'm asking about is, there is a situation, is that included in the code.

Board Member DiSalvo stated no but that's, we're going back to residential, this is only commercial.

Chairman Rogan stated its excluded from the code, so it would not be permitted.

Board Member Pierro stated its in the code as Rich says.

Rich Williams stated not from what he's doing.

Chairman Rogan stated what he's doing would not be permitted by the proposed code.

Rich Williams stated Mike's in violation.

Chairman Rogan stated putting your sign for somebody else's house on a different lot.

Board Member Montesano stated call up the guy that put there.

Board Member Pierro stated yeah that's not right.

Chairman Rogan stated imagine if you knew some people and you said I want to sell this house but I have five friends, so I'm going to get five signs and they are all going to point towards that house and we'll point them all five up.

Board Member DiSalvo stated everybody thought it was your house for sale when you first did it.

Board Member Montesano stated that's right, when it first went up, look somebody would have offered me five million, I would have given it to them, including contents but nobody offered nothing.

Rich Williams stated so page two now.

Board Member Pierro stated oh.

Chairman Rogan stated but we haven't, I know we've beat this dead horse but we've thrown out numbers that we have to change the way its worded otherwise we are not accomplishing what I think we want to accomplish.

Board Member Pierro stated what the intent is.

Chairman Rogan stated your intent is to have a sixteen square foot flat sign but if they want to v it, they are allowed thirty two.

Board Member DiSalvo stated yeah.

Chairman Rogan stated so the challenge it writing it do that its clear.

Board Member Montesano stated on conditioned that.

Chairman Rogan stated and I don't know if based on the way it currently reads you would be able to do that.

Board Member Montesano stated the triangle made can only be a certain size.

Rich Williams stated Charlie, do you want to go through any of the others or are you afraid now.

Board Member Cook stated no, not at all.

Chairman Rogan stated hey, you know we're here, we're making progress, let's do it.

Board Member Montesano stated yeah sure, what the heck, we are getting paid by the house.

Chairman Rogan stated I don't need to be at work until 9.

Board Member Montesano stated Rich, is that triangle, we've got to come up with a shape for that triangle.

Rich Williams stated Mike, don't start.

Board Member DiSalvo stated is the triangle a shape.

Board Member Montesano stated it was the last time I looked.

Board Member DiSalvo stated we'll make the triangle an octagon.

Board Member Cook stated Rich will go to his elementary geometry book and come up with the right terminologies.

Board Member Montesano stated all that depends on how much pie you got.

Chairman Rogan stated okay, in fairness, let me state this quick because we are getting a little bit slap happy, in fairness to Michelle and hopefully now when she's here, she's going to say thanks Shawn, in fairness to her, she's got to do all of the work on these minutes. So what's next.

Board Member Cook stated contractor signs.

Board Member Pierro stated contractor signs.

Chairman Rogan stated what do you propose.

Board Member DiSalvo stated do we have any around.

Board Member Cook stated I thought six foot would have been plenty too but then Rich says the standard that the industry uses is nine square feet.

Rich Williams stated just to be clear, Rich went out and measured, I don't know what the standard is for the industry.

Board Member Cook stated maybe.

Board Member DiSalvo stated give me a sign, what is a contractors sign.

Board Member Cook stated I would favor six square feet.

Chairman Rogan stated a pressure washer.

Rich Williams stated I did this like four years ago Maria, I couldn't tell you.

Chairman Rogan stated when they are working on your house, the things they stick in your yard.

Board Member DiSalvo stated yeah but I haven't seen anything really big on someone's lawn, have you.

Rich Williams stated that's what I'm saying, they were like three by three.

Board Member Montesano stated yeah, that's fine.

Chairman Rogan stated not a big one.

Board Member DiSalvo stated not even.

Rich Williams stated a lot of them are much smaller.

Chairman Rogan stated they are like the political signs.

Board Member Montesano stated like those sandwich signs that we see parked around certain areas.

Board Member DiSalvo stated someone has a landscaping sign out on [Route] 311, its like brown with like white letters, I couldn't read it.

Board Member Pierro stated I don't want to be, I'm getting slap happy, I don't want to be arbitrary and just agree to the nine, I'd like to drive around and take a look and see what's out there.

Chairman Rogan stated okay.

Board Member DiSalvo stated all right.

Chairman Rogan stated we're going to be back next week, so okay. What else.

Board Member Montesano stated we gonna.

Chairman Rogan stated what is the next topic.

Board Member DiSalvo stated on the signs.

Chairman Rogan stated yeah, we're still on signs. I can change off signs to the Carriage house anytime you guys want.

Board Member Pierro stated yeah, let's do carriage house.

Board Member Cook stated you think that covered it.

Rich Williams stated pretty much, there was some wording that was minor stuff.

g. Carriage House

Board Member Pierro stated the Carriage House, what do they have coming in for sign approval.

Board Member Cook stated I mean you could do a five foot, three foot hanging.

Chairman Rogan stated no, no, let's.

Board Member Cook stated do a temporary section.

Chairman Rogan stated let's wait for Charlie.

Board Member Cook stated separate temporary section.

Rich Williams stated yeah, no, I'll e-mail this out to everybody tomorrow, except for Mike, who will have to come get it.

Board Member Montesano stated no problem.

Chairman Rogan stated everyone remembers that the Carriage House, which is across the street from Putnam Diner, they've been working on renovating that place for quite some time, the old area, if everyone remembers, looking at the facility to the right, they used to have a couple of picnic tables that people would sit and have a hot dog or something. They went in and put in a poured concrete patio, they are looking to open fairly quickly now and they have been directed that they should have gotten site plan approval, wow those are nice pictures, site plan approval, here is before and after.

Board Member DiSalvo stated (inaudible – not speaking into microphone).

Chairman Rogan stated the only impact to this that I can see is, is this outdoor seating increasing the usage of the building to the point where they don't have enough parking for it. Do you look at outdoor seating, because they are showing quite a bit of it, they are showing 40 additional seats outside.

Board Member DiSalvo stated how did we do it last time.

Chairman Rogan stated I know its seasonal but.

Board Member Pierro stated I think the parking lot has increased in size somewhat to.

Rich Williams stated I'm glad Ted's gone.

Board Member Pierro stated yeah.

Chairman Rogan stated yeah.

Board Member Pierro stated the parking lot has increased in size, to be honest with you, there is more parking there now, then there has ever been.

Chairman Rogan stated and you know what.

Board Member DiSalvo stated and that container is out of there too.

Chairman Rogan stated that old box. Our only issue is a site plan waiver for the concrete patio, I don't have a problem with it as it relates to the site, its seasonal at best.

Board Member Pierro stated right.

Chairman Rogan stated what I would wonder is whether or not those seats are going to be serviced by wait staff, or we call it convenience seating.

Board Member Pierro stated right.

Chairman Rogan stated if someone can go into a deli and they can leave Sauro's Deli and they can leave with and sit down outside, that's convenience seating.

Board Member Pierro stated right.

Chairman Rogan stated they, it doesn't matter one way or another.

Board Member Montesano stated where is [Route] 22 on this picture.

Board Member DiSalvo stated you want to bring him in and ask him.

Board Member Pierro stated right in the front where your hand is.

Board Member Montesano stated that's [Route] 22.

Chairman Rogan stated isn't it.

Board Member DiSalvo stated no.

Chairman Rogan stated is that the front door right here. [Route] 22 is Mike's side.

Board Member Montesano stated this is the parking lot.

Chairman Rogan stated right.

Rich Williams stated that is green area on the side of the building, behind the building. The driveway comes in.

Board Member Cook stated that's the outside.

Rich Williams stated Mike, the driveway comes in now and cuts around behind here and its all back here.

Chairman Rogan stated it looks nice.

Board Member Montesano stated how the hell did he get in there.

Rich Williams stated in where.

Chairman Rogan stated its always been parking in the back.

Board Member DiSalvo stated parking was always over there, there was always so much junk over here you didn't notice it.

Chairman Rogan stated they've done a nice job of this.

Rich Williams stated yeah.

Chairman Rogan stated really sharp, I see, they put the sliding glass doors to get out to the patio area.

Board Member Pierro stated yeah.

Chairman Rogan stated you can see before and after, here is the before.

Board Member DiSalvo stated they want to put some tables where.

Board Member Pierro stated the tables are in the picture.

Board Member DiSalvo stated same spot as before.

Chairman Rogan stated these tables are old.

Board Member Montesano stated thank you.

Board Member Pierro stated yeah.

Board Member DiSalvo stated they want to put them in the same spot only where they painted.

Chairman Rogan stated correct, the existing area.

Board Member Montesano stated I'm confused because I'm used to looking at it from this side, looking this way.

Board Member DiSalvo stated when you're driving up.

Board Member Pierro stated I don't see a problem with that.

Board Member Montesano stated when I used to be there (inaudible).

Chairman Rogan stated um.

Board Member Pierro stated are they out of the buffer, they didn't expand.

Rich Williams stated the tables are out of the buffer.

Chairman Rogan stated yes, the tables are out of the buffer.

Board Member Pierro stated yes, thank you, I caught that.

Board Member DiSalvo stated you know, I don't think any of us have ever met this guy, want to have him come in and explain it to us.

Chairman Rogan stated we could have come in this meeting.

Board Member Montesano stated go down and look at it.

Board Member Pierro stated do you really think its necessary to have him come in.

Board Member Montesano stated as you're going by, go look at it.

Board Member Pierro stated yeah, I want to take a ride by tomorrow, I would like to get this off our plate.

Board Member DiSalvo stated then.

Chairman Rogan stated how do you look at the increase in seating, how does your code define it, I don't want to approve something that then we say (inaudible).

Rich Williams stated well our parking demand would be based on the number of seats that he has, so.

Chairman Rogan stated does our parking demand have an allowance in it for seasonal seating.

Rich Williams stated sure.

Board Member DiSalvo stated well look at the Steakhouse.

Rich Williams stated well we would have to look at the maximum seating on the site, whether its seasonal or not and so we would base it on that.

Chairman Rogan stated because regardless of how much area he has on the patio, if the parking, if they look at it real quick and go look rough estimation, he doesn't have enough to put forty seats out there you can tell him look you can have the patio but its limited to twenty-five seats or whatever the case may be.

Rich Williams stated but the reality in this is parking is going to be a determining factor in how many people are going to be using the site.

Chairman Rogan stated maybe, you have parking along.

Board Member Montesano stated he put a fence up here.

Rich Williams stated no one is going to park along [Route] 22 in that area.

Board Member Pierro stated no, its' too busy.

Board Member Cook stated you have a good point Shawn because there is almost the same number of seats inside as there are outside.

Board Member Montesano stated as there is outside.

Chairman Rogan stated right.

Board Member Cook stated I think there are under forty.

Chairman Rogan stated I went to a restaurant today that only had eight parking spots.

Board Member Cook stated I did a little quick count, I think there is under forty.

Rich Williams stated there is now.

Chairman Rogan stated but it had thirty five seats, it was mobbed, there was no place to park, a brand new place.

Board Member Montesano stated that limits it again because you have to come in and go out the same way.

Board Member DiSalvo stated how did it get approve though.

Chairman Rogan stated it go approved through the Town of Brewster, the Village of Brewster. Nice little place, right next to Kobackers Market, the Country Kitchen, nice little place, good people, packed, there were thirty five people, every single seat was filled, they have about six parking spaces.

Board Member DiSalvo stated when we gave them the approval to put the.

Chairman Rogan stated I found a place and parked in Kobackers, I'm sure they didn't like that.

Board Member DiSalvo stated Richie when we gave them the approval, whoever was there before to do the.

Rich Williams stated Angelo Costa.

Board Member DiSalvo stated to do the outdoor tables with the hot dog stand.

Chairman Rogan stated they weren't serviced by the restaurant, I think that is a big difference here unfortunately, they were convenience seating for somebody to have a hot dog.

Board Member DiSalvo stated okay.

Chairman Rogan stated you know, they weren't, this, my impression and we haven't asked this gentleman, with these sliding glass doors, these will be serviced, you know, sit out on the patio because this isn't a place to go, so that's the only hesitation I have in all this. It is what it is, the patio is in, the parking is there, it will, I hope they get all their seats filled, I want them to succeed.

Board Member Pierro stated right, the only fear that I have is having.

Board Member Cook stated there are forty four seats inside.

Board Member Pierro stated this seating area exposed to traffic, you know I envision people getting drunk up on a Friday night, throwing beer bottles at cars and stuff like that.

Rich Williams stated he is very adamant, he is not looking for a liquor business there.

Board Member Pierro stated he's got a liquor license, it happens.

Board Member DiSalvo stated you want a post and rail fence here or something.

Board Member Pierro stated maybe want a barricade or stockade fence in the front, I don't know.

Rich Williams stated you know what Dave, I looked at doing that, I was out there with him, not for the reasons that you are giving but sound attenuation because he's sitting right on Route 22.

Board Member Pierro stated right.

Rich Williams stated and.

Chairman Rogan stated who wants sit there.

Board Member Montesano stated by the traffic light.

Rich Williams stated the problem is putting a stockade fence up in that area is really going to detract from what he's done as far as the appearance of the building. So it's a balance at that point of what he wants to do.

Board Member Cook stated I also remember.

Board Member DiSalvo stated some more shrubbery here.

Board Member Cook stated Ted was saying he was concerned about the type of shrubbery he put in here.

Rich Williams stated he plans on getting it higher.

Board Member DiSalvo stated yeah.

Board Member Cook stated whether it would last.

Board Member Montesano stated if you look at the back of this building, you're there.

Board Member Pierro stated summer months only, 5/10 through 10/20, weather permitting.

Chairman Rogan stated that's five months.

Board Member Pierro stated yeah.

Board Member DiSalvo stated doesn't Abruzzi do outdoor seating back there.

Chairman Rogan stated I have no idea.

Board Member Pierro stated a little bit but no much.

Rich Williams stated yeah, they added some seating.

Board Member Pierro stated two or three tables, it doesn't really and I've never seen anybody use it.

Board Member Montesano stated well.

Chairman Rogan stated like you said.

Rich Williams stated they're afraid of the golf balls.

Chairman Rogan stated for five months out of the year, the busy five months, you're looking at doubling the size of the place seating wise.

Board Member DiSalvo stated the kids go on to the driving range, kids run on there.

Chairman Rogan stated so Rich, do you think that the.

Rich Williams stated I'll estimate the parking.

Chairman Rogan stated can you, that's fine.

Rich Williams stated what.

Board Member Cook stated our concern is, does the place have the required number of parking spaces for the.

Chairman Rogan stated yeah and I was hesitating my question because I wasn't sure it was relevant to this Board but I think it is relevant, whether or not this seating is to be serviced by wait staff because then it is more connected to the restaurant then, casual convenience seating, somebody wants to wait for a table to go site down.

Board Member Cook stated so you need a count.

Chairman Rogan stated and I'm thinking based on the way they've done such a nice job that it certainly would be waited tables outside.

Rich Williams stated I would be surprised if it wasn't.

Chairman Rogan stated exactly but just to kind of get it from him.

Rich Williams stated I will alert him, I'm pretty sure he was coming in anyway.

Chairman Rogan stated yeah, okay.

Board Member DiSalvo stated so (inaudible).

Board Member Pierro stated motion to adjourn. I'm done.

Rich Williams stated we have a whole freaking long list of.

Board Member Pierro stated make a motion to adjourn.

Chairman Rogan stated you have no second, you have to stay.

Board Member Montesano stated you have to stay.

Chairman Rogan stated that is the first time that ever happened.

Board Member DiSalvo stated that's what they do in Southeast, just walk out.

Board Member Pierro stated good night.

Chairman Rogan stated I'll second.

Board Member Montesano stated just stop your beating and walk out.

Rich Williams stated you list, just a list of (inaudible).

Chairman Rogan asks for all in favor:

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

The motion carries by a vote of 5 to 0.

Board Member Cook stated now look, we didn't discuss all these people that have past their conditional time frames.

Chairman Rogan stated we have to discuss that at the meeting.

Board Member DiSalvo stated oh yeah we have memo.

Board Member Pierro stated on the update.

Board Member Cook stated pardon me.

Chairman Rogan stated we have to discuss that at the meeting.

Board Member Cook stated the next meeting.

Chairman Rogan stated next week.

Board Member DiSalvo stated you want to approve these minutes.

Board Member Cook stated you better read it and get on that.

Board Member Montesano stated let it go.

Board Member Pierro stated get on the same page.

Board Member Cook stated the same book about what we want to do with these folks.

Board Member Montesano stated some of them have exceeded these, do we look at the extraordinary times that we are in.

Chairman Rogan stated are we continuing this, we did a motion to adjourn.

Board Member Montesano stated no.

Chairman Rogan stated okay.

The meeting adjourned at 10:20 p.m.