

TOWN OF PATTERSON
PLANNING BOARD MEETING
March 27, 2008 *Work Session*

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**TOWN OF PATTERSON
PLANNING & ZONING OFFICE**

**ZONING BOARD OF
APPEALS**

Howard Buzzutto, Chairman
Mary Bodor, Vice Chairwoman
Marianne Burdick
Lars Olenius
Martin Posner

PLANNING BOARD

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

**Planning Board
March 27, 2008 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 and Ted Kozlowski, Town of Patterson Environmental Conservation Inspector.

The meeting began at 7:25 p.m.

There was one audience member.

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

Chairman Rogan stated does anybody have a problem if we jump ahead item number four.

Board Member Montesano stated no.

Board Member Pierro stated not a problem.

Board Member DiSalvo stated not at all.

Chairman Rogan stated alright, great.

4) ANNA'S GOURMET – Sign Application

Mrs. Desiree Olin, the applicant was present.

Chairman Rogan stated Anna's Gourmet, we have a sign application, the sign I am assuming is going in the existing location, the previous location of the Lost Lake Café, and we have a sample of what the sign will look like. Actually the colors look very nice, very nice, that is going to look sharp. The size of the size, is what.

Board Member Pierro stated forty-eight feet by thirty-six feet high.

Chairman Rogan stated that's alright, so that is forty-eight inches.

Board Member DiSalvo stated by thirty-six inches.

Board Member Pierro stated yes.

Chairman Rogan stated okay, so twelve square feet, that is well within the.

Board Member Pierro stated the zone.

Chairman Rogan stated requirements.

Board Member Pierro stated on the motion.

Chairman Rogan stated does anybody, everybody else has pictures also, with theirs.

Board Member Pierro stated yes.

Chairman Rogan stated lighting, is the existing lighting also.

Board Member DiSalvo stated it doesn't look like there are any lights on there.

Board Member Montesano stated there is not lighting.

Chairman Rogan stated I thought there was electric going up to it, what is the electric for.

Rich Williams stated the electric is for the neon sign that is on top.

Board Member Montesano stated the neon sign says open or closed, it says open.

Chairman Rogan stated okay.

Board Member Montesano stated anyway.

Board Member Pierro stated Shawn, there are two signs.

Board Member DiSalvo stated you're not going to do anything up there.

Board Member Pierro stated there is an eight by thirty, an eight inch by thirty inch sign on the bottom with the telephone [number] on it.

Chairman Rogan stated here, the open, neon [sign].

Board Member Pierro stated I'm not talking about that, I'm talking about.

Board Member DiSalvo stated is that taken into the twelve square feet, the eight inch by thirty inch.

Board Member Montesano stated according to the report that we have from the Planner, it is and lowered in there.

Board Member DiSalvo stated sounds good.

Chairman Rogan stated Rich, the existing neon sign is okay.

Board Member DiSalvo stated does she want to take it down, the neon up there.

Chairman Rogan stated I mean that's.

Rich Williams stated you know the reality is.

Chairman Rogan stated I've never seen that on, is that, I wonder if it was previously.

Board Member Montesano stated now it looks better.

Rich Williams stated most of the business in the Town have similar open/closed the thing is if they are flashing, that is when we go in and talk to them and say listen, they really can't be flashing.

Chairman Rogan stated then it is a distraction.

Board Member Pierro stated right.

Board Member Montesano stated no flashing allowed in Patterson.

Rich Williams stated but nobody is going to do anything about (inaudible).

Board Member DiSalvo stated you are going to use the same sign posts, just take this down.

Board Member Pierro stated okay.

Mrs. Olin stated everything is there.

Board Member DiSalvo stated did you want to leave that on top or, the neon part or no.

Chairman Rogan stated well like Rich said.

Board Member Montesano stated it just says its open.

Chairman Rogan stated if it is nothing that is obtrusive or distracting to people driving by with flashing lights, then I don't have a problem with it, it hasn't been a problem in the past.

Board Member DiSalvo stated I didn't notice it was there.

Chairman Rogan stated the new sign is going to look a little better then what the old was, the old one was degrading.

Board Member Pierro stated does that lit sign work at present.

Mrs. Olin stated yes, it was turned on.

Board Member DiSalvo stated it looks like all the electrical is new on the side there.

Board Member Pierro stated okay, yeah, alright.

Chairman Rogan stated okay, so a motion on this sign and also SEQRA.

Board Member Pierro stated in the matter of Anna's Gourmet, I make a motion that the sign application is a negative determination of SEQRA.

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 on a vote of 5 to 0.

Board Member Pierro stated and that the Patterson Planning Board approve a forty-eight inch by thirty-six inch high sign, inclusive of the eight by thirty sign with the telephone number to be affixed below.

Board Member Montesano stated and the lighting.

Board Member Pierro stated and the light and the open or closed light to be included in this permission.

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	-	aye

The motion carries on a vote of 5 to 0.

Chairman Rogan stated okay.

Board Member Pierro stated okay, you got a permit.

Chairman Rogan stated thank you for.

Board Member Pierro stated now you have to come back in and get.

Board Member DiSalvo stated and give free samples.

Rich Williams stated do you need these back right away.

Mrs. Olin stated well I wanted to play a joke on someone.

Board Member Pierro stated do you need them or is there any reason why.

Rich Williams stated just because I was going to take some pictures, I forgot to take pictures but its alright.

Mrs. Olin stated I can take pictures and bring them back.

Board Member DiSalvo stated do you have your camera with you now.

Rich Williams stated do you want to play your joke and bring them back.

Mrs. Olin stated I could do that.

Board Member Pierro stated just take a picture of it and send it back.

Rich Williams stated don't worry about it.

Board Member Montesano stated we'll just come by for the next couple weeks.

Chairman Rogan stated do you want any of these photos that you had, no.

Mrs. Olin stated thank you so much.

Chairman Rogan stated thank you.

Board Member Pierro stated thank you.

Board Member DiSalvo stated good luck.

1) MCINTYRE W/W PERMIT APPLICATION – Public Hearing

Chairman Rogan stated okay, McIntyre wetlands/watercourse permit application.

Rich Williams stated okay, site walk comments.

Chairman Rogan stated good.

Board Member Pierro stated oh boy.

Chairman Rogan stated everybody was on the site walk, McIntyre.

Rich Williams stated you want to throw one over to Ted.

Board Member Montesano stated yup.

Rich Williams stated I tried.

Board Member DiSalvo stated Dave, make a paper airplane.

Board Member Pierro stated sorry.

Board Member DiSalvo stated now give me yours.

Rich Williams stated we've got a full house in here tonight.

Chairman Rogan stated the comment, the first comment about the Health Department approval or acceptance of the generator panel, the pool filter supply being on an area designated as expansion area. If we do an approval at next weeks meeting, can we do an approval conditioned on that.

Board Member DiSalvo stated approval of Health Department.

Rich Williams stated you can but.

Chairman Rogan stated or should we just have him go and do that and take care of that first.

Rich Williams stated tomorrow I was going to head over to the Health Department.

Chairman Rogan stated cool.

Rich Williams stated and drop this off and while I was looking at plans for something, they had to pull file for me.

Chairman Rogan stated so we may have something potentially by then.

Rich Williams stated I will see if I can grab Mike [Budzinski] real quick for that.

Chairman Rogan stated okay.

Board Member DiSalvo stated do you see that as a problem with the Health Department or no.

Chairman Rogan stated I don't know, I just was, its expansion area but it could be a problem, I mean.

Board Member Pierro stated its only a suggestion, isn't Rich, is that, isn't that one hundred foot area a suggestion.

Chairman Rogan stated no it's a.

Board Member Pierro stated that they stay out.

Rich Williams stated its an area that you can't go in period.

Board Member DiSalvo stated we were suggesting moving the expansion area.

Rich Williams stated I mean, when you are under construction and you have to fence off the septic area, you fence off the septic footings, what you are going to build plus the expansion area and you can't drive in there, you can't do anything.

Board Member Pierro stated okay.

Rich Williams stated so.

Board Member Pierro stated fine, so be it.

Chairman Rogan stated we would be remiss in approving something without at least having something from Health [Department].

Board Member Pierro stated okay.

Rich Williams stated I was surprised that you know, they got it through the Building Department to put the generator there.

Chairman Rogan stated maybe, did we ever find out whether they had a permit for the generator.

The Secretary stated yes, they got a C.O.

Chairman Rogan stated probably, the plan though they may not have realized, in fairness to the Building Department, the plan that we saw looked like the expansion was sketched in by hand, it wasn't you know what I mean, so.

Board Member Pierro stated I think that that generator may be outside, knowing where, now that I saw where the expansion was penciled in, it may be, it may just catch the outside edge of the expansion area anyway.

Board Member Montesano stated let them worry about it.

Chairman Rogan stated right.

Board Member Pierro stated yeah, so.

Board Member DiSalvo stated how long will it take to get a response from the Health Department.

Chairman Rogan stated it sounds like Rich is going there tomorrow, so.

Board Member DiSalvo stated so we will get an answer tomorrow.

Rich Williams stated I don't know if I will get an answer tomorrow.

Board Member DiSalvo stated hopefully before next weeks meeting.

Rich Williams stated and I prefer to get something back in writing, I will see what I can do.

Board Member Montesano stated if not he's got to postpone it until he can.

Rich Williams stated I was supposed to go over Wednesday and that didn't happen.

Board Member Pierro stated number two, although it may not be within our purview, I think if anything gets done here, I think it ought to be a requirement that that window well be fenced off and maybe we should make a suggestion to Dave Raines.

Board Member DiSalvo stated has Dave Raines looked at that.

Board Member Pierro stated to look at it because that is highly dangerous because if you are going to have people communing around that open well, somebody is going to fall in there and break their neck.

Board Member DiSalvo stated we suggested the metal section of fence.

Rich Williams stated Dave is well aware of it, he said he is going to go out and take a look at it and agree that it would have to have some sort of grate put over it.

Board Member Pierro stated grate or fence, a locking gate type of fence would be fine with me. The same material used to go around the pool.

Rich Williams stated the thing is you've got to be able. It looks like there is livable space downstairs which is why that well has to be the way it is, which means whatever you are going to put out there, somebody still has to be able to get out that window, so you put a fence up, they may not be able to get out, that is why we are talking about a grate that you can push up and get out from.

Board Member Pierro stated I'm sure there is a way to self unlock a gate, to unlock a gate to get out of there.

Board Member DiSalvo stated that doesn't help the people walking around.

Board Member Montesano stated yeah.

Board Member Pierro stated there are steps, those people are going to have to climb up those steps anyway to vault themselves over a gate or unlock the gate, I'm sure we can manage that. The grating on the other hand, as I brought up, somebody of some stature can go through that grating if its not strong enough.

Rich Williams stated like I said, Dave is going to take a look.

Board Member Pierro stated let's rely on Dave's ultimate wisdom and experience and we were pretty clear with the trees, we taped the trees that he would take out and Ted identified the trees which he could take a couple of overhanging branches off of. Ted said he would go back out and look later on in the process.

Ted Kozlowski stated correct.

Board Member Pierro stated when things leaf out a little bit.

Ted Kozlowski stated yup.

Board Member Pierro stated so those big trees, those two big trees are going to remain which is the important issue.

Board Member Cook stated I would like to suggest that the trees that are removed, be replaced by trees and number that Ted recommends and as part of the resolution.

Ted Kozlowski stated but where.

Board Member DiSalvo stated where are you going to put them.

Chairman Rogan stated that is part of the problem.

Board Member Cook stated right, he is taking out half a dozen trees.

Ted Kozlowski stated right.

Board Member Cook stated and he indicated, Mr. McIntyre that he was going to put in something.

Board Member DiSalvo stated hedges or something, right.

Ted Kozlowski stated oh so you want, the landscape you want us to make the recommendation of what he should plant.

Board Member Pierro stated because we don't want it eaten up within a year.

Ted Kozlowski stated right, that is fine.

Board Member Pierro stated okay.

Chairman Rogan stated alright, other then that recommendation, we are basically okay on this provided we get something from the Health Department.

Board Member Pierro stated sure.

Board Member DiSalvo stated and Dave Raines.

Chairman Rogan stated say pending Health.

Board Member Pierro stated right.

Chairman Rogan stated we did the public hearing last meeting.

2) **POWE SUBDIVISION – Public Hearing**

Chairman Rogan stated okay, Powe Subdivision, we set a public hearing for this two months ago to happen at the next meeting, remember Jack was going to be on vacation. Rich, anything new on Powe.

Rich Williams stated we do have plans in, Gene hasn't had a chance to get to them, I haven't had a chance to get to them, Tom has and there is an issue with a gore strip, I haven't heard how Tom is going to weigh in on it but their surveyor has looked at it said you know its no mans land, we are going to have to kind of break it out and treat it separately.

Chairman Rogan stated is a gore where two property line do not touch, so its, or where they overlap.

Rich Williams stated or overlap.

Chairman Rogan stated so it can be either/or.

Rich Williams stated yeah and in this case I think it is a case where they over lap so there is not clear title to that overlap there.

Chairman Rogan stated okay but in terms of set back, even if the extreme were taken against the Powe, it would not impact on this application.

Rich Williams stated correct.

Chairman Rogan stated so it's a legal matter in terms of title but not in terms of our, okay, that is the way I understood it.

Board Member Cook stated actually Mr. Kayler pointed that out.

Chairman Rogan stated okay, so.

Board Member Cook stated where does that leave us as far as, resolution wise.

Chairman Rogan stated sorry.

Rich Williams stated I have not reviewed the plans so I don't know if there is anything big outstanding, I would be surprised if there are. Basically its not a big deal two lot subdivision but I don't know if they are complete enough.

Chairman Rogan stated the main issue that I remember us bringing up, was trying to maximize pulling the house up close to the road because of the wetland set back in the rear and the only thing that probably hasn't been done is we were talking about elongating the septic area to just bring that up because there is a set back from the road, there is a set back from the septic to the foundation and they are maintaining those right now at I think the minimum distances. So I don't, the only way to get the house any closer to the road would be by changing the configuration of the septic, as it stands now, I think there is eighty-five or so feet behind lot one and a little bit less behind lot two to the buffer and its all that field area that we looked, so there is pretty good amount of land back there.

Board Member DiSalvo stated we also wanted to cut down on impervious surface with the driveway being so long too.

Chairman Rogan stated it looks like that has been modified, so we will wait to hear from.

Rich Williams stated there is another issue I've got to go take a look at, Jack brought to my attention today, Charlie [Williams] has done some road maintenance out there, apparently in the general area there is now a ditch that is about five feet deep.

Board Member Pierro stated filled with white trap rock, right.

Board Member DiSalvo stated safe hole.

Rich Williams stated actually Jack was a little concerned, he actually, Charlie dug it out, sent a letter into the Mike Griffin saying that this is a real hazard out here.

Board Member DiSalvo stated this wasn't (inaudible) our here.

Board Member Pierro stated and in the corner too.

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

Rich Williams stated not yet he doesn't, no. Generally its not something that would really go to Anthony, it will go to Tom McGinn and the surveyor, (inaudible – too far from microphone).

Chairman Rogan stated okay.

Board Member Pierro stated okay.

Chairman Rogan stated anything else on Powe.

Board Member Pierro stated nope.

3) THE PLAZA AT CLOVER LAKE – Public Hearing

Chairman Rogan stated Plaza at Clover Lake, public hearing, I don't think we have anything new on that.

Rich Williams stated you do not.

Chairman Rogan stated so, are we are a point of taking any kind an action after the public hearing on this.

Rich Williams stated you might be, yeah.

Chairman Rogan stated Anna's Gourmet we have already taken care of.

5) MEADOWBROOK FARMS – W/W Permit Application

Chairman Rogan stated Meadowbrook Farms, wetlands/watercourse permit application, we site walked this, eight or ten months ago now, it was in the spring wasn't it.

Rich Williams stated it was a long time ago.

Board Member Pierro stated right.

Chairman Rogan stated and a lot of this was previously approved, we are just in there for the wetlands/watercourse permit application. What was this issue out there when we walked out along the fence line, the property line.

Ted Kozlowski stated the flagging.

Chairman Rogan stated the flagging, has that been resolved.

Board Member Pierro stated the flagging of the wetlands.

Ted Kozlowski stated yes.

Chairman Rogan stated where do we stand on that.

Board Member Pierro stated some of the septic was in the wetlands or up against the neighbors property.

Board Member DiSalvo stated the neighbors property we walked along.

Ted Kozlowski stated well we thought that the wetlands was within one hundred feet of the proposed septic but just looking at the plans for the first time, this new submittal, it looks like the flagging stops and they should have flagged more, I don't know if its an issue or now but when you look at the wetlands flagging, their last flag is still on their property, it doesn't end, it's hard to.

Board Member Montesano stated they didn't go into the other property.

Ted Kozlowski stated they didn't end at the property line, so we don't know, see right here, there is a flag.

Board Member DiSalvo stated the property to the left of it, when we walked that.

Ted Kozlowski stated so we don't know, they should have finished.

Board Member Pierro stated we don't here or here.

Ted Kozlowski stated they should have finished the flagging, so I don't know if it's an issue or not. Certainly for the Health Department they are going to be one hundred feet from the wetlands, I'm sure the Health Department would want to make sure that they are one hundred feet away.

Board Member DiSalvo stated where is (inaudible).

Board Member Pierro stated here.

Ted Kozlowski stated so it's really a matter of cleaning up the map.

Board Member Pierro stated this is the landscaping.

Board Member Montesano stated what about rebuilding that dam, are they going to be able to get access to that property.

Rich Williams stated dam.

Chairman Rogan stated what dam are you talking about.

Board Member DiSalvo stated the tunnel, we went through the tunnel, under the bridge.

Board Member Montesano stated I'm on the wrong project, alright.

Mr. Buschynski stated this is a true work session.

Chairman Rogan stated yeah, pull up a chair.

Board Member Montesano stated jeez, what do you need, a job.

Board Member Pierro stated can't you see the sweat dripping, grab a chair in the adjoining room.

Board Member DiSalvo stated grab a chair.

Board Member Pierro stated and pull it in.

Board Member Montesano stated picking numbers out of my head.

Rich Williams stated so Gene has done a review, you all have Gene's review, a lot of it is pertaining to construction issues and not so much the wetland, his review is about nine pages, I have had a chance to look at it. There are some issues the Board is going to have to wrestle with, one in particular, they have at one of the intersections and I haven't had a chance to look at it, so I'm not sure which intersection but Gene said within what we would normally consider the sight distance area, they actually have a corner of a house and potentially a deck but this was a subdivision that was done a very long time ago and again.

Board Member Cook stated Rich.

Rich Williams stated Gene made it seem like there was never any recorded sight distance easement put on the plat, so I'm not sure where we are going with this.

Chairman Rogan stated okay.

Board Member Pierro stated that still doesn't absolve us from being careful.

Rich Williams stated that is why I brought it up.

Board Member Pierro stated very well.

Chairman Rogan stated okay, anybody have anything else on Meadowbrook.

Board Member Pierro stated I'm fine.

6) TRACTOR SUPPLY SITE PLAN

Chairman Rogan stated Tractor Supply.

Board Member Pierro stated Rich, do you have the photograph that he brought in to the last general meeting.

Board Member DiSalvo stated the Taco Bell picture.

Rich Williams stated the Taco Bell picture.

Board Member Pierro stated got to frame (inaudible), the guy some effort into that, come on.

Board Member DiSalvo stated what.

Board Member Pierro stated the guy put some effort into it.

Chairman Rogan stated in fairness it was just a photo of another place, it wasn't like architectural drawings.

Board Member Pierro stated right.

Chairman Rogan stated it was an idea.

Board Member DiSalvo stated there is nothing architectural.

Board Member Pierro stated its just a photo.

Board Member Montesano stated all you are doing is comparing one company building to another.

Board Member Pierro stated we have to steer them in a direction, politely.

Board Member DiSalvo stated I think we will tonight.

Board Member Pierro stated not tonight, he's not here tonight.

Board Member Montesano stated no, that is why we've got those things to look at.

Chairman Rogan stated what things.

Board Member DiSalvo stated Mike and I have been cruising around Town.

Rich Williams stated I had took a field trip myself.

Chairman Rogan stated great.

Board Member DiSalvo stated same pictures.

Board Member Montesano stated you didn't get a chance (inaudible).

Chairman Rogan stated (inaudible).

Board Member Pierro stated did you go to New Milford.

Board Member DiSalvo stated we went last week.

Chairman Rogan stated pictures are always good.

Board Member Pierro stated I think the New Milford was a.

Chairman Rogan stated the Barns.

Board Member Montesano stated that was something that was interesting because its got silos and then you will see why in a minute.

Board Member Pierro stated a lot better then I thought.

Board Member DiSalvo stated it looks like the one up in Amenia only painted yellow.

Board Member Pierro stated no.

Chairman Rogan stated New England Equine.

Board Member DiSalvo stated they only changed the front.

Board Member Pierro stated this has got contour, the one in Amenia is a square box with a red stripe on the front.

Board Member Montesano stated now look at that and when you see what it is, you'll understand why.

Board Member Pierro stated you know what, I don't think that is horrible.

Board Member DiSalvo stated by itself it will look horrible.

Board Member Pierro stated this is not, this is sitting by itself.

Board Member Montesano stated shutters on the windows.

Board Member Pierro stated but I think there are some things you can do with this to dress it up.

Board Member DiSalvo stated well yeah but he's got to dress it up.

Board Member Montesano stated and that's all.

Board Member DiSalvo stated they had this problem with.

Board Member Pierro stated this looks like a tile roof to tell you the truth.

Board Member Montesano stated this is over in New Milford.

Board Member DiSalvo stated Malvern, New York, out by Riverhead, the Planning Board fought Target on the design of their building and the Planning Board won and the building got designed the way the Planning Board wanted it.

Board Member Pierro stated and they were so happy about it, they let the Tangere Mall get built with a worse roof then the original.

Board Member DiSalvo stated I think they were there already.

Board Member Montesano laughs.

Board Member Pierro stated the Tangere Mall is a.

Board Member Montesano stated this is their yard, this building.

Board Member Pierro stated I will tell you what, this is a far sight better then the current Tractor Supply that I've seen up in the Catskills and the a far sight better then the Tractor Supply in Amenia.

Board Member DiSalvo stated oh yeah, but we need to make.

Board Member Montesano stated well Amenia was a retrofit, so that is no problem.

Chairman Rogan stated agreed on both points, what we can do.

Board Member Pierro stated it's a retro.

Board Member DiSalvo stated that's Amenia.

Board Member Montesano stated it's a retrofit, they took over an existing building but the one they have over in New Milford.

Board Member DiSalvo stated the one in New Milford, that was nice.

Board Member Pierro stated New Milford is a nice store.

Board Member DiSalvo stated we'll get to it.

Chairman Rogan stated yeah I did, I actually already looked at it.

Board Member DiSalvo stated there are other designs, we took the horse hospital, we took the barns, you know, ever the radio shack over there, the fake copulas, fake barn doors, fake windows, you know.

Chairman Rogan stated the one in New Milford that you photoed, they could have even done more with just some simple, like what they have here at A & P, it's a façade building.

Board Member Montesano stated they could have stretched it.

Board Member Pierro stated the dormers on the façade.

Board Member Montesano stated that is why we got the barn, because I said put silos in there.

Board Member DiSalvo stated they could make a silo with a stair case going up to their office.

Board Member Montesano stated maybe can store their junk inside of it.

Chairman Rogan stated the elevation on the property, sets it up on a high level then most of your, you know, surrounding structures. Has anybody not seen these.

Board Member DiSalvo stated nobody has seen them.

Chairman Rogan stated oh.

Board Member DiSalvo stated you know look at the fake windows, at the fake hay door that they put in, even at the horse hospital.

Chairman Rogan stated hey Rich.

Rich Williams stated hey Shawn.

Chairman Rogan stated what you have over there, let's see, I saw neat red barn pictures.

Board Member DiSalvo stated no that is right across from Putnam Hospital.

Board Member Montesano stated you remember those right.

Rich Williams stated that is one set, here is the other set.

Chairman Rogan stated I will look over your shoulder Mike.

Board Member Montesano stated I will tell you what, we'll do it that easy way, you look at that one.

Board Member Pierro stated where is this.

Rich Williams stated that is, it's a funny story.

Board Member Pierro stated out on [Route] 52.

Board Member Montesano stated I like the date stuff on here.

Rich Williams stated it is on 44 about a mile up off of 55.

Board Member DiSalvo stated its like right before Pine Plains over there.

Chairman Rogan stated and that is the barn that is on the property, right.

Rich Williams stated everybody kept saying to go and look at Adam's.

Board Member DiSalvo stated I was going to go up there this week too.

Rich Williams stated so we went, and its right across the street from Adam's and its something that Mike Griffin had seen.

Chairman Rogan stated yeah obviously.

Board Member Montesano stated and these are his notes, you can see the message on the back.

Chairman Rogan stated this is just numbers of the photos.

Rich Williams stated garbage.

Board Member Montesano stated yeah sure likely story.

Board Member Pierro stated Shawn, this is what I was trying to explain to Maria the other night out in the car, if we were to have, what are we talking about 28,000 square feet for Tractor Supply total.

Rich Williams stated something like that, yeah.

Board Member Pierro stated if we were to have the front of the building have this gambrel style roof and the rest of it remained flat in the back, this could be vital office space or storage area and I don't think it would be too expensive to build that kind of roof line with maybe a faux silo, that's great.

Board Member Cook stated thank you.

Chairman Rogan stated Rich can we talk about architectural services for this project for the Town, I mean, where do we stand with something.

Rich Williams stated we did.

Chairman Rogan stated well I know we did but.

Rich Williams stated I am meeting with the architect.

Chairman Rogan stated same pictures.

Rich Williams stated I am meeting with architect tomorrow.

Board Member DiSalvo stated does he know its going to be (inaudible).

Rich Williams stated we had somebody and they were supposed to give us designs, supposedly it came in, Mike Griffin saw them, I have never seen them and then they got lost and she is coming in tomorrow on a different project and she is supposed to be bringing the stuff tomorrow again, so I will see what she has. But taking a look at this, my suggestion would be is you take that red barn, that style and that kind of color and you take the blue building with the copulas, the really nice copulas, the windows running along the side and half way up and the stone work, I love that stone work.

Chairman Rogan stated I love the way that stone worked looked on that building.

Rich Williams stated and you bring that stone work four feet up the false front.

Chairman Rogan stated yup, they are using a cut block stone anyway on their building so its not a whole lot.

Board Member Pierro stated that looks like faux stone anyway.

Chairman Rogan stated yeah.

Rich Williams stated and that is going to be a sharp looking building that I think they can do.

Chairman Rogan stated yup and even the windows, they can be fake windows, they don't have to go through the building.

Board Member Pierro stated right.

Chairman Rogan stated they just put a black backdrop behind it.

Rich Williams stated they could if they want but on a building that size, they are probably going to want the light.

Chairman Rogan stated right.

Board Member Pierro stated and you know what, if they are going to build, I don't think any of their buildings are this tall, if we are going to hold their feet to the fire and they are going to build something that tall, they ought to have real windows here because this is viable.

Board Member DiSalvo stated for the sunlight.

Board Member Pierro stated usable space up stairs for office and storage and whatever else.

Chairman Rogan stated remember though before you throw that out there, that they aren't even showing enough parking on site to what they are proposing so you have to be careful there too.

Board Member Pierro stated if we can make them make the building smaller.

Board Member Montesano stated screened.

Chairman Rogan stated yeah.

Board Member Montesano stated attached to the cross pieces and then stuck on the wall.

Chairman Rogan stated Rich, where were these pictures taken.

Board Member Montesano stated so it looks like a window or a door.

Rich Williams stated Route 44 about a mile up from the 55 intersection on the right hand side. It's a little strip shopping plaza.

Chairman Rogan stated it's a sharp looking facility.

Rich Williams stated it is but Mike brought me up there saying I remember seeing this, this is what we want for Tractor Supply and I got there and I took a look at it, he really liked it, you know the size of the building that they are going to have Tractor Supply, that style isn't going to work.

Chairman Rogan stated right but some of the design elements.

Board Member DiSalvo stated they can make a fake front on it like the one in New Milford.

Chairman Rogan stated are interesting.

Rich Williams stated the design elements were great, yeah.

Board Member Pierro stated but even, for the size of the building that Tractor Supply is talking about, there is still going to be a flat roof behind this area here, correct.

Chairman Rogan stated and don't forget on this site.

Rich Williams stated it doesn't have to be.

Chairman Rogan stated the front of the site is not what you see on here, it is one of elements but you are seeing it really from a minimum of two sides, the 22 corridor, its going to stick out, so you are seeing the 311 side.

Rich Williams stated you are going to see three side.

Chairman Rogan stated well yeah, minimum of the two and maybe a little bit coming this way.

Board Member Pierro stated but I think if the barn stays in place in the back, it is going to block a lot of the side view on the 22 and I.

Chairman Rogan stated but they are talking about.

Rich Williams stated but they are proposing to do that.

Board Member Montesano stated that is what a flat roof building looks like.

Board Member Pierro stated right, its ugly, I agree.

Rich Williams stated let me see the picture.

Board Member DiSalvo stated you didn't see these.

Rich Williams stated oh yeah.

Board Member DiSalvo stated that is the New Milford store.

Board Member Pierro stated but Mike, a flat roof building in the back of this wouldn't kill me.

Board Member Montesano stated no.

Rich Williams stated is that what these pictures are, of the New Milford store.

Board Member DiSalvo stated New Milford, Amenia and then just local, you know the horse hospital.

Chairman Rogan stated we appreciate you guys going through the effort of doing that.

Board Member DiSalvo stated fake stuff, there are a lot of nice buildings out there, we keep telling them that, so.

Board Member Cook stated so we will just have to tell them again.

Board Member DiSalvo stated we have to show them.

Board Member Cook stated and show them, say hey, here go.

Chairman Rogan stated we did in fairness point out New England Equine, right around the corner.

Board Member DiSalvo stated they are in there too.

Chairman Rogan stated some people did a nice job with.

Board Member DiSalvo stated if he needs to see the pictures of it, the emphasis on the fake windows and.

Chairman Rogan stated now that is a nice building, it fits in. The design elements of New England Equine, are not that sophisticated, it just fits into the landscape and the character of the community, there is nothing there that is that extravagant.

Board Member DiSalvo stated and the fence around it, they could use some fencing around Tractor Supply.

Board Member Montesano stated their insistence on putting stuff up in the front.

Board Member DiSalvo stated at least where the outdoor storage is located.

Board Member Montesano stated if you look at that New Milford Store, the outside area is as big as the store, it is humongous.

Board Member Pierro stated right that's, they get free exposure, Mike, that is their claim to fame, that is their brand, that is what they do, you know.

Board Member DiSalvo stated how is it all going to fit, is it all going to fit on that site.

Board Member Montesano stated there is (inaudible).

Board Member Pierro stated the site limits them to how much outdoor exposure they are going to have.

Board Member DiSalvo stated and indoor too, I mean its (inaudible).

Board Member Montesano stated its has to be emphasized because I had a distinct feeling that the gravel would suddenly appear and everything would be on top of it.

Chairman Rogan stated I have a note, to switch gears now to the public hearing, I have a note when I was looking through the comments on Tractor Supply. Rich what are the chances that the septic system layout, the stormwater and the results of the bog turtle study will change the layout of this site and the reason I ask that is if we hold a public hearing, we are holding a public hearing and this site changes because of those elements.

Rich Williams stated we are not holding public hearing at this up coming meeting.

Board Member DiSalvo stated no.

Chairman Rogan stated oh that's right but they are looking to.

Rich Williams stated they want it.

Chairman Rogan stated they want to set one and that is the reason that I am bringing this up.

Rich Williams stated right.

Chairman Rogan stated if we were to set a public hearing and all these factors come in and we find that the site is significantly altered from what we originally showed the public, then we have to hold a second.

Board Member Pierro stated its compromised and then we.

Board Member DiSalvo stated we have to do it all over.

Chairman Rogan stated we have to hold a separate public hearing is all.

Board Member Pierro stated or not hold the first one.

Chairman Rogan stated yeah but what I am saying is that these changes could have taken place after the public hearing is what I'm saying.

Board Member Cook stated right.

Chairman Rogan stated so is it prudent to hold the public hearing until you are set on a site plan.

Board Member DiSalvo stated I don't agree.

Board Member Cook stated I don't think so.

Board Member Pierro stated I don't think so, that may disappoint them terribly.

Rich Williams stated there are two issues that you brought up, one is the bog turtle survey and the other is the design of the septic system and stormwater and the infiltration phase. I don't think the bog turtle

survey, I don't think, they are away, they are showing the three hundred foot buffer, I don't think anything is going to change once that comes in as far as design.

Chairman Rogan stated okay.

Rich Williams stated and if it does, it is going to kill the whole project.

Board Member Pierro stated right.

Rich Williams stated you know it's a make or break it deal, its not going to change the design. The other issue is the design of the septic and the infiltrators, I can tell you they haven't been out on the site to do their deep holes or percs yet.

Chairman Rogan stated so we don't really know.

Rich Williams stated so we don't know what the design is going to look like because they haven't, they were supposed to give me a sketch showing where they were going to do the deep holes and percs and.

Chairman Rogan stated yeah.

Board Member Pierro stated I would imagine they are waiting until they get the results of the bog turtle study, why invest the money.

Chairman Rogan stated well no, they are trying, it says in the memo that Theresa is trying to get the field testing done for the septic system, she has put in request already.

Rich Williams stated she hasn't given me the sketch and she hasn't gotten the letter back to get the Health Department out on the site, I don't know what she is waiting for, she said two weeks ago she'd give us the letter. And she hasn't given me the sketch.

Chairman Rogan stated and I'm always concerned when we get these site coming back and they change and mostly it is because of stormwater, they get sent down to the DEP, they come back and they have now three ponds instead of one. Is it within our purview to decide when we could set a second public hearing because of those changes or do certain changes just necessitate an additional public hearing.

Board Member DiSalvo stated we can't have a drastic change.

Rich Williams stated within the context of the Code, both Town law, it provides for one public hearing, it doesn't provide for significant changes, you get to go back and have a second public hearing.

Chairman Rogan stated within the Code but within, being a reasonable Board and seeing that changes, I guess it depends on what you expect the comments or what comments came up at the initial public hearing and whether or not those comments would affect a change in the plan.

Rich Williams stated right, there is nothing in Code that allows you to go back, so if you are going to have a second public hearing, I am assuming that you are going to have to do all the notice and everything, alright, that is an expense to the applicant, there is nothing that requires the applicant to do that or allows you to do that. You can do it if everybody is of mutual agreement but if the applicant says I've had my

public hearing, the clock is ticking, you have to make a decision and he can hold your feet to the fire and there is not a lot that you are going to be able to do about it. So you have to be aware of that.

Chairman Rogan stated I'm glad you said it those terms because what that tells me and should tell the rest of the Board is that when we set these public hearings, we want to be pretty confident that the site is at least firm in how they are going to develop the site. Changes are always going to occur, that is not what I'm concerned about, I'm thinking significant changes in this case because it is already a tight lot. That is the reason I bring that up.

Board Member Cook stated I would like to also mention that in the Insite memo of March 18th, on page six of six where they talk about architectural plans and in the last sentence, they feel that it would be more appropriate for the Town or the Town's consultants to offer recommendations that the applicant can further develop.

Chairman Rogan stated that is what we are trying.

Board Member Cook stated we are ready, we have ideas for them to pursue, so.

Board Member DiSalvo stated there is another similar building to this, you know on [Route] 52 into East Fishkill, where that big dome is, across the street there is a similar mall that went in there like that, that was more along the line of New England.

Chairman Rogan stated are you sure you don't want to go to school to be architect, it would be a good back pocket trade to have here, you know.

Rich Williams stated my heart is in Planning.

Chairman Rogan stated architecture is planning, designing, alright, does anybody have anything else on Tractor Supply.

Rich Williams stated (inaudible), I am having enough trouble keeping the engineers on track.

Board Member Cook stated I don't know how anybody else feels but I'm still having some trouble with that outdoor display in the front of the building.

Ted Kozlowski stated that was good wasn't it.

Chairman Rogan stated by the stormwater pond.

Board Member Cook stated yeah.

Chairman Rogan stated I'm okay with it if we can fence it to the point where we are not going to have garbage or debris from that display area, going down into the stormwater basin, because it is not going to be retrieved.

Board Member DiSalvo stated do they want to cement it, like the ones we've seen.

Chairman Rogan stated cement it.

Board Member DiSalvo stated you know, they want to put concrete, they want to put that display on concrete.

Chairman Rogan stated oh, I think that is what it is proposed to be.

Rich Williams stated gravel.

Chairman Rogan stated oh, gravel.

Board Member Montesano stated gravel.

Chairman Rogan stated okay.

Board Member Montesano stated if I remember right, they said gravel.

Board Member Pierro stated they could put Belgian block or six by six or something like that.

Board Member DiSalvo stated post and rail.

Chairman Rogan stated we could do post and rail fence.

Board Member Pierro stated right.

Chairman Rogan stated just something, not only to contain any material and to contain people, you are right on the top of slope.

Board Member Montesano stated they don't want to contain the people, they want you to walk in, sit down on the tractors like we had.

Board Member DiSalvo stated like we were doing.

Board Member Montesano stated well you are right there, so you are going to walk in, this is the object, the object is that if you sit on it, then you bought it and that is their way to thinking.

Chairman Rogan stated what is the distance from the display area to the top of the slope, what is the minimum that we should have for a safe set back because we should have something, we can't have the display going right up to the top of the slope on that stormwater pond. I think there should be a ten foot separation with a barrier, with at least post and rail.

Board Member Montesano stated make it five or six feet, that is big enough for one row of tractors.

Rich Williams stated a solid barrier would reduce that even further.

Chairman Rogan stated yeah.

Rich Williams stated you can probably get away with like five feet but it has to have a solid barrier.

Board Member Montesano stated no tractor is going to get in there.

Rich Williams stated you know, post and rail is great but it wears out pretty quick.

Chairman Rogan stated sure.

Board Member Pierro stated it rots out.

Chairman Rogan stated it needs to be maintained.

Rich Williams stated yeah, so I don't know if I would be comfortable with post and rail plus you have to remember that you want to set your post and rail back because what you don't want to do is have somebody come along, slip and go under.

Chairman Rogan stated right.

Rich Williams stated and.

Board Member Montesano stated and those blocks that they are going to have, that is the first thing that comes into my mind when you say that, no post and rail, the first thing they are going to come in, put the blocks out and stick them, if the car hits that it won't go over and they can't that is not going to make me happy.

Chairman Rogan stated for that area, it would seem like you want to make it an attractive feature, it's a display area, you want it to look attractive because that benefits what you are trying to sell, if you put in a post and rail fence at maybe three foot from the top of the slope and then use a couple of the feet between there and the display area and put in some attractive plantings, make it an attractive feature of the site. You are putting this outdoor display area there, the plantings will also act as a natural buffer, not only to people going over that area but also garbage blowing down into the basin and call it a day and be done with it.

Board Member DiSalvo stated I don't see to many attractive plantings at the other ones we've seen.

Board Member Montesano stated yeah, well what I'm looking at is what about like a flower box with blocks, that they can put that plants in and still have opening where the person can walk through behind and look at their wonderful.

Chairman Rogan stated you are talking about plantings out front, between this display and the (inaudible).

Board Member Montesano stated well if we get it.

Board Member Pierro stated if we get in between this pond.

Chairman Rogan stated right.

Board Member Cook stated we want to protect the pond.

Board Member Montesano stated yeah.

Board Member Pierro stated they are going to want people to access that.

Board Member Montesano stated the idea is if you put the blocks here and we can do the same thing over here in between.

Board Member Pierro stated then you are defeating the purpose of them having it there, so it can be exposed.

Chairman Rogan stated and also the ease of getting material out.

Board Member DiSalvo stated in between there.

Board Member Montesano stated no, you don't put the big ones, you just put a block wall up.

Board Member DiSalvo stated yeah, like a two foot high fence on top of that.

Board Member Montesano stated around this way they can't be taken out without a little difficulty. If you go in over there to New Milford, there are very honest people, they have a cable that wraps around it that if you look at it too hard it falls apart but that is what holding twenty-five thousand dollars worth of equipment per square foot. When you look at it, when you go over there, you laugh, now what would it take for you to back up with a truck and just and let me tell you this, I have seen the guy with the crane already go through there.

Board Member DiSalvo stated unless they are going, are they going to have a like a gate at the entrance to close up at night.

Board Member Montesano stated the only gate was at the displays.

Rich Williams stated now I am getting a little confused, we are talking about the parking lot, the display area, the post and rail after that and I am kind of liking what Mike said here about having like a raised block.

Board Member DiSalvo stated retaining wall.

Rich Williams stated no, planting bed.

Board Member DiSalvo stated oh yeah.

Rich Williams stated with just perennial flowers or something like that in front but that also stops everything from going under the fence and going through.

Board Member DiSalvo stated right.

Rich Williams stated and it does what you want as far as keeping the garbage away.

Chairman Rogan stated yeah.

Rich Williams stated but you know if its like a perennial flower bed then it stays low so you still have some visibility.

Chairman Rogan stated yeah but the point of confusion I have with what Mike was saying is that I thought he meant the planting bed, the equipment and then the post and rail.

Rich Williams stated I think he did.

Board Member Montesano stated yeah, I did.

Chairman Rogan stated but you're saying equipment, planting bed, post and rail.

Board Member Montesano stated what I was.

Rich Williams stated what I was saying was equipment, post and rail, planting bed.

Chairman Rogan stated oh, planting bed behind the post and rail, okay.

Board Member Montesano stated okay, or my thing is with the post and rail somebody is going to back into it sooner or later but if you put up a flower box here and a flower box here, one to keep the equipment in and one to sort of guard that post and rail, which I don't trust anyway because some poor person will do like that shopping cart and get it.

Chairman Rogan stated all some really good ideas.

Board Member Montesano stated something a little harder is a little.

Board Member Cook stated one last thing Mr. Chairman.

Chairman Rogan stated sure.

Board Member Cook stated they are asking for a waiver of like 50 parking space.

Chairman Rogan stated yeah I don't know about that.

Board Member Cook stated okay, so we have to deal with that.

Board Member DiSalvo stated especially with pick up trucks.

Board Member Montesano stated well I'm looking at it, if you think about it now, the places that I have been in with them, you never see their parking lot full, when we were over there, maybe they had eight or ten cars in between running around.

Board Member DiSalvo stated we went what 12:30 in the afternoon on a weekday.

Chairman Rogan stated when everybody is working.

Board Member Pierro stated yeah most of there.

Board Member Montesano stated the biggest problem you would have there is on a Saturday possibly or a Sunday if somebody is.

Board Member Pierro stated I have been in the on in Amenia on a Sunday and the most there were ten customers in the store.

Board Member Montesano stated Saturday morning is very crowded up there, Saturday morning everybody comes in and tells you what their latest chicken dinner and how the cows are doing, I know I've been there.

Board Member DiSalvo stated but 50 is a lot of parking spaces to waive.

Board Member Montesano stated yeah well.

Chairman Rogan stated are any of the spots designated to be larger then the standard width.

Rich Williams stated I think there are three or four for trucks and trailers to pull in.

Chairman Rogan stated okay.

Rich Williams stated other then that there is nothing.

Board Member Pierro stated and I think those.

Chairman Rogan stated I may sound like a broken record but large full sized pick up trucks can't fit in these spots with other cars, you really can't.

Board Member DiSalvo stated I can't even make it in the Dunkin' Donuts, the new one in Mahopac, I can't make the turn there.

Chairman Rogan stated the clientele who is going to this store a third of them or more probably have pick up trucks.

Board Member Montesano stated I'm waiting for the tractors to come. I have never seen anything on the highway that said Tractor Supply unless it was on a forty foot box plus the tractor. So I don't know how they are going to get.

Board Member DiSalvo stated and people go there sometimes with flatbeds or tag-along trailers.

Board Member Pierro stated people with tag-alongs and flatbeds can use the truck lane that goes around the building to pick up their equipment and stuff.

Board Member Montesano stated the thing is 50, if we were to give them 50, that means their expansion area for their gated community of equipment would be that much larger. See if we waive the fifty spots, they are going to say we can put some equipment right here where those fifty spots where.

Chairman Rogan stated what is the total that they are showing, they have about 80 or 90 spots.

Rich Williams stated they have about 86 or 86.

Board Member Cook stated 86.

Board Member Pierro stated I think that's plenty.

Board Member Montesano stated I think that would be more (inaudible).

Chairman Rogan stated but also keep in mind Dave that means they are looking for like a waiver of thirty-five percent of the required parking and that is a pretty large waiver and they have to prove that that is the best that they can do I think or I would rather have eighty-five spots that are decent sized spots then reduce the size and get more spots that way.

Board Member Pierro stated you have a lot of parking on the right side of the building in the truck lane which I assume to be for employees. This outdoor display area, anybody coming in with a trailer, I'm sure will be circling in here and picking up in this area, will be picking up with the fork lift and loading it on trailers, so that takes those longer vehicles out of here.

Board Member DiSalvo stated the display area entrance and an exit.

Board Member Pierro stated the display area.

Board Member DiSalvo stated I mean the storage area.

Board Member Pierro stated yeah.

Board Member Montesano stated how much room is there behind the building and.

Board Member Pierro stated fifty and eighty feet.

Board Member Montesano stated alright now.

Board Member Pierro stated fifty feet to the side of the tractor trailer part.

Board Member Montesano stated what they might try is put a, is there a lane on the opposite side.

Board Member Pierro stated yeah, the driveway comes in here, regular parking comes in this way, tractor trailers I would imagine would go this way or turn in here to unload.

Board Member Montesano stated alright, no, no, what I'm looking at.

Board Member Pierro stated and then they go out this way.

Board Member Montesano stated alright then.

Board Member DiSalvo stated and where would I go to pick up fence posts.

Board Member Montesano stated that's it.

Board Member Pierro stated you would probably drive in here, pull in and coming in here.

Board Member DiSalvo stated and how do I get out.

Board Member Pierro stated the same way everybody else does, they go around the back of the building.

Board Member Montesano stated first off, they are not going to have to go into that area.

Board Member Pierro stated but you can.

Board Member DiSalvo stated we had trouble getting in the other place.

Board Member Montesano stated what they are going to do is they are going to have you come in the front and there are going to gates there, they are going to swing the gates open, you are going to back in, they are going to load you and you are going out.

Board Member DiSalvo stated like we did, yeah, the same way.

Chairman Rogan stated I don't think so Mike.

Board Member Montesano stated they do it right now.

Board Member Pierro stated you are going to drive right through.

Chairman Rogan stated they might do it right now but that might not be the way they designed to do it, it just might be the way they have evolved.

Board Member DiSalvo stated until they tell you how to do it another way.

Board Member Montesano stated this is what they do in New Milford, you do not go around the building.

Board Member Pierro stated see that is a rolling gate there, so people will pull in.

Board Member Montesano stated they can.

Chairman Rogan stated pull in.

Board Member Pierro stated circle back through, this is their storage area, both side of it and I'm sure this is going to be loading in and out of the building in here, people will load up here and pull out or they will circle around, they will load up here and pull out around the back of the building.

Chairman Rogan stated okay.

Board Member Pierro stated so I foresee most of these spaces being just for customers in cars and trucks, small trucks, anybody who is coming to pick up, is going to pick up in the loading area because this is both a loading area and display area as their other store is because when I go over for pellets, I pick up pellets in the loading in the display area.

Board Member DiSalvo stated yeah even in the back there (inaudible).

Board Member Montesano stated in Amenia.

Chairman Rogan stated hey, Rich, on the plans.

Board Member Montesano stated you don't pick up, the display area is here, then the road and then the building.

Board Member DiSalvo stated they come out with the fork lift on the side of the building.

Board Member Montesano stated the display area here.

Board Member Pierro stated they come out with a fork lift Mike.

Board Member Montesano stated and they swing down the ramp and then right over to your vehicle.

Board Member Pierro stated but I drive right by the display.

Board Member Montesano stated but when you go down this way, you have a choice, if you want to go behind the buildings and come out on the far end then you can do that most people just come down, make the turn pull right around in front of the gate or in front of the door, the gate is on this side.

Board Member Pierro stated I have never seen anybody stop and load up, I've only seen people load in the back.

Board Member Montesano stated yeah, you pull right up.

Board Member Pierro stated and people can do the same thing here Mike, they can pull around the building.

Board Member Montesano stated if they have the entrance there.

Board Member DiSalvo stated what we know.

Board Member Pierro stated and we have an entrance and an exit here.

Board Member DiSalvo stated what we noticed in New Milford was they didn't really have enough signs to tell us where to go around the building to get in, remember we said that.

Board Member Montesano stated the guy just opened up the front gate, you back in, we were what, the second or third truck.

Board Member Pierro stated at the Amenia store, all the palletized material was right up against the wall.

Board Member Montesano stated that is because they don't have a gate in the front, they just open it up and back in, load up and pull right out.

Board Member Pierro stated going for, stone, gravel, bags of gravel, and pellets, it was all loaded here and then in here is where they had all the trailers and some lawn mowers.

Board Member DiSalvo stated we only get a chance to do this once, we have to do it right.

Board Member Pierro stated there is a big enough area there, there is 105 feet between the store and the fence.

Board Member Montesano stated let's see what the turtles have to say.

Board Member DiSalvo stated that is about the same width as the building.

Board Member Pierro stated yup.

Board Member DiSalvo stated providing everything is okay, we can shrink this down, right.

Board Member Cook stated and the parking.

Board Member Pierro stated I think that this is ample parking for this type of store here because I don't believe that a lot of the heavier truck traffic, delivery traffic and pick up traffic is going to be parking in here and there is area for it.

Chairman Rogan stated can we approve a waiver like that but stipulate that if the place goes out of business and that store gets used for a different retail that the outdoor storage area gets striped for parking or converted to parking. Because let's take it down the line if they don't last and five years from now we have building out there that doesn't have the proper number of parking spaces per Code for the retail area.

Rich Williams stated you could do it that or you could show it as future parking.

Chairman Rogan stated you mean show the.

Rich Williams stated you could show a separate design, showing how the parking layout is going to be and have it right on the plan that if the business changes, the parking filled in.

Chairman Rogan stated all of a sudden they want to take that building and divvy it up into four store fronts or whatever, I'm just, its x number of square foot of retail and.

Board Member DiSalvo stated and retail businesses.

Chairman Rogan stated and we don't have enough parking spaces and maybe we should consider that as a compromise to the waiver.

Board Member Montesano maybe, excuse me.

Chairman Rogan stated sure.

Board Member Montesano stated when you are considering the parking, oh he's counting.

Board Member Pierro counts parking spaces on plan.

Board Member Pierro stated 61 parking spaces out front not to include the three long truck spaces that are out here as well.

Board Member Montesano stated when you go in there to buy something, you go in with a pick up truck.

Board Member Pierro stated pick up with a trailer, when I go.

Board Member Montesano stated yes.

Board Member Pierro stated I'd park here because I'm loading.

Board Member Montesano stated why because you know you are going to load.

Board Member DiSalvo stated you have to go in the store first.

Board Member Montesano stated you have to go in the store and pay for your product. Where do you park before you go in the store.

Board Member Pierro stated right in the loading area.

Board Member Montesano stated you do.

Board Member Pierro stated yes.

Board Member Montesano stated most people that we were with in the stores, in the store I go in, they will park in the front and go in, they will buy the product, then they go in.

Board Member Pierro stated that is why there is.

Board Member Montesano stated typically example, look at the lumber yard when you go over there, they make you wait and then you have back up.

Board Member Pierro stated but this is provided for, there are three truck or long truck or truck and trailer loading/parking spaces, there are three of them.

Board Member Montesano stated I realize that.

Board Member Pierro stated so that is three less that will be parking in the loading area.

Board Member Montesano stated okay.

Board Member DiSalvo stated if we grant them the parking variance and eliminate those spots then we are setting a precedence forever.

Board Member Montesano stated well future parking is always.

Chairman Rogan stated it is okay to waive spots as long as you justify why we are doing it, what is the reason for it, if it because they don't have room for it.

Board Member Montesano stated all we.

Board Member Pierro stated also take into consideration that this is not like an A & P, where you are going to get 100 people in the store.

Board Member DiSalvo stated right I know, you know, we've done it, we've been there.

Board Member Pierro stated you are going to get 15 or 20 people here.

Board Member DiSalvo stated we've done that, we've been there but again if it changes hands.

Board Member Montesano stated its not tag sales.

Board Member Pierro stated future parking, this area is future parking, we have the fifty spaces that we waived.

Chairman Rogan stated yeah.

Board Member Cook stated well I think we have to ask him for a (inaudible).

Chairman Rogan stated they will do a layout, that's all. They can do a layout showing that area on a sketch that shows it is striped out as future parking, they can do it in the computer.

Board Member Pierro stated I'm sure that this area will be almost as large as the sixty spaces out here.

Chairman Rogan stated probably.

Board Member Montesano stated yeah well, fifty spaces, that is close enough to sixty.

Rich Williams stated they may have to lose half their outdoor parking.

Chairman Rogan stated or outdoor storage.

Board Member Pierro stated outdoor storage, if it goes to another provider or another.

Board Member DiSalvo stated they may do such a bang up business that you won't be able to get in that place.

Chairman Rogan stated let's hope.

Board Member DiSalvo stated I know that hasn't happen at the other places but there is a reason why they want to come here but everybody I mention it to says another store, we have Amenia and we have New Milford.

Board Member Montesano stated but according to them it's the triangle.

Board Member Pierro stated the demographics work, the demographics must work for them.

Board Member Montesano stated Tractor Supply is trying.

Chairman Rogan stated Joe are you here for Clancy only.

Mr. Buschynski stated yes.

Chairman Rogan stated does anybody mind if we skip ahead to Clancy Site Plan.

Board Member Montesano stated give him (inaudible).

Rich Williams stated I think Joe will, Joe is having too much fun.

Board Member Montesano stated he likes sitting here, its better the his television anyway.

Chairman Rogan stated I just thought that since we did it for Anna, that it would be fair.

Rich Williams stated let's wait for the end.

Chairman Rogan stated he doesn't like you.

Board Member Pierro stated oh boy.

13) OTHER BUSINESS

b. Clancy Site Plan – Request for Waiver of Site Plan

Mr. Joe Buschynski of Bibbo Associates was present for the application.

Chairman Rogan stated okay Clancy Site Plan, request for waiver of site. Joe what do we have going on.

Mr. Buschynski stated I appreciate your allowing me time.

Board Member Montesano stated we wave.

Chairman Rogan stated you just need to come up a little bit because if you are going to speak, we only have one microphone, just use your outside voice.

Board Member Pierro stated that was number thirteen, other.

Mr. Buschynski stated Clancy's site.

Chairman Rogan stated he is just going to hold it up there for a second.

Board Member Pierro stated okay.

Board Member DiSalvo stated I don't see any other path.

Board Member Pierro stated give me that, now you can talk with your other hand.

Mr. Buschynski stated Route 22 is out here, here is the front of the building, this is his access driveway into the parking area.

Chairman Rogan stated yup.

Mr. Buschynski stated the activity is proposed HVAC units on a pad.

Chairman Rogan stated okay.

Mr. Buschynski stated a concrete pad in the very front of the building, right next to the building wall.

Board Member Pierro stated see where that is, in the circle.

Mr. Buschynski stated its in a current lawn area.

Chairman Rogan stated thanks.

Mr. Buschynski stated the reason for the A/C is to have a section of the warehouse for book storage, given temperature control and the type of units are mechanical unit sitting on a raised curb of about thirty inches with a duct down through that curb and then horizontal through that wall. So the ducts aren't going up the front of the building at all.

Chairman Rogan stated no.

Mr. Buschynski stated they are going down and through and then whatever they have to do inside to, to do work through that warehouse space. The pad is, the need for is fifteen feet by fifteen feet, we thought we should screen it with PVC slated chain link fence, currently this building, the front is off white split faces block and we can get slats that match that.

Board Member Pierro stated right.

Mr. Buschynski stated and we have some landscaping that exists right adjacent to that pad location and we would like to supplement that around the fence and in speaking with Rich today he pointed out a blaring error and that is the fence that I have shown here is too high. It is two feet too high and the reason that I show it at eight feet is because this unit that we are trying to obscure is seven feet, so that would leave a foot of it exposed. If you were to look directly horizontal perhaps from a slight angle down from the parking lot you will see a little bit less. I can show you what they look like, basically gray panels, I brought a picture of one.

Board Member Pierro stated Joe, let me interrupt you, Rich, one question, oh that's Charlie, that height requirement/restriction for fences that exists in residential as well as commercial but what was the intent of that law, to not have to high of a fence on the road frontage of a commercial building.

Rich Williams stated it is to not have to high of a fence in general.

Board Member Pierro stated in general.

Rich Williams stated you know whether it was the front the back, when we start getting to eight feet, you know that is a pretty tall fence.

Board Member Pierro stated okay but is this far outside the intent of that law to have.

Chairman Rogan stated it is up to another Board, right.

Rich Williams stated six feet one inch no longer complies with out Code, so that is something.

Board Member Pierro stated so its only six foot.

Rich Williams stated its not something that anybody in this room can approve.

Chairman Rogan stated right but we could say hey, the concept is fine, go over to Zoning if you want to get an eight foot fence.

Board Member Pierro stated right.

Mr. Buschynski stated well do we need an eight foot fence, that is what I would like to discuss. This is what we are trying to obscure, here is a side view of that unit.

Board Member Pierro stated right.

Mr. Buschynski stated that is the HVAC sitting on that curb unit and the duct going back through the wall.

Board Member Pierro stated I've seen these before, interesting.

Mr. Buschynski stated its not pretty.

Board Member Pierro stated I think that the ugly part will be concealed.

Board Member DiSalvo stated let him cover it up.

Chairman Rogan stated the part that would be seen.

Mr. Buschynski stated this is the side you would see from the front.

Chairman Rogan stated oh, that much of it. This is a case.

Board Member DiSalvo stated as opposed to not seeing it at all.

Mr. Buschynski stated here is what, this middle one is the unit.

Chairman Rogan stated right.

Mr. Buschynski stated you would see the top.

Chairman Rogan stated it looks like a walk in cooler.

Board Member DiSalvo stated right.

Board Member Montesano stated would it be okay if you plant little flowers on it or how about ducks.

Chairman Rogan stated this is the kind of case where it would make sense to try and get the right foot fence, this might be a situation where they would grant relief for screening, maybe not.

Board Member Pierro stated time out.

(Side 1 Ended – 8:19 p.m.)

Mr. Buschynski stated (inaudible) with shrubbery, some of which would get tall in time, we could consider something like arborvitae which would stay compact.

Rich Williams stated which one of your plants did you think was going to get high.

Mr. Buschynski stated the junipers, the use.

Board Member Pierro stated they are going to get eaten up out there.

Rich Williams stated even if they do get all eaten up, I don't think they are going to get all that high, maybe they will get to six feet.

Board Member Montesano stated maybe some white pines.

Board Member Pierro stated well why don't see if it really is required, is it mandated or do they really need an eight foot fence or are they just looking to screen it from walking traffic or people.

Mr. Buschynski stated I showed an eight foot fence because I thought you folks would want to see the whole thing screened.

Chairman Rogan stated it seems like Joe is fine with showing a six foot fence and just doing some screening, you know.

Board Member Pierro stated right.

Chairman Rogan stated Rich, any feelings one way or the other.

Rich Williams stated as far as a six versus an eight, not really, I think you would get better screening with the landscaping, it would look more attractive. A six foot fence, certainly keeps people away from it and secure. I think six feet is fine.

Chairman Rogan stated yeah.

Mr. Buschynski stated and then something that grows tall but not unyielding and spreads.

Board Member Pierro stated is there any access to the building through, say via windows above this air conditioning unit if somebody, say a perp was supposed to, would like to go and break through one night.

Mr. Buschynski stated no.

Board Member Pierro stated can they climb up this thing and get into a window.

Mr. Buschynski stated no.

Board Member Pierro stated no, okay.

Mr. Buschynski stated no, there's block up to a height of about ten feet and then above that.

Board Member Montesano stated a lot of water.

Rich Williams stated I've been up there a lot lately.

Board Member Pierro stated okay, so there is not security reason to have an eight foot fence there.

Mr. Buschynski stated no, this was strictly to obscure it from view.

Board Member Pierro stated okay, well I don't think anybody is going to Clancy Moving and Storage for the view shed, unless they are looking in the other direction so.

Chairman Rogan stated well its not a building that you can see from [Route] 22, anyway.

Board Member Pierro stated anyway, plus its on the back side.

Rich Williams stated well its pretty open right now.

Board Member Pierro stated its on the back side though isn't it.

Rich Williams stated I think they are going to fill some of that in, this spring.

Mr. Buschynski stated with tall bushes.

Board Member Pierro stated is this the exposed side to [Route] 22.

Mr. Buschynski stated oh yeah this is the very front.

Board Member Pierro stated it is, so the buffer problem may be taken care of during the spring, is what I heard, right, they are going to do some plantings.

Board Member Montesano stated you can't put an awning over that made out of steel, right.

Rich Williams stated I think you've got a few too many.

Board Member Pierro stated right, recently.

Board Member Montesano stated coming over the building.

Rich Williams stated yeah so they re-vamped (inaudible).

Board Member Pierro stated good, so why don't they put some back in right in front of this air conditioning unit.

Mr. Buschynski stated you have to get air to this thing.

Chairman Rogan stated right.

Rich Williams stated the air conditioner is quite a ways away from wetland buffer.

Board Member Montesano stated its not going to be there to keep it dry.

Chairman Rogan stated what's that.

Board Member DiSalvo stated what is the air conditioner in, does that blow out like an air or like an exhaust or.

Board Member Pierro stated blows it in, it's a regular air conditioner unit, its just for.

Mr. Buschynski stated it pulls in.

Board Member Pierro stated some of my stolen art work is in that building, I need it taken care of.

Chairman Rogan stated watch out of the wall.

Rich Williams stated we all saw that Michelle.

Chairman Rogan stated it was good shot.

Board Member Montesano stated I didn't feel a thing.

The Secretary stated you didn't see anything.

Board Member Pierro stated oh come on.

Chairman Rogan stated what is the Board's feeling on seeing this site.

Board Member Pierro stated I really don't think its necessary Shawn, unless you want to spend the Town's money, I don't think its necessary.

Board Member DiSalvo stated well I think if its (inaudible).

Board Member Cook stated I mean on the other hand it is so visible right, we are worried about Tractor Supply being so visible where its at.

Chairman Rogan stated isn't this the one all the way, you have drive in past the building had been set on the right.

Board Member Cook stated is this set back a great distance from [Route] 22.

Chairman Rogan stated yeah, its how many feet, its like a quarter mile off [Route] 22, maybe further.

Board Member Pierro stated right, no we can drive by.

Rich Williams stated four hundred feet.

Chairman Rogan stated can you see the front of the building from [Route] 22 because I don't recall being able to see it.

Rich Williams stated you can see it at this point, you know is it real visible, no there are a lot of trees still in the way but its much more visible then it used to be that you couldn't see the building at all back there you didn't even know it was there, you know its there now but.

Mr. Buschynski stated from [Route] 22 you wouldn't identify these as A/C units.

Rich Williams stated I agree.

Chairman Rogan stated as long as we can confirm that planting plan gets done so we get some natural screening on everything except for the opening and I'm fine with it.

Board Member Pierro stated okay.

Chairman Rogan stated I don't have any burning desire to see it, Mike.

Board Member Montesano stated I don't have any problem with it at all, I don't have a particular building.

Chairman Rogan stated okay.

Mr. Buschynski stated we'll try to find a tree/shrub species.

Rich Williams stated Andromeda might be the one, there are a couple of the varieties that won't get too, too big or you know might have some others.

Board Member DiSalvo stated what else do you have along here, you have any landscaping or are you pulling up to the office.

Mr. Buschynski stated there is landscaping in the corner, there is landscaping to the side of this, there is landscaping in front of the office.

Board Member Pierro stated does this require SEQRA, Shawn.

Chairman Rogan stated it's a waiver, so no.

Board Member Pierro stated it's a waiver, do we need a reso to do the waiver, do we want to handle this tonight.

Board Member DiSalvo stated yeah.

Chairman Rogan stated that's fine, as long as you are clear about the landscaping and we can just confirm with Rich on a planting plan.

Board Member Pierro stated I'm going to wing it.

Chairman Rogan stated you got it.

Board Member Pierro stated in the matter of Clancy Site Plan, I make a motion that the Town of Patterson Planning Board grants a waiver of site plan to install a fifteen by fifteen by three foot high or thirty inch high concrete platform to install air conditioner units.

Mr. Buschynski stated its only six; the pad is only a six in inch high pad.

Board Member DiSalvo stated so the total would be.

Mr. Buschynski stated the curb I mentioned is actually part of the HVAC equipment.

Board Member Pierro stated okay, let the motion, the record reflect that change. And that that pad be installed with screening with metal fencing, not to exceed six foot and that a planting plan be provided to offer natural screening to that platform.

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	-	aye

The motion carries on a vote of 5 to 0.

Rich Williams stated who is approving the planting plan.

Board Member Pierro stated Rich Williams will approve a planting plan, Rich and Ted Kozlowski, how about that.

Rich Williams stated that is not a good idea.

Board Member Pierro stated oh come on, you two boys.

Board Member Montesano stated now you are asking for two opinions.

Board Member Pierro stated you two boys have to learn how to play well in the sandbox.

Chairman Rogan stated so Joe, not only did you get your approval but you don't even have to come back next week.

Board Member Pierro stated how about that Joe, unless you want to come back next week Joe.

Chairman Rogan stated unless you have other.

Mr. Buschynski stated you never know, I may find myself here.

Board Member Pierro stated okay.

Mr. Buschynski stated again I thank you very much.

Board Member Montesano stated (inaudible).

Board Member Pierro stated why are thanking me, we took money out of your mouth, you don't get paid unless you come these meetings, right.

Board Member Montesano stated always want to play homing pigeon.

7) TOJANT SUBDIVISION

Chairman Rogan stated back to Tractor Supply, we have Tojant Subdivision, that is all roll into, it's listed as two separate.

Rich Williams stated I listed it as two separate because we have to do them as two separate actions.

Chairman Rogan stated okay, alright. Speaking of the subdivision though, is all the talk of that barn coming down part of the subdivision application or part of the Tractor Supply site plan.

Rich Williams stated hi can we help you.

Unknown Person stated there is no court here.

Rich Williams stated the court building is over there.

Board Member DiSalvo stated across the rail road tracks.

Board Member Pierro stated the library building.

Unknown Person stated it seems like its dark out there.

Rich Williams stated that I don't know if there is court or not.

Board Member Pierro stated it may be done already.

Unknown Person stated oh really.

Board Member Pierro stated yeah.

Board Member DiSalvo stated still getting all the other ones.

Board Member Pierro stated drive careful. Because if you're suspended.

Mr. Buschynski stated thanks, good night.

Chairman Rogan stated good night Joe, so the barn issue.

Board Member Montesano stated (inaudible) you want to make a phone call.

Rich Williams stated the barn is not applicable to subdivision pre se, it is on the original piece that Tractor Supply was going to be on.

Chairman Rogan stated okay.

Rich Williams stated I know there has been some very strong interests about maybe still trying to preserve that barn and keeping it on the piece that is going to be given to the land preservation organization probably FrOGS and then try to keep the barn. I have to take a closer look to see if we can reconfigure that subdivision to do that.

Chairman Rogan stated okay.

Rich Williams stated because the way the line is laid right now its got good flow to the lot lines and try to keep the barn and the only access would be through the wetland so I don't know. The direction that I've been given is see if we can keep the barn.

Chairman Rogan stated okay and keeping the barn might help with tying in any architectural elements of Tractor Supply that ended up being built.

Board Member DiSalvo stated the only way to tie in.

Board Member Pierro stated it may force them to build that specific type of.

Chairman Rogan stated one may very well help the other.

Rich Williams stated (inaudible) we keep it.

Board Member Montesano stated go ahead.

Chairman Rogan stated okay.

Board Member DiSalvo stated the only way we should keep it, is if its going to be improved on because right now it is going to be an eyesore.

Board Member Pierro stated that may not be up to Tractor Supply because it gets severed off and donated to a land trust organization, they are going to have improve on it.

Chairman Rogan stated right.

Board Member DiSalvo stated who is, they are going to have improve on it.

Board Member Pierro stated right.

Board Member DiSalvo stated right now it is an eye sore sitting there with a new building going in next door.

Board Member Pierro stated it depends on your point of view, I happen to think its pretty attractive.

Board Member DiSalvo stated being an old barn owner and I know the work involved with keeping it looking good.

Board Member Montesano stated it could be a very expensive process.

Board Member Pierro stated do you own an old barn or are you just old.

Board Member DiSalvo stated I wish I would have knocked it down.

Board Member Pierro stated no, its pretty.

8) **BEAR HILL ESTATES**

Chairman Rogan stated okay, Bear Hill Estates.

Board Member Pierro stated yes.

Chairman Rogan stated weren't they on the agenda and didn't show up for a meeting, Rob Cameron, a couple months ago.

Board Member Montesano stated what are we doing now.

The Secretary stated no, that was Kent Supply that didn't show up.

Chairman Rogan stated oh okay, for some reason I thought Bear Hill didn't show up for one.

Rich Williams stated they haven't been in for few months, they've been working on their stormwater plan.

Chairman Rogan stated so what is going on with Bear Hill lately.

Rich Williams stated page two.

Chairman Rogan stated I am going to open one up, we don't need six out.

Board Member Montesano stated okay.

Board Member DiSalvo stated this thing never ends, this Bear Hill.

Board Member Montesano stated you can have this one too if you want.

Board Member Pierro stated number eight.

Chairman Rogan stated put it right over the microphone.

The Secretary stated thank you.

Board Member Pierro stated you're welcome.

Board Member DiSalvo stated (inaudible) falls out.

The Secretary stated I just don't want to knock it over.

Board Member Montesano stated and short out the whole thing and everybody's patience.

Board Member DiSalvo stated the Mobil station.

Chairman Rogan stated stormwater pond, where the hell did that come from, they are showing a stormwater pond.

Rich Williams stated the amount of disturbance.

Chairman Rogan stated look at all the disturbance just for the stormwater pond.

Board Member DiSalvo stated it doesn't (inaudible).

Board Member Montesano stated who made them do that, the city or the state or who.

Rich Williams stated I have not seen the stormwater report, I don't know which agency (inaudible).

Board Member Pierro stated which lot were they talking about splitting.

Board Member Montesano stated lot one.

Chairman Rogan stated well that, its picking up all the stormwater off the driveway and off the upper part of the road.

Board Member Montesano stated holy cow.

Chairman Rogan stated and off the upper part of the road and then they are showing what, rip rap swale to what a level spreader or just a swale.

Rich Williams stated it's probably a modified water quality swale.

Chairman Rogan stated these are the people across the street that were afraid of the lights shining in their windows.

Board Member Pierro stated the older lady.

Chairman Rogan stated so here is the upper lot.

Board Member Pierro stated Ted Baumann's widow.

Chairman Rogan stated yes.

Board Member DiSalvo stated (inaudible) move the driveway over.

Rich Williams stated they are clearing that whole hillside.

Chairman Rogan stated yeah.

Board Member Pierro stated you know what Rich, there is a lot of disturbance there, this is going to be a lot of mud.

Board Member DiSalvo stated this is all end up on the side of the hill.

Chairman Rogan stated now Rich, what, do you know what the stormwater pond, who is requiring it.

Board Member Pierro stated this is a heavily wooded site.

Rich Williams stated I don't know what generated it, I have not a clue. I can't imagine that a single family home.

Chairman Rogan stated no.

Rich Williams stated generates enough stormwater.

Chairman Rogan stated I can't imagine that either.

Rich Williams stated to create a pond that big.

Board Member Pierro stated but if you look at the elevations back here, its pretty steep back here and I think there are two big knobs.

Board Member DiSalvo stated the channel that is there.

Board Member Pierro stated out here and it just gets soupy, it gets water flows.

Chairman Rogan stated but a lot of it is pervious surface, so how much of that is run off.

Rich Williams stated yeah I mean the questions is, he is trying to attenuate some storm.

Chairman Rogan stated flow, right.

Rich Williams stated some level of storm and I'm not sure, you know, what level of storm is going to produce that much run off that he needs a pond that big plus the water quality swales.

Board Member DiSalvo stated there is no way we can get (inaudible).

Board Member Pierro stated you know the water from that vernal pool across the street, a lot of that comes from this site, comes right down the road, right around the site.

Rich Williams stated I understand that but when I say attenuate, all he has to do is capture an increase.

Board Member Pierro stated right.

Rich Williams stated so if it is already going there, you know, he doesn't have to deal with that, he only has to deal with the change.

Chairman Rogan stated right.

Board Member Pierro stated I don't think that he's trying to, I think he is trying to capture all of it and not just the increase, you know because this is a wet, a wet site.

Rich Williams stated I haven't seen the reports, so I have no idea.

Board Member Pierro stated yeah.

Rich Williams stated he hasn't submitted the report.

Board Member DiSalvo stated does that dry up the vernal pool.

Chairman Rogan stated Rob, not only that but look what it does to the house on lot two, you now have a house, they come in and right up behind the house is a stormwater basin, its not on the lot but its on lot one, its clearing there is very little undisturbed area between the two houses.

Board Member Pierro stated I don't think this guy knows what he's in for.

Board Member DiSalvo stated I don't think so either.

Chairman Rogan stated and Rich, it says filter strip but it almost looks like a whole nother stormwater practice and right close to the second house.

Board Member DiSalvo stated the way its engineered, its not going into it, its (inaudible).

Board Member Pierro stated I thought that was where the vernal pool or was the vernal pool across the street.

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

Board Member Montesano stated its on the other side.

Chairman Rogan stated its actually here.

Board Member Montesano stated yeah.

Chairman Rogan stated that is your low spot, what a mess.

Board Member DiSalvo stated they say (inaudible) between the lot and is say don't subdivide.

Chairman Rogan stated what they are showing is even without the subdivision because this stormwater basin they showing obviously isn't taking and water down gradient of it which is all the subdivided part, this would be, I guess they are saying this would all be needed for the building of this lot regardless because it is not picking up any from here down. It is all going into either this filter strip or this small basin or whatever the stormwater practice is.

Board Member DiSalvo stated who is going to maintain those basins, the homeowners.

Chairman Rogan stated they are on their lots.

Rich Williams stated the way they are showing them right now.

Board Member Montesano stated yeah.

Chairman Rogan stated well let's talk to the man and find out why they are doing all these stormwater practices.

Board Member Pierro stated is this contiguous to Wonder Lake.

Chairman Rogan stated no.

Board Member Pierro stated no, the park.

Chairman Rogan stated Woodward and now or formally Oh.

Board Member Pierro stated O'Hara.

Chairman Rogan stated no Oh.

Board Member DiSalvo stated who is Oh.

Rich Williams stated the property owner.

Board Member Montesano stated Mr. Oh.

Board Member DiSalvo stated he said he was going to take everything down but he is never going (inaudible).

Board Member Pierro stated that is all heavily forested.

Board Member Montesano stated (inaudible).

Rich Williams stated the illegal subdivision over here, yes.

Board Member Montesano stated yeah.

Rich Williams stated this illegal subdivision that he has over here and that is the same Oh.

Board Member Montesano stated gee whiz, Oh.

9) KENT SUPPLY CO.

Chairman Rogan stated okay Kent Supply, we did the site walk.

Board Member Montesano stated sometimes it is very bad when your memory remembers all these things from the past.

Rich Williams stated oh god.

Board Member Montesano stated who was his attorney anyway, I'm trying to remember.

Board Member DiSalvo stated Mr. X.

Rich Williams stated I don't know but this guy just went looking for the worst deals in the world.

Board Member Montesano stated no it wasn't X.

Board Member Pierro stated he thought he was buying cheap and being smart.

Rich Williams stated he bought two illegal subdivisions.

Board Member Pierro stated yeah.

Board Member DiSalvo stated I would keep those lots as big as you can.

Board Member Montesano stated where are we going.

Chairman Rogan stated this looks like something different, what is this.

Rich Williams stated you've got site walks and a project review.

Board Member Pierro stated that's fine.

Board Member Montesano stated (inaudible) give me the first one again.

Rich Williams laughs.

Rich Williams stated listen, you guys only get five, that is it.

Board Member Montesano stated somebody stole one and I will tell you who it is.

Chairman Rogan stated did anybody keep more than one of the site walk comments. No, then Mike and I will share.

Rich Williams stated wait.

Board Member Pierro stated I gave it to him, how many did you get Maria.

Board Member DiSalvo stated one of each.

Board Member Pierro stated I did, I got two, I thought it was stuck together, I'm sorry.

Board Member Montesano stated excuses, excuses, go back to Florida and get your tan back.

Board Member DiSalvo stated so we did a site inspection.

Chairman Rogan stated yup, it was pretty straight forward.

Board Member DiSalvo stated change that to done.

Chairman Rogan stated Ted left us.

Board Member Montesano stated he is inside using somebody else's computer.

Board Member Pierro stated oh man.

Rich Williams and the Secretary laugh.

Board Member Montesano stated just figure it this way, when Dave Raines comes in, in the morning he is going to be totally destroyed.

Rich Williams stated we can blame Dave then.

The Secretary stated no we can't.

Chairman Rogan stated I don't remember anybody being against them putting the extension on the building.

Board Member DiSalvo stated right, they are taking that (inaudible).

Chairman Rogan stated we were just concerned.

Board Member Cook stated as long as they do one through six.

Chairman Rogan stated right and as long as the turning area is sufficient for vehicles around the back side of the building.

Board Member Pierro stated yeah, didn't we have to grant a waiver to stripe the parking lot up in front.

Board Member DiSalvo stated do they have to do that.

Chairman Rogan stated I think we were talking about striping it.

Board Member Cook stated striping it.

Board Member Montesano stated yeah.

Chairman Rogan stated tell him to stripe it so its done.

Board Member Pierro stated but they aren't going to use it for parking.

Rich Williams stated they are going to have to do it.

Chairman Rogan stated I am just saying I thought that is what you guys talked about when you were out there.

Board Member Pierro stated no, I was in favor of waiving because I didn't think they were going to be using it for parking, I thought it was going to be storage.

Board Member Montesano stated its going to be storage.

Board Member Cook stated I'm favor of it being striped because you go back to a couple of minutes ago with a similar conversation about the next person who comes in, you know, let him stripe it and how it gets used, it gets used but let him indicate.

Board Member Montesano stated they are going to have the guy out there striping the front part of it anyway, let him do the whole thing.

Rich Williams stated let him do the whole thing.

Board Member DiSalvo stated how was the asphalt in that area, what it, I can't remember, was it pretty screwed up or no.

Board Member Montesano stated it has to be cleaned up.

Board Member DiSalvo stated but it will take the paint, that is what I'm saying.

Board Member Montesano stated oh yeah, I think it will take paint, it took oil.

Board Members laugh.

Board Member Montesano stated it took all the oil and garbage off those motor homes for years.

Chairman Rogan stated Rich captured it at the site walk how much, remember on the problem on that closest side with the drainage system, the drainage system was raised or that or the parking lot has dropped significantly.

Board Member Pierro stated right.

Chairman Rogan stated where the water wasn't making its way into the basin.

Board Member Pierro stated right.

Chairman Rogan stated or maybe not the way it was supposed to, it was filtering down through the pavement.

Rich Williams stated right.

Chairman Rogan stated we should probably talk about that, nothing drastic.

Board Member Pierro stated I have to a break.

Board Member DiSalvo stated oops, leave it, leave it.

Board Member Pierro stated I got it, I got it.

Board Member DiSalvo stated that's yours.

Board Member Pierro state this is mine.

Board Member DiSalvo stated this is your doodling not mine.

Board Member Montesano stated watch out for the wall there, okay.

Board Member DiSalvo stated (inaudible). We don't have any sign variance for like real estate signs all over creation, do we, you know like across the street from Kent [Supply] you know we talked about him putting the signs flat back and where that other subdivision is, across the street, it is as big as day.

Rich Williams stated we have sign regulations.

Board Member DiSalvo stated but nothing on these.

Rich Williams stated we regulate real estate signs.

Board Member DiSalvo stated how though, how do you regulate them, if they are bigger then what we would normally approve and they don't come in for permits.

Rich Williams stated well if they don't come in for permits then it's a violation and we can take an enforcement action but a certain size sign and I don't recall what it is off the top of my head but its not a very big sign, is permitted as of right, at certain locations and certain distances from the road, once it gets bigger, up to twenty five square feet in that area, it needs a permit from the Planning Board and gets a one year limitation.

Board Member DiSalvo stated well the one across the street from the Kent [Supply] sign, that he been up there a while.

Rich Williams stated okay.

Board Member DiSalvo stated and its V'd, so.

Rich Williams stated I can bring it to Dave's attention but I don't.

Board Member DiSalvo stated you know what happens, these signs get beat up, nobody cares, they fall on the side of road, Heelan is still around, you know, its just.

Chairman Rogan stated yeah.

Rich Williams stated I will bring it to Dave's attention, it comes down to an enforcement action against the property owner.

Board Member Pierro stated back to that parking area there, they were looking for the waiver.

Rich Williams stated to stripe it.

Board Member Pierro stated to stripe it, if that is going to become storage area, are they going to have to come in for a permit to put a fence up to block that off for storage or.

Rich Williams stated that was one of the questions was you know, is the Board comfortable with that being storage and if so, what do they need to do and if not, what we need to do as far as the plan and/or providing for adequate protection to make sure that it doesn't become storage.

Board Member Pierro stated I or to allow it to become storage now.

Rich Williams stated that is what I said.

Board Member DiSalvo stated if he needs it.

Board Member Pierro stated okay then, I think it's a waste to have the guy stripe a parking lot that he is not going to use for a parking lot, so why don't we call it storage area now and ask him to put up a fence.

Board Member DiSalvo stated if that is what he wants to use it for.

Board Member Pierro stated put a stockade.

Rich Williams stated that's fine but understand in order to meet his parking requirements for the site, he needs that area.

Board Member DiSalvo stated he needs that area.

Board Member Pierro stated I thought that he didn't need that area, that is why he was looking for that waiver.

Rich Williams stated no he's not looking for a waiver for having the number parking spaces, he is looking for a waiver from striping it.

Board Member Pierro stated do we have a count on how many parking spaces he has outside of this general and how far off of.

Chairman Rogan stated sure.

Rich Williams stated I don't know.

Board Member Pierro stated okay, we can get him.

Rich Williams stated it is a pretty substantial area though.

Board Member Pierro stated can we get a number on how many parking spaces he will be able to maintain without using this as a.

Rich Williams stated sure.

Board Member Pierro stated okay.

Board Member Cook stated I think the answer to your question is 57 [spaces].

Board Member Pierro stated is what he needs.

Board Member Cook stated no, this shows the site can provide the 57 parking spaces, he is requesting a waiver to provide only 36 spaces.

Board Member DiSalvo stated and they would be.

Board Member Cook stated so, the answer, the real answer is 36 [spaces].

Board Member Pierro stated what use is that parking number or is that required for the previous or this particular use.

Rich Williams stated it is required based on the size of the building.

Board Member Pierro stated the size of the building, okay.

Rich Williams stated and a particular use.

Board Member Pierro stated okay.

Board Member Cook stated and at the very least, we should do what we said about Tractor Supply and have the site plan show that.

Board Member Pierro stated right, I'd be fine with that, as parking.

Board Member Cook stated that could.

Chairman Rogan stated is Kent Supply similar to N & S Supply.

Board Member Pierro stated yes.

Board Member Cook stated the next one who comes in.

Chairman Rogan stated they never have enough parking down there, that is the one problem with N & S Supply. You go down there and people are parked and backing in to each other, there are a lot less spots, don't get me wrong.

Board Member Pierro stated yeah because it's a weird.

Board Member DiSalvo stated then you have to go in and pay, get in your car, go the loading dock, the guy pulls you back, he dumps the thing in your truck.

Board Member Pierro stated it's a weird set up there.

Chairman Rogan stated and N & S has certain times of the day when the contractors are in there.

Board Member Pierro stated seven o'clock in the morning is a nightmare.

Chairman Rogan stated you know.

Board Member Cook stated well if we are going to go the route outside storage, we should then have the documentation on the site plan as Tractor Supply that shows parking there for the next guy who comes in.

Rich Williams stated understand this, they are not asking for this for storage.

Board Member Pierro stated yeah they are asking for a waiver from striping.

Rich Williams stated that's all.

Board Member Montesano stated okay.

Board Member Cook stated what are they going to use the space for.

Board Member Pierro stated we don't know.

Board Member DiSalvo stated to satisfy the parking spaces.

Rich Williams stated nothing, they don't really need it.

Board Member Pierro stated but they need it for the purposes of providing parking because their site calls for 57 parking spaces.

Board Member DiSalvo stated because of the size of the building.

Rich Williams stated to meet their parking demand but they don't expect to actually use it for people coming to the site which is why they don't want to stripe it.

Board Member Pierro stated right.

Chairman Rogan stated but they also haven't asked.

Board Member Cook stated all the work they have to do on the site they can't stripe 21 more spots, come on.

Chairman Rogan stated and they also, just to be clear here, they haven't asked to use that area for storage.

Board Member Pierro stated they haven't.

Rich Williams stated correct.

Chairman Rogan stated alright, so then.

Board Member Pierro stated when the time comes when they do, then we'll deal with it.

Board Member DiSalvo stated so are we doing the waiver or not, what are we doing.

Board Member Pierro stated Charlie seems to be adamant that he wants it striped.

Board Member Montesano stated the thing is, we are going to put it on as plant so its going to be a matter of our approving it, we could always put down future parking rather then waive it and then waive it if you want to.

Board Member Pierro stated he needs it for present parking.

Board Member Montesano stated then he should be able to stripe it, this way its there.

Board Member Pierro stated fine, then lets call it parking and stripe it and this way its part of the plan.

Board Member DiSalvo stated want the whole parking lot striped.

Chairman Rogan stated well he has to do the rest.

Rich Williams stated he is going to stripe everything else.

Board Member DiSalvo stated no the, the.

Board Member Pierro stated that storage area, yeah.

Chairman Rogan stated no, no, don't call it storage area because it is parking.

Board Member Pierro stated it is parking, it's a parking lot.

Board Member DiSalvo stated what are we going to call it.

Board Member Pierro stated it's a parking lot.

Board Member DiSalvo stated the raised area.

Chairman Rogan stated the unused parking area.

Board Member Pierro stated the elevated parking portion.

Chairman Rogan stated Cipriano.

Board Member Montesano stated the unused parking area.

Board Member DiSalvo stated so what are we doing, we are going to stripe the whole thing.

Chairman Rogan stated yes.

Board Member Pierro stated yes.

10) CIPRIANO SITE PLAN

Chairman Rogan stated Cipriano, hey they are back in two months in a row.

Board Member Pierro stated yeah.

Board Member Montesano stated what happened.

Rich Williams stated I guess my memo worked.

Board Member Montesano stated sarcastic remarks.

Chairman Rogan stated yeah, have you had a chance to do a review on Cipriano yet, no.

Board Member DiSalvo stated we won't be alive to see this one.

11) PFISTER SITE PLAN

Chairman Rogan stated Pfister site plan.

Rich Williams stated can we go quick.

Board Member Pierro stated for the record, there is no such thing as an unrevocable living trust.

Board Member DiSalvo stated I heard the mother just passed away.

Board Member Pierro stated its an irrevocable living trust.

Chairman Rogan laughs.

Chairman Rogan stated irrevocable living trust.

Board Member Pierro stated (inaudible).

Chairman Rogan stated its like when people say.

Board Member Pierro stated chutzpah.

Chairman Rogan stated no, no, no.

Board Member DiSalvo stated we went into that spelling.

The Secretary stated here we go again.

Board Member Montesano stated take one.

Board Member Pierro stated alacrity.

Chairman Rogan stated like when people say irregardless of the fact, no, no, it is regardless of the fact, there is not such thing as irregardless.

Board Member Montesano stated tomato, tomato, potato, potato.

Chairman Rogan stated very good.

Board Member Pierro stated Pfister Rodeo and I got one package and you got the other one.

Rich Williams stated I didn't give it to you this time.

Board Member Pierro stated alright, okay.

Rich Williams stated I sent it the other way.

Board Member Pierro stated you sent it the other way. Okay, are rodeos permitted in Town Code.

Rich Williams stated yes.

Board Member Pierro stated they are okay.

Rich Williams stated by our Code yes.

Board Member DiSalvo stated is this the site of the original Putnam Fair or something he was mentioning to me.

Rich Williams stated somebody said that, I don't remember.

Board Member DiSalvo stated they thought it was the Zito property and his.

Rich Williams stated I don't remember there ever being a fair.

Board Member DiSalvo stated Mike, go back to the sixties.

Rich Williams stated no, Prisco.

Board Member Montesano stated Prisco had it.

Board Member DiSalvo stated Prisco and the (inaudible) property.

Board Member Montesano stated Prisco had it because I can always remember the fire department staggering in underneath the tent.

Board Member Cook stated where is this.

Chairman Rogan stated I have no idea.

Rich Williams stated okay. The orange line that he has drawn on the plan cuts through Abruzzi's parking lot. It goes over to the side, goes down past the fenced in miniature golf area, between the miniature golf area and the well and back to a small parking area and then it gets really.

Board Member DiSalvo stated hairy.

Rich Williams stated I told him not to give us a lot of detail, give us a narrative and give us enough detail so we can understand what you're doing, I am disappointed to say the least.

Board Member Montesano stated and the road leading to the rodeo will be through.

Board Member Cook stated a buffer.

Board Member DiSalvo stated what is over there now.

Rich Williams stated there is an existing trail there, I don't know why the orange line that he put on doesn't follow that trail.

Board Member Montesano stated maybe there is a tractor in the way or a couple more cars.

Rich Williams stated I think it would be cool to have the rodeo too.

Board Member Montesano stated oh you know, he's right.

Rich Williams stated he is not showing sufficient parking, he is showing parking for about 60 vehicles, nothing for trucks.

Board Member Pierro stated so Rich, why don't they use.

Board Member DiSalvo stated the parking lot for the driving range.

Board Member Pierro stated the parking lot for the house, go right down that driveway.

Rich Williams stated I don't really have an answer for you. I can speculate that maybe.

Board Member Pierro stated that Pawling said no.

Board Member DiSalvo stated no.

Rich Williams stated no, I can speculate that they just don't want to bring it past the father's house but I would also say that that driveway coming in and out has a fairly steep grade right at the entrance and you know for a large volume of traffic it may not be appropriate either.

Board Member DiSalvo stated what if they use some of the parking lot from the driving range.

Rich Williams stated then what are you going to do with the driving range.

Board Member DiSalvo stated close it for the day, I mean he does own it.

Rich Williams stated he does what he wants to do, but then it is also overflow for the restaurant, you know, now you are impacting someone else business.

Board Member DiSalvo stated which (inaudible).

Chairman Rogan stated that is (inaudible).

Rich Williams stated he owns it.

Chairman Rogan stated he owns the property but he doesn't own the restaurant.

Board Member Pierro stated he owns the property.

Chairman Rogan stated the business is connected.

Rich Williams stated and there is a lot and if you look at the memo, I tried to come up with a punch list of the other issues, there is a lot of detail that is not considered by him, you know a concession stand, adequate area for viewing stands, where the participants are going to stage from, (inaudible).

Board Member Pierro stated where is the (inaudible) going to go.

Chairman Rogan stated he is (inaudible).

Board Member Pierro stated the war ship.

Chairman Rogan stated I thought it said PP.

Board Member Montesano stated there you go.

Rich Williams stated PP.

Chairman Rogan stated porta potty.

Rich Williams stated where on the plan.

Chairman Rogan stated it says bleachers and PP's.

Board Member DiSalvo stated apparently the guy does it in Middletown.

Chairman Rogan stated oh well maybe its only on my plan.

Board Member Cook stated no.

Chairman Rogan stated I might have gotten the original.

Board Member DiSalvo stated porta pottys, I think that stands for.

Rich Williams stated I don't know that that's on my plan.

Board Member Montesano stated yeah, its right there.

Chairman Rogan stated yeah.

Rich Williams stated I have to go look.

Chairman Rogan stated each one was hand done, so some have different orange then others, like Mike's bleachers are highlighted in orange and mine aren't. So they did each plan you know, they sketched them up.

Board Member Montesano stated as the horses came along.

Chairman Rogan stated its fine, rodeo, bleachers, porta pottys.

Board Member Montesano stated I will tell you what, we are going to Louie and see if they can cross Louie's property and then get a hold of Burdick and use, either that we can go in Burdick's driveways and park there.

Chairman Rogan stated I see (inaudible).

Board Member Montesano stated then you can walk across there because before it became Burdick and Pescatore, wasn't that part of Prisco's, you used to be able to come in and walk around, I'm trying to remember when the old fair was.

Rich Williams stated I don't know.

Board Member Montesano stated that was the thing, I think it lasted two years.

Board Member DiSalvo stated what was that.

Board Member Montesano stated Putnam County Fair.

Rich Williams stated the Putnam County Fair, it wasn't long.

Chairman Rogan stated this is showing, so I'm clear Rich, you are saying that they would have to drive in the entrance of the restaurant, drive past the front of the restaurant and then come around to get to this.

Board Member Montesano stated that is really stupid when you get down to it.

Chairman Rogan stated boy that's a terrible, it might just be the only place they could figure out to get access but you'll love this one.

Ted Kozlowski stated yeah.

Board Member DiSalvo stated unless you do the parking lot.

Board Member Montesano stated you have something against horse don't you.

Ted Kozlowski stated sorry I had a work call.

Board Member DiSalvo stated the parking lot of the driving range.

Board Member Montesano stated animal cruelty.

Ted Kozlowski stated a rodeo huh.

Rich Williams stated but then you have a hell of a walk to get to the back.

Board Member DiSalvo stated well people walk.

Chairman Rogan stated it's a shame that they couldn't use the site of the flea market.

Board Member Montesano stated well they are going to have horses.

Ted Kozlowski stated is there a big demand for rodeos these days.

Rich Williams stated I'll bet you it'll draw crowd.

Board Member DiSalvo stated yeah.

Rich Williams stated and that is the other thing, you know I would expect.

Ted Kozlowski stated is Mike Semo (inaudible).

Rich Williams stated there is probably going to 400 to 600 cars at a rodeo. You know, it s a unique thing around here, everybody is going to want to go see it at least the first few times, if it turns out to be a real flop.

Chairman Rogan stated a flop.

Board Member DiSalvo stated they won't go back.

Rich Williams stated right, at least the first couple, I'll bet you four or five hundred cars.

Chairman Rogan stated I think it would be interesting just probably (inaudible).

Board Member Montesano stated sure it will, who gets the riding concession to go from the parking lot to the stands.

Ted Kozlowski stated why can't he put next to the parking lot.

Board Member DiSalvo stated that is what we were just saying, the parking for the driving range.

Ted Kozlowski stated why does it have to be through wetlands and streams and.

Board Member Pierro stated because there is probably not enough parking between the restaurant, the driving range and a rodeo.

Ted Kozlowski stated oh is this.

Board Member DiSalvo stated the driving range will close for the day.

Board Member Pierro stated yeah but I'm sure there is still not enough parking.

Ted Kozlowski stated is this the driving range.

Rich Williams stated yeah.

Ted Kozlowski stated yeah.

Board Member Pierro stated even for the restaurant.

Board Member DiSalvo stated depends on (inaudible).

Ted Kozlowski stated you mean where Abruzzi is.

Rich Williams stated yeah.

Board Member Montesano stated yeah, they are going through their parking lot.

Ted Kozlowski stated so there is potential for people on horses to get hit with golf balls.

Board Member DiSalvo stated no, the driving range would be closed.

Board Member Pierro stated no, its probably going to close. I, for one can hit a long ball I, can't get over that fence, never in my life.

Board Member Montesano stated hey, are they going to bring those ping pong balls.

Ted Kozlowski stated I'm sorry but I'm kind of in a funny mood here.

Rich Williams stated (inaudible) its open field back there.

Board Member Pierro stated yeah its huge.

Ted Kozlowski stated how does he propose to get people to the rodeo.

Board Member Pierro stated they drive right now the driveway, they are going to make a right into Abruzzi's, in from of Abruzzi's restaurant.

Ted Kozlowski stated I understand that but here is the rodeo, right.

Board Member Pierro stated right.

Ted Kozlowski stated and here is the wetland.

Board Member Pierro stated he is going to drive over it.

Board Member DiSalvo stated there is road there, it's been there.

Board Member Pierro stated there is a farm road there; it's been there for one hundred years.

Board Member Montesano stated yes.

Ted Kozlowski stated is it shown on this map.

Board Member Pierro stated I think it's in back.

Board Member Montesano stated if you look just above the orange line, there should be a dark.

Chairman Rogan stated so, this one.

Ted Kozlowski stated okay, but let me ask you then, I'm just, I'm not being funny here or anything but.

Board Member Pierro stated you're not but go ahead.

Ted Kozlowski stated but this is the golf driving area and we know that is high and dry, why doesn't he put the rodeo right there.

Board Member DiSalvo stated he doesn't want to wreck the grass.

Rich Williams stated yeah I mean he'll wreck the golf driving range.

Ted Kozlowski stated but I thought she said he was going to close.

Board Member DiSalvo stated I asked him to do that too, I thought that would be.

Board Member Pierro stated closed for the day.

Board Member Montesano stated close for the day.

Chairman Rogan stated so they are not (inaudible – too many speaking).

Board Member Pierro stated we are assuming he will close for the day.

Board Member DiSalvo stated and use the parking area.

Ted Kozlowski stated okay so then close for the day, put the rodeo where the thing.

Board Member Pierro stated it costs a lot of money.

Board Member Montesano stated then he is going to tear up all the grass.

Board Member Pierro stated it costs a lot of money to grass that, that driving range has to be some what flat so they can drive the machine around to pick up the balls, if it is a wreck you'll never be able to pick up the balls in the ruts.

Board Member DiSalvo stated not only that, it would be too rough.

Ted Kozlowski stated okay so to build this rodeo and the buildings I guess.

Board Member DiSalvo stated and the maintenance.

Board Member Pierro stated the maintenance would be horrible.

Ted Kozlowski stated he needs toilets, doesn't he need toilets.

Board Member Montesano stated PP's.

Board Member Pierro stated Portable P's, there are two porta potties there.

Ted Kozlowski stated porta potties.

Board Member Montesano stated six hundred people, two pp's.

Board Member DiSalvo stated I think the guy puts all that up like the carnival here at the fire house, its here and gone the next day.

Ted Kozlowski stated so this road that goes through the wetland is going to have to take trucks and other stuff, it can't be just a foot path, this has to be a road to take.

Board Member Montesano stated horse trailers.

Board Member Pierro stated they take that, they have some big stuff back there now, they pick up cows and stuff back there, he's got cows in those fields.

Ted Kozlowski stated it sounds like a site walk to me.

Chairman Rogan stated all good questions.

Board Member Montesano stated I want (inaudible) concession.

Chairman Rogan stated okay, this will be an interesting conversation but do you think that we should hear from the gentleman before we try to get out there and do a site walk.

Board Member Montesano stated oh yeah, I would love to see.

Board Member Pierro stated he should be in on Thursday night.

Chairman Rogan stated yeah, that's my point.

Rich Williams stated well I guess the questions is, are you comfortable with the plans or do you want more detail on them.

Board Member Montesano stated well, yeah I think we need a little more detail.

Board Member Pierro stated I think we need some answers.

Chairman Rogan stated let's talk to him Thursday night and let's get some of these questions out in the open and talk about it.

Board Member Pierro stated maybe this will.

Ted Kozlowski stated is the zoning appropriate for that.

Board Member DiSalvo stated might be the only place.

Board Member Pierro stated its an Ag.

Rich Williams stated excuse me.

Board Member DiSalvo stated its like the only place.

Board Member Pierro stated its an Ag. District.

Board Member DiSalvo stated regardless if its an Ag. District.

Chairman Rogan stated and there we can either get more.

Rich Williams stated we changed the zoning so that indoor and outdoor commercial recreational activities for profit are allowed anywhere in the C-1 zoning district.

Board Member Pierro stated okay.

Board Member DiSalvo stated what would be an alternate site, like say if it couldn't be done there and the guy still wants to do it.

Chairman Rogan stated the flea market site.

Board Member Pierro stated Joe and Maria's farm.

Board Member DiSalvo stated no.

Board Member Pierro stated they'll wreck your place.

Chairman Rogan stated that's all you need.

Board Member DiSalvo stated can they do it at Thunder Ridge on top of the mountain, is it flat enough up there, I mean.

Rich Williams stated the access sucks but.

Board Member DiSalvo stated I know, every access stinks, everywhere.

Rich Williams stated no I'm saying (inaudible) but down by Al's Barber shop, there is a big area back in there. Not Cipriano, up the hill.

Board Member Montesano stated you mean where the big complex was supposed go with the movie theater.

Chairman Rogan stated I used to go to a ranch in put valley, they had rodeos there.

Board Member DiSalvo stated we used to go to them on Saturday nights.

Board Member Montesano stated Saturday night at the rodeo.

Board Member Pierro stated okay Pfister Rodeo.

12) MARTINS SUBDIVISION

Chairman Rogan stated Martins brand new subdivision.

Board Member DiSalvo stated Martins.

Rich Williams stated Martins.

Board Member Montesano stated I can't get off of my horse.

Board Member Pierro stated the guys across the street from me, this used to Schepperle. In the past Mr. Schepperle came through for a six or seven lot subdivision.

Board Member Montesano stated we used to sing that.

Board Member DiSalvo stated now the new owners are in.

Board Member Montesano stated hey, we used to do a lot of things.

Board Member DiSalvo stated common driveway.

Board Member Pierro stated its already got a common driveway.

Board Member DiSalvo stated they want to add more houses.

Board Member Montesano stated I'm a great party host (inaudible).

Board Member Pierro stated (inaudible).

Chairman Rogan stated Mike, this is for Martins.

Board Member Montesano stated thank you.

Board Member Pierro stated what's that Shawn.

Chairman Rogan stated do you want to pass them around please.

Rich Williams stated Ron, does the historical society have the full archeological, I can only find so far Phase I and I b.

Board Member DiSalvo stated many years ago.

Rich Williams stated Martins/Schepperle.

Board Member Pierro stated Schepperle.

Mr. Taylor stated how many years ago. I don't know.

Rich Williams stated you didn't even know about it, nevermind.

Mr. Taylor stated I saw it on the, Judy is the one who knows that stuff, we might have it, we've got to talk.

Board Member Pierro stated I know they did it because I recall him screaming about flint flakes and stuff like that when they did it.

Rich Williams stated they did a dig out there but I haven't been able to locate the report.

Board Member DiSalvo stated nothing down in the file downstairs.

Mr. Taylor stated (inaudible).

Board Member Montesano stated yeah.

Chairman Rogan stated the first one in.

Board Member Montesano stated I'm the first.

Chairman Rogan stated so where is Herb up front.

Rich Williams stated the other side.

Chairman Rogan stated oh okay.

Board Member Pierro stated oh sorry.

Board Member Montesano stated right here and our favorite is, his house, his sale.

Board Member Pierro stated Dwyer.

Chairman Rogan stated no, across the street, that you emptied out the house.

Board Member Pierro stated Gibson.

Board Member Montesano stated Gibson.

Chairman Rogan stated so this has frontage on, technically has frontage on both roads.

Board Member Pierro stated both [Route] 311 and.

Chairman Rogan stated but its all wetlands.

Board Member DiSalvo stated you can't through from [Route] 311.

Board Member Pierro stated now real briefly.

Board Member Cook stated where is this.

Board Member Pierro stated Shawn.

Chairman Rogan stated yeah.

Board Member Pierro stated next door to me is that yellow house that is for sale, they are talking about cutting the driveway in here. I went and, I know these number because I sold two of these buildings, I sold this building, no this building.

Board Member Cook stated this is across the street.

Board Member Pierro stated right, I sold this building and this building that is not show on the map and there is third house over here, that is not shown on the map. No that's not it, who has a pencil, I can't find my pen. You see this lot number two that looks like a seven.

Chairman Rogan stated the Cassandra Court lot.

Board Member Pierro stated yeah.

Chairman Rogan stated yeah.

Board Member Pierro stated there is a second, there is a house over here. These two, this building is gone and this building is attached to this house.

Chairman Rogan stated okay.

Board Member Pierro stated this is now a three family house, this is a one family house, its.

Board Member DiSalvo stated its like a carriage house.

Board Member Pierro stated formally Schepperle, it's now Deikus/O'Brien.

Chairman Rogan stated okay.

Board Member Pierro stated Deikus/O'Brien has one hundred foot frontage on Cornwall Hill [Road] and right next to that is the larger frontage for the thirteen acre lot. I don't remember, I didn't sell this one, I sold this to Bobby Guzo who sold this to Martins, years ago. So what this guy wants to do is, he wants to put a one hundred foot driveway or whatever that is.

Rich Williams stated fifty foot.

Board Member Pierro stated fifty foot, common.

Rich Williams stated fifty foot easement, he is showing on the plan for a fifteen foot wide driveway.

Board Member Pierro stated fifteen foot wide driveway but it is going to common to two houses, correct.

Rich Williams stated that is what he is proposing, yes.

Board Member Pierro stated right.

Ted Kozlowski stated Rich, what is this in reference to these two septic here, these on someone else property.

Board Member Pierro stated these, that blue house with the black windows on the front.

Ted Kozlowski stated because I was trying to read this map and I'm going here is the wetland flagging but we don't know where it is on this side.

Board Member Pierro stated yeah, I didn't realize it but Schepperle owned these two lots and subdivided them years ago and built two house down here. One is a blue house with black smoked out windows, it looks like its no body lives there.

Board Member Cook stated this has nothing to do.

Board Member Pierro stated nothing to do with this application.

Ted Kozlowski stated we would have to get the wetlands verified.

Chairman Rogan stated this is a different (inaudible).

Ted Kozlowski stated I don't know who flagged those wetlands.

Rich Williams stated the DEC, Brian Drum.

Board Member Pierro stated when Schepperle tried to do this.

Ted Kozlowski stated Brian Drum did this, recently.

Chairman Rogan stated okay but Dave, those two septic systems shown on the plans that you are pointing to Maria, right there, lot two and lot three, it shows septic and not house, what are they attached to.

Board Member Pierro stated there are two houses down there.

Chairman Rogan stated alright but they are not showing them on the plans.

Board Member DiSalvo stated but the houses aren't on there.

Board Member Pierro stated yeah but the whole is screwed up, there are houses down there but that is unrelated to this.

Chairman Rogan stated that is what I'm asking, so we are just looking at the proposal for lot two and lot one.

Board Member Pierro stated yeah.

Chairman Rogan stated because lot three is existing.

Board Member Pierro stated yeah.

Chairman Rogan stated not the lot but the house and the garden shed and all that is existing.

Board Member Pierro stated seems to be.

Chairman Rogan stated so they are looking at putting a common drive in to service lot two and lot one with houses and septic.

Board Member DiSalvo stated where is the access to these two houses.

Board Member Pierro stated they are already out on [Route] 311.

Chairman Rogan stated off of [Route] 311, okay.

Board Member Pierro stated this house is in place on [Route] 311.

Board Member DiSalvo stated so its coming down this way.

Board Member Pierro stated this really has nothing to do with it, this is Bobby Grozingers' house and then there is a patch of swamp land here.

Board Member DiSalvo stated yeah, yeah, right, right.

Board Member Pierro stated that is the frontage, I read this today because I didn't understand what the hell was going on.

Board Member DiSalvo stated why they can't go through.

Board Member Pierro stated this is the frontage for this lot.

Rich Williams stated okay but that is not the frontage for that lot.

Board Member Pierro stated that is what they are calling it in their.

Rich Williams stated they can call it anything they want but it doesn't meet our requirements, its not frontage.

Board Member Pierro stated but this lot will need frontage, correct.

Rich Williams stated or some sort of relief yeah.

Chairman Rogan stated this would need, what a 280A, right.

Rich Williams stated yup.

Chairman Rogan stated this proposal.

Board Member Pierro stated the [Route] 311 frontage, isn't really frontage because we can't access the property from it, right, okay.

Rich Williams stated they call frontage something that you can't use.

Board Member Montesano stated we can try.

Board Member Pierro stated I thought that we had done that once before somewhere.

Rich Williams stated no.

Mr. Taylor stated (inaudible).

Rich Williams stated yes.

Chairman Rogan stated yeah oh I'm sure.

Rich Williams stated in our subdivision files.

Board Member Pierro stated he's really snuck up.

Ted Kozlowski stated what's here, parcel C, any house.

Board Member Pierro stated that is the piece of land that Herb Schech's daughter, no I take that back, parcel B is the piece of land that Herb Schech's daughter bought from them.

Board Member DiSalvo stated where is Herb Schech's daughter's house.

Board Member Pierro stated right here.

Board Member DiSalvo stated that is the one that sits up on the hill that you can see as you are going up.

Board Member Pierro stated when you are down there, yeah.

Board Member DiSalvo stated and you can see it from Louie's development.

Board Member Pierro stated right.

Ted Kozlowski stated well do we have to show because the septic is so close to the property line, do we have to know where the wells are for the other.

Board Member Pierro stated I don't who's property this is, that may still be his property.

Board Member DiSalvo stated they are showing the lots but they are not showing where they want to put the houses.

Board Member Pierro stated the house is right here.

Board member DiSalvo stated that's lot one.

Board Member Pierro stated right, lot one.

Board Member DiSalvo stated where is lot two.

Ted Kozlowski stated one problem Maria, where is the proposed well.

Board Member Pierro stated right here, close to the line, this may be his land as well and I think it is because he owned this.

Ted Kozlowski stated does it say on the plans who the property owner is.

Board Member Pierro stated no, it's a cluster overlay zone, I don't, that's all it says there but this is what Irene and John bought.

Rich Williams stated that was all part of the lot line adjustment.

Board Member Pierro stated for him, from him, so I believe this still belongs to this guy Francisco.

Rich Williams stated that is not what the surveyor is showing.

Board Member Pierro stated who does the survey show owns it.

Rich Williams stated it doesn't show who owns it but it shows it as being a separate piece of property.

Board Member Pierro stated why don't you punch up the number.

Ted Kozlowski stated put in, punch it up.

Rich Williams stated (inaudible) doesn't show it.

Board Member Pierro stated on the assessors' website it won't show you. Are you hooked up to that.

The Secretary stated I am.

Rich Williams stated she's got ImageMate but he's talking about, we've got all our (inaudible).

Board Member Pierro stated ImageMate is fine, that will tell us.

The Secretary stated I don't know if (inaudible).

Chairman Rogan stated you don't have ACS.

Rich Williams stated you'll be able to tell.

The Secretary stated yeah.

Board Member Pierro stated ImageMate works great.

Rich Williams stated I don't know that it's going.

Board Member Pierro stated maybe.

Rich Williams stated show you what you want to see.

The Secretary stated sorry I shut down, I didn't log off.

Board Member Pierro stated awww. You guys been playing with that site, you go to the Town's website, go to the Assessor's box, go down to online assessment and then click on public URL and you can go and find out what your neighbors are assessed at, all over Town. All online.

Chairman Rogan stated are they up to date.

Rich Williams stated yeah they are.

Board Member Pierro stated yeah.

Chairman Rogan stated because our ACS system through the County is so out dated.

Board Member Pierro stated yeah.

Chairman Rogan stated there are changes that are two years old that aren't on there yet.

Board Member Pierro stated yeah but I think Boryk was ahead of the game on this one.

Rich Williams stated Boryk was ahead of the game and some of the other Towns are following suit now.

Board Member DiSalvo stated does it have pictures on it too, like what we get downstairs.

Board Member Pierro stated yeah.

Board Member DiSalvo stated a lot of the pictures are wrong.

Chairman Rogan stated you mean photos of the houses.

Rich Williams stated they have been working to clean it up, they've been working really hard.

Board Member DiSalvo stated we always have a problem.

Chairman Rogan stated invasion of privacy.

Board Member DiSalvo stated we always have a problem with the assessments.

Chairman Rogan stated imagine seeing the inside of someone's house (inaudible).

Board Member DiSalvo stated if you bring up Rich Williams house, it comes up with Laura Parker's, it comes up with a six thousand square foot house.

Board Member Pierro stated do you want the number.

(Tape 1 Ended - 9:05)

Board Member Pierro stated 13, you're not even at the site yet, when you get to the site, let me know.

Rich Williams stated she's going into ImageMate.

Board Member Pierro stated oh okay, good I'll give her the numbers.

The Secretary stated okay.

Board Member Montesano stated I'll take my bike.

Board Member Pierro stated 13.7-1-55.3.

The Secretary stated and what do you want to know.

Board Member Pierro stated see who the owner is.

The Secretary stated Forbes.

Board Member Pierro stated okay do this one 55.2.

The Secretary stated Schech.

Board Member Pierro stated okay, then that's still, that is this parcel C, is the parcel that was sold to Forbes from Francisco Martins.

Rich Williams stated and Forbes are who.

Board Member Pierro stated Forbes, is Schech-Forbes.

Board Member DiSalvo stated Schech's daughter.

Rich Williams stated Schech's daughter.

Board Member DiSalvo stated John is the son-in-law.

Board Member Pierro stated and parcel B is Martins we said, that still belongs to him.

The Secretary stated 55.2 is Schech.

Board Member Pierro stated yeah.

Ted Kozlowski stated it's Schech.

Board Member Pierro stated oh, Schech, that's.

The Secretary stated that's vacant land.

Board Member Pierro stated that still belongs to Herb and they bought the corner there.

Ted Kozlowski stated Forbes has house there.

Board Member Pierro stated yeah, a beautiful house.

Ted Kozlowski stated well we should know where his well is in relation to that septic.

Rich Williams stated and they are going to have to do that as they go through the process, they will have to locate the wells and septic.

Board Member Pierro stated knowing that its somewhere in here, right along the right hand side of the house.

Ted Kozlowski stated we just have to make sure that it's a safe distance away.

Board Member Pierro stated right.

Chairman Rogan stated which lot are you referring to right now.

Board Member Pierro stated right now.

Ted Kozlowski stated C.

Board Member Pierro stated parcel C.

Chairman Rogan stated parcel C.

Board Member Pierro stated this was actually an addition to Forbes parcel.

Ted Kozlowski stated except we don't know how that has any impact.

Board Member Pierro stated it's a little down gradient.

Chairman Rogan stated the well is located, right down on the corner, its right above the notes that say subdivision filed in, see it.

Board Member Pierro stated yeah, that is up gradient to the septic.

Board Member DiSalvo stated so what are the sizes of these lots that are being created.

Board Member Pierro stated 5.6, 4.183.

Board Member DiSalvo stated what about these ones.

Rich Williams stated they are all better then four acres.

Board Member Pierro stated 4.10.

Board Member DiSalvo stated it looks like a bowling alley.

Rich Williams stated it doesn't meet average lot width. Two of them don't meet average lot width and none of them meet the frontage requirements.

Board Member Pierro stated what is the frontage requirement.

Rich Williams stated 200 feet. The lot by itself doesn't meet frontage requirement, it only has 173 or 176 feet.

Board Member Pierro stated than house, did Schepperle get a variance for lot two.

Rich Williams stated I don't know.

Board Member DiSalvo stated that was long ago.

Board Member Pierro stated this wasn't that long ago when Schepperle sold off this parcel.

Rich Williams stated that may be but I don't recall if he got a variance or not. It could be that at the time the road frontage requirements were less, it could have been in the R-40 District when the road requirements were 100 feet.

Board Member Pierro stated what were there, in the R-40, what was the minimum lot requirements.

Rich Williams stated the area.

Board Member Pierro stated yeah, 40,000 square feet.

Rich Williams stated 40,000 square feet.

Board Member Pierro stated so its one acre and I think this is on a little larger then one acre.

Board Member DiSalvo stated its pretty steep back there, right.

Board Member Pierro stated where.

Rich Williams stated once you get to the top of the hill going back down towards the wetlands, it gets pretty steep, yeah.

Chairman Rogan stated yeah, a fifty scale. We've got like a twenty percent grade behind those houses, that's steep.

Board Member Pierro stated behind the big house.

Chairman Rogan stated number one, lot one.

Board Member Pierro stated yeah.

Chairman Rogan stated oh yeah, lot three forget it but lot three is existing but the proposed house on lot one, you've got.

Board Member Pierro stated that is the only flat area on that lot.

Board Member DiSalvo stated where the house is going.

Chairman Rogan stated twenty foot and seventy five foot.

Board Member DiSalvo stated and we need to talk about usable backyards and stuff.

Chairman Rogan stated I'm sorry, twenty foot of elevation change in eighty would be twenty-five percent grade, that is steep.

Board Member Pierro stated no one with these.

Chairman Rogan stated and, no right here, these right here.

Board Member Pierro stated this area is.

Chairman Rogan stated that is steeper then what you are looking at one NRA [Realty] where they are looking at putting in house where they are walking in on the upper level.

Rich Williams stated right.

Chairman Rogan stated right.

Rich Williams stated in some area.

Board Member DiSalvo stated (inaudible).

Chairman Rogan stated we have to go out there because when you see how steep that is in relation to what were just talking about.

Board Member Montesano stated its steep.

Board Member DiSalvo stated we are talking about usable space and quality of (inaudible).

Chairman Rogan stated the grade is much better for lot two its just a limited area because its so narrow.

Board Member Pierro stated its not wide enough.

Chairman Rogan stated you know.

Board Member DiSalvo stated volume of lots.

Rich Williams stated and the big issue you are going to have to wrestle with is that they are proposing a common driveway.

Chairman Rogan stated yeah.

Board Member Pierro stated it wasn't a problem for Herb.

Board Member DiSalvo stated the law was different then too.

Board Member Pierro stated we are allowing more common driveways now.

Board Member DiSalvo stated everybody I know that lives on a common driveway, not in Patterson, but anywhere else, always has problems.

Board Member Pierro stated sure.

Board Member Montesano stated (inaudible).

Chairman Rogan stated okay.

Rich Williams stated what I did look at with the phase I and I b of the archeological study that was done, this project is going to impact archeological areas, significant archeological areas.

Board Member DiSalvo stated Louie had it over there with the cemetery.

Rich Williams stated excuse me.

Board Member DiSalvo stated did Louie have it with the cemetery that abuts this property on [Route] 311.

Rich Williams stated well he has the cemetery that abuts it, he actually broke that off, I don't know if the Town ever took it or not.

Board Member DiSalvo stated its all over grown.

Rich Williams stated he broke that off, that never impacted the subdivision.

Chairman Rogan stated okay, alright.

13) OTHER BUSINESS

a. Paddock View Estates – Bond Recommendation

Chairman Rogan stated Paddock View Estates Bond Recommendation, do we have a bond rec.

Rich Williams stated I will, you did get it previously, I will get you new copies.

Board Member DiSalvo stated (inaudible) with the Paddock.

Board Member Montesano stated we have to come all the way down there, we have to come all the way down there to come all the back there.

Chairman Rogan stated are you doing alright.

Board Member Montesano stated all you have to do is cross the street, anything for breakfast.

Board Member Pierro stated is that the name of that Prospect Hill.

Board Member DiSalvo stated they never named that road Prospect Hill instead of, there is one in Brewster.

Board Member Montesano stated Putnam County and Prospect Hill.

Chairman Rogan stated does anybody have anything else.

Board Member DiSalvo stated so do you think that we are going to have something on Patterson Crossing soon.

Rich Williams stated they called me today and said it was coming in tomorrow.

Board Member Montesano stated its coming.

The Secretary stated you have two other sets of minutes that aren't the agenda.

Board Member DiSalvo stated so that article in the paper was about the deed transfer from a couple weeks ago, he technically bought it.

Board Member Pierro stated well he probably had to, his time was probably running out.

Chairman Rogan stated it seems like people made a bigger deal about that then what it was.

Board Member Pierro stated yeah.

Chairman Rogan stated somebody leases property, why would they buy it, its like buying a lot pending Board of Health Approval.

Board Member DiSalvo stated I know.

Chairman Rogan stated you wait until you know what you can do with it.

Board Member DiSalvo stated right.

Board Member Pierro stated right.

Chairman Rogan stated it seemed like it was being made more of a deal then what it really was, somebody buying a piece of property.

Board Member Pierro stated yeah, he seems to have his hands full, he has projects going in different places.

Board Member DiSalvo stated let's see if he can get them finished.

Chairman Rogan stated motion to adjourn.

Board Member DiSalvo seconded the motion.

Board Member Montesano stated make a motion to adjourn.

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 on a vote of 5 to 0.

Board Member DiSalvo stated do you want to hold on to those pictures until next week, the ones that we took.

The meeting adjourned at 9:20 p.m.