

APPROVED
MLR 5/3/07

TOWN OF PATTERSON
PLANNING BOARD MEETING
April 5, 2007

AGENDA & MINUTES

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| 2) Keasby Subdivision – Public Hearing | 3 - 4 | Held over to May 3, 2007 Meeting |
| 3) Malizia W/W & Fill Permit Application | 4 – 6 | Wetlands/watercourse & fill permit granted.
Public Hearing requirement waived |
| 4) Camp Wilbur Herrlich – Sign Application | 6 – 8 | Sign permit granted. |
| 5) Dennis & Tiwary W/W Permit Application – Initial Application | 8 – 11 | Site Walk Scheduled. |
| 6) 524 Realty Group – Sign Application | 11 – 12 | Sign permit granted. |
| 7) Dunning Subdivision – Continued Review | 12 – 17
& 39 | Site plan & Subdivision approvals granted.
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| 8) Telecom Site Plan – Continued Review | 17 – 23 | Public Hearing Scheduled for May 3, 2007
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| 9) Papitto Site Plan | 23 – 25 | Discussion on site walk and staking. |
| 10) Boniello Site Plan – Continued Review | 25 | Applicants not present. |
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| a. Barjac Site Plan – Site Walk Comments | 32 – 38 | Discussion of comments and wetland
flagging. |
| 13) Minutes | 38 - 39 | March 1, 2007 Approved, February 22,
2007 Held over |

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**TOWN OF PATTERSON
PLANNING & ZONING OFFICE**

ZONING BOARD OF APPEALS
Howard Buzzutto, Chairman
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PLANNING BOARD
Shawn Rogan, Chairman
David Pierro, Vice Chairman
Michael Montesano
Maria DiSalvo
Charles Cook

**Planning Board
April 5, 2007 Meeting Minutes**
Held at the Patterson Town Hall
1142 Route 311
Patterson, NY 12563

APPROVED
MKR 5/3/07

Present were: Board Member Pierro, Board Member Montesano, Board Member DiSalvo, Rich Williams, Town Planner, Gene Richards with the Town Engineer's office, Stantec Consulting Services Inc., Ted Kozlowski, Town of Patterson Environmental Conservation Inspector, Anthony Molé, from the Town Attorneys Office, Curtiss, Leibell and Shilling P.C.

The meeting was called to order at 7:30 p.m.

There were approximately 13 audience members.

Vice Chairman Pierro took the seat of the Chairman in his absence.

Michelle Russo was the Secretary and transcribed the following minutes.

Vice Chairman Pierro led the salute to the flag.

Vice Chairman Pierro stated good evening ladies and gentlemen, for the record Chairman Rogan is at special schooling for hazardous materials training that he had to attend for his employer and one of our other members is away because of a birth. For those of you who are really paying attention to the agenda item number two, number six, and number twelve are off the agenda for tonight, number fourteen which is Field and Forest Apartments and number five, 17 Couch Road, were taken care of at a work session, they were extensions done at a work session. So our meeting will be hopefully pretty quick tonight.

1) RUFFLER-COLARUSSO W/W PERMIT APPLICATION – Public Hearing

Mr. John Ruffler and Ms. Debbie Colarusso, the Applicants, were present.

Vice Chairman Pierro stated the first item on the agenda is a public hearing for Ruffler-Colarusso wetlands watercourse permit, would you please read the notice.

The Secretary read the notice into the record.

Vice Chairman Pierro stated I failed to ask if there was anyone here for Ruffler-Colarusso. Please step forward. Good evening, when Ted is done there, can you state your names for the record please.

Mr. Ruffler stated John Ruffler.

Ms. Colarusso stated Debbie Colarusso.

Vice Chairman Pierro stated go ahead, tell us what you have going on up there.

Mr. Ruffler stated we are just adding on a garage and pulling some bedrooms out of the basement to put them up where it is dryer because the basement is damp. The garage, the bedroom, and the family room were not far enough away from the pond that is why we had to put in for the permit. That is pretty much it.

Vice Chairman Pierro stated okay, we have photographs in the file that were taken on the 30th, that were taken by Rich to memorialize this and it is as reported by our E.C.I. Ted Kozlowski that the pond is upland of the house so there doesn't seem to be any major impacts. Any comments from the audience or interest.

Board Member Montesano stated move to close the public hearing.

Board Member DiSalvo seconded the motion.

Vice Chairman Pierro asks for all in favor:

Board Member Montesano	-	aye
Board Member DiSalvo	-	aye
Vice Chairman Pierro	-	aye

Motion carried on a vote of 3 to 0.

Vice Chairman Pierro stated so moved.

Ted Kozlowski stated are they getting their permit tonight.

Vice Chairman Pierro stated Rich.

Ted Kozlowski stated I see no reason to delay it.

Vice Chairman Pierro stated do we have any paper work on this, can I have a motion.

Board Member DiSalvo stated we just have the application.

Ted Kozlowski stated everything is complete, my review of it.

Vice Chairman Pierro stated you are up Maria.

Board Member DiSalvo stated in the matter of John Ruffler and Debbie Colarusso, I make a motion that we approve a wetlands watercourse permit for the property located at 81 Stagecoach Road in Patterson for the building permit to make an addition on to the existing residence, to relocate two bedrooms out of the lower

part of the house which was flooded on that side or damp and adding two bedrooms to the side and a garage.

Mr. Ruffler stated we are actually taking the two bedrooms from the basement and moving them upstairs and moving the bedroom that is upstairs on to the other side so that there will be three in one.

Board Member DiSalvo stated okay, so we are not increasing the number of bedrooms in the house, so you are still at four.

Mr. Ruffler stated yes.

Board Member DiSalvo stated okay, I don't know how many feet it went into the buffer, Ted, twelve.

Ted Kozlowski stated I believe.

Rich Williams stated do it pursuant to the plans.

Ted Kozlowski stated pursuant to the plans that were submitted.

Board Member DiSalvo stated pursuant to the plans submitted.

Board Member Montesano stated negative declaration, you need to include the negative declaration.

Board Member DiSalvo stated I make a motion in the application of Ruffler/Colarusso that the proposed action will not have a significant impact on the environment and hereby issue a negative declaration of significance.

Board Member Montesano seconded the motion.

Board Member Montesano asks for all in favor:

Board Member Montesano	-	aye
Board Member DiSalvo	-	aye
Vice Chairman Pierro	-	aye

Motion carried on a vote of 3 to 0.

Vice Chairman Pierro stated motion passed. You have a permit.

Mr. Ruffler stated thank you very much.

Ted Kozlowski stated make sure you guys through the Building Inspector now, for a building permit.

2) KEASBEY SUBDIVISION – Public Hearing

The Applicant was not present to represent the application.

Vice Chairman Pierro stated Keasbey is off the agenda.

3) MALIZIA W/W & FILL PERMIT APPLICATION

Mr. Frank Malizia, the Applicant, was present.

Vice Chairman Pierro stated number three, Mr. Malizia, wetlands watercourse and fill permit.

Mr. Malizia stated I am Frank Malizia.

Vice Chairman Pierro stated just give me a moment Mr. Malizia. Rich, the engineering that was provided by Mr. Malizia is satisfactory for the purposes of.

Rich Williams stated there were a couple of additional details that I identified, that I thought probably should be addressed by the plans, nothing significant. Frank, did you get an opportunity to talk to your engineer about those issues.

Mr. Malizia stated no, I was going to wait until the meeting and find out if you need them actually drawn up or do you just need, what is that you need from him.

Rich Williams stated there were a couple of issues, I am doing this off the top of my head, one of them was showing how that retaining wall was going to be tied back into the grades, he is probably going to have to draw something, just some additional 8 ½" by 11".

Mr. Malizia stated okay.

Rich Williams stated I asked for the amount of fill.

Mr. Malizia stated the drainage.

Rich Williams stated and the drainage, so if you give those to him, he will probably know how to address them all.

Mr. Malizia stated okay and you need that for the follow up meeting, right.

Rich Williams stated well I don't know, that is one of the questions that we are going to talk about right now, I think. How the Board wants to handle this application at this point, it is an application for a wetlands watercourse permit, you have my recommendation and I believe that you have Ted's recommendation on the application.

Vice Chairman Pierro stated the only other question is Rich, does this require a SEQR determination.

Rich Williams stated yes.

Vice Chairman Pierro stated okay.

Ted Kozlowski stated Dave, I just want to go on the record, it's highly regarded as an emergency situation

for his house, what he is proposing to do there, I see no impact to the stream. I am in favor of it if the Board would give him a permit tonight.

Vice Chairman Pierro stated very well.

Board Member Montesano stated on the matter of Frank Malizia wetlands watercourse permit, it is an unlisted action and I declare it a negative declaration of SEQR.

Board Member DiSalvo seconded the motion.

Vice Chairman Pierro asks for all in favor:

Board Member Montesano	-	aye
Board Member DiSalvo	-	aye
Vice Chairman Pierro	-	aye

Motion carried on a vote of 3 to 0.

Board Member Montesano stated you do the motion.

Board Member DiSalvo stated (unable to hear).

Board Member Montesano stated you don't have one there.

Board Member DiSalvo stated in the matter of Frank Malizia, I make a motion that we approve the fill permit application.

Ted Kozlowski stated wetlands.

Vice Chairman Pierro stated wetlands watercourse.

Board Member DiSalvo stated wetlands application pursuant to.

Vice Chairman Pierro stated project review from 3/29 and the resolution provided.

Board Member DiSalvo stated dated March 29, 2007.

Rich Williams stated if I could just interject, you know you have draft in front of you, one of the particularly interesting issues of this is that because it is an emergency action our Code allows you to waive the requirement of a public hearing but that should really be entered into the record while you are doing that. That would probably be better if you took a look at it maybe, if you wanted to revise it but.

Board Member Montesano stated you do the waiver.

Vice Chairman Pierro stated I'll do the waiver. Do you want to read that while I am doing the waiver.

Board Member Montesano stated yes.

Rich Williams stated it is all within that resolution, it is all one resolution.

Vice Chairman Pierro stated okay. In the matter of Frank Malizia, 37 Allen Drive, wetlands watercourse and fill permit, I make a motion that we grant a waiver of a public hearing due to the fact that this is an emergency repair and that we waive that public hearing requirement and that we declare this an unlisted action and grant a negative determination of SEQR.

Board Member Montesano seconded the motion.

Vice Chairman Pierro asks for all in favor:

Board Member Montesano	-	aye
Board Member DiSalvo	-	aye
Vice Chairman Pierro	-	aye

Motion carried on a vote of 3 to 0.

Board Member Montesano stated did we issue him a permit.

Vice Chairman Pierro stated in addition, be it known that the Planning Board grants a wetlands watercourse permit, application #306-01, in order to construct a retaining wall at 37 Allen Drive.

Board Member DiSalvo seconded the motion.

Vice Chairman Pierro asks for all in favor:

Board Member Montesano	-	aye
Board Member DiSalvo	-	aye
Vice Chairman Pierro	-	aye

Motion carried on a vote of 3 to 0.

Rich Williams stated are you putting the conditions in there.

Vice Chairman Pierro stated with the conditions in the memo provided and the draft memo provided on this date.

Board Member DiSalvo stated (unable to hear) stamped.

Vice Chairman Pierro stated there is no date on it. it's done, you have a permit sir.

Mr. Malizia stated thank you.

4) CAMP WILBUR HERRLICH - Sign Application

Vice Chairman Pierro stated did we react to that at the work session.

Board Member Montesano stated yes.

Vice Chairman Pierro stated we granted that permit.

Board Member Montesano stated the Town Board granted the directional sign.

Vice Chairman Pierro stated do you recall if we waived that public hearing, oh you didn't do it. Let's do it while we are here.

Board Member Montesano stated what one.

Vice Chairman Pierro stated Wilbur Herrlich.

Board Member Montesano stated give them the sign.

Vice Chairman Pierro stated we have to grant the permit, let's do it while we are here.

Board Member DiSalvo stated just the one sign, right.

Vice Chairman Pierro stated yes.

Board Member Montesano stated the Town Board already approved the directional sign, so in the matter of Camp Wilbur Herrlich.

Board Member DiSalvo stated in the matter of Camp Wilbur Herrlich I make a motion that we approve a 20 square feet sign, 6' by 3.3' feet high, to be placed on Deacon Smith Road.

Vice Chairman Pierro stated Deacon Smith Hill Road.

Board Member DiSalvo stated at the beginning of the driveway to the camp, the colors to be maroon, ivory, black, as per application dated February 28, 2007.

Vice Chairman Pierro stated can I have a SEQR determination on that.

Board Member DiSalvo stated I make a motion that.

Vice Chairman Pierro stated can we do it.

Rich Williams stated you can do it all at once.

Board Member DiSalvo stated Camp Wilbur Herrlich will not have a significant impact on the environment and hereby issue a negative declaration of significance.

Board Member Montesano seconded the motion.

Vice Chairman Pierro asks for all in favor:

Board Member Montesano	-	aye
Board Member DiSalvo	-	aye
Vice Chairman Pierro	-	aye

Motion carried on a vote of 3 to 0.

Vice Chairman Pierro stated so moved.

5) DENNIS & TIWARY W/W PERMIT APPLICATION – Initial Application

Mr. Tom NeJame of NeJame Pool was present, representing the Applicants.

Vice Chairman Pierro stated Dennis & Tiwary wetlands watercourse permit, initial application.

Ted Kozlowski stated yes.

Vice Chairman Pierro stated please stated your name.

Mr. NeJame stated good evening, my name is Tom NeJame, I am a swimming pool builder. The two owners could not be present today, they are actually out of town, so I am here to answer any questions and give an idea as to what they are proposing.

Vice Chairman Pierro stated go ahead sir.

Mr. NeJame stated the pool, you were given maps on the application, correct, just to give you a little idea, it is within a regulated area and the actual area where the pool would go is actually on the side of the house. Zoning regulations don't allow pools in the front yard so we are kind of constrained to that area there and also the watercourse that we are actually within 100 feet of is up hill from the actual pool location. I think what it is an old logging road and so it is actually like a ditch road that goes down into that area there. It slopes fairly significantly, the pool would be sloping away from the watercourse so there would literally be no runoff toward the watercourse whatsoever.

Board Member DiSalvo stated it still looks like some of the pool is going to be in the front of the house.

Mr. NeJame stated well what we did was we took the deck that is within the line of the house that they asked us to do and we drew a line through there and put it as close as we could here to stay as far away from the watercourse as possible.

Board Member Montesano stated this location here, on this side, I guess that is what, the garage.

Mr. NeJame stated that is the garage.

Board Member Montesano stated what is this area in here.

Mr. NeJame stated that is actually a patio area in there and they have the well line goes right through that area right into the main house right there. It is a main patio area and it is very, very steep sloped where it comes down to the rear of the garage.

Board Member DiSalvo stated how else can they access their backyard though, if you are blocking this entrance, this area where the pool is and the garage on the other side, how would they get to this patio area, where the well is without going through the house.

Mr. NeJame stated right through here, there is like thirty feet.

Board Member DiSalvo stated all the way around, past the garage.

Mr. NeJame stated I think that there is thirty feet in between here and you can sneak around between the well and the garage.

Vice Chairman Pierro stated do you know where the septic is for this house.

Mr. NeJame stated yes, it is out front.

Rich Williams stated I did check, Dave it is.

Vice Chairman Pierro stated Ted, do you have any comments on this,

Ted Kozlowski stated yes, I do. Being a pool owner, myself and a tiki bar owner as well, I have to ask you, do you intend or do the owners intend on putting a tiki bar or further landscaping because all this plan shows is the pool and nothing else and I would imagine if they are anything like me as a pool owner they would want other things that are associated with that pool, not just the pool, there is going to be a fence involved of course and some other thing, so I really am speaking for the Board of course but that really should be shown on the plan especially if they are adding accoutrements because then the impact may be greater then what is shown on these plans.

Mr. NeJame stated absolutely.

Ted Kozlowski stated and we have to know about that and that also needs to be reflected in the fee.

Mr. NeJame stated as far as a pool house or anything in that nature, it is actually, we discussed that and they don't want that, they actually would like the pool closer to the house, to get it tied into the side deck, porch area there, part of the problem with that are the Zoning Regulations. If we are within fifteen feet of the side of the house and we tie the pool into the side of the house, then we have to meet by Zoning Regulations the rear set back and we wouldn't be able to conform with the Zoning part.

Vice Chairman Pierro stated you said that there was a well line or water line across the backyard.

Mr. NeJame stated yes.

Vice Chairman Pierro stated I speak from experience, I had the same problem at my house, this past spring and I have a water line going through my backyard because of my well, I am provided from a condominium project and I got a variance to put the pool closer to the house because I was encumbered by a septic system and a well line as well, that may be.

Mr. NeJame stated it is not only the well line area, I don't know if you have been over there at all.

Ted Kozlowski stated I really would like to take a look at it.

Mr. NeJame stated you have a patio area here that is literally off the rear of the house there, it is not real big and then it slopes up pretty significantly up the back, it is not really a place to put a pool without literally digging into the hillside a lot and off to the side, if you look off to the side of the house, it is almost like that is where all the back fill from the spoils of the house went and where we would be putting the pool on more a relatively flat area there. So it is not only the well line, it is also the grades there, they are very, very steep.

Ted Kozlowski stated I am curious, where is the septic.

Vice Chairman Pierro stated in the front of the house.

Mr. NeJame stated it is right in here.

Ted Kozlowski stated it is in that big lawn. Again, you are going to have to show the fence, how are they going to fence this in, it is going to be in the buffer if that is where the pool is going and I will be out there, I will try to get out there this weekend, if I can. Is it staked, where you are putting the pool.

Mr. NeJame stated I can have it staked.

Ted Kozlowski stated yes, just put a general location.

Vice Chairman Pierro stated and generally stake the area where the well line is and I think that we should schedule this for a site walk, we don't want to hold these people up so this may be a site walk that we could knock out in the early evening because I spoke to Shawn earlier, that is our Chairman, he is going to be unavailable for the 28th.

Board Member DiSalvo stated he is not around this weekend.

Vice Chairman Pierro stated he is not around this weekend and he is not around next Saturday he has a training, so that would stall off the site walks that we have planned until the following Saturday. Maybe we can knock this out one night during the week, this week Ted, if we can all get together and go out there at 5 o'clock or so.

Mr. NeJame stated okay, so I should go there tomorrow.

Vice Chairman Pierro stated and stake and then call Rich and notify him that that has been taken care of and we will go out there and take a look at it.

Mr. NeJame stated and just when you look in the back area there, real defined, again very distinctive slope, defined swale, very problematic, I think that there would be more of an issue with the upper wetland area, before that area there would be a little tough you know, again you will see if for yourself.

Ted Kozlowski stated yes.

Mr. NeJame stated nice flatter area and it slopes away from the house very gently in that area where we will be putting the pool.

Vice Chairman Pierro stated okay.

Mr. NeJame stated thank you very much.

Vice Chairman Pierro stated we will be out there this week.

Mr. NeJame stated thank you.

Ted Kozlowski stated thank you.

Vice Chairman Pierro stated this coming week anyway.

6) 524 REALTY GROUP – Sign Application

Ms. Cathy Oakes and Ms. Debra Boccarossa, the Applicants were present.

Vice Chairman Pierro stated 524 Realty Group sign application.

Ted Kozlowski stated tired feet.

Ms. Oakes stated tired feet, tired everything.

Vice Chairman Pierro stated Cathy would you state your names for the record.

Ms. Oakes stated sure, I'm Cathy Oakes and this is Debra Boccarossa and we own 524 Realty Group and we need to get our sign up.

Board Member DiSalvo stated so the picture submitted is actually what it is going to look like.

Ms. Oakes stated yes.

Board Member DiSalvo stated the colors and everything.

Ms. Oakes stated it is going to be like a cream, it is hard to explain.

Ms. Boccarossa stated it is not a light cream, its darker cream with an olive.

Vice Chairman Pierro stated such style.

Board Member Montesano stated cream and olive.

Ms. Boccarossa stated I can show you the colors from our business card, it is our logo colors.

Ms. Oakes stated it gives us a chance to hand out our cards.

Ms. Boccarossa stated everybody want one.

Vice Chairman Pierro stated knock it off now, come on knock it off now.

Ms. Boccarossa stated nice pictures, nice smiles.

Vice Chairman Pierro stated I have one in my rolodex.

Ms. Boccarossa stated have another one David.

Vice Chairman Pierro stated that's enough Debra. She's good but only a Port Chester could get away with that though. In the matter of 524 Realty Group, I make a motion that we grant a negative determination of SEQR and approve a 30 square foot sign to be fixed to the front of the building over the center window as described in the application, dated March 20, 2007.

Board Member Montesano seconded the motion.

Vice Chairman Pierro asks for all in favor:

Board Member Montesano	-	aye
Board Member DiSalvo	-	aye
Vice Chairman Pierro	-	aye

Motion carried on a vote of 3 to 0.

Vice Chairman Pierro stated so moved, you have a sign permit.

Ms. Oakes stated thank you.

Ms. Boccarossa stated thank you.

Ted Kozlowski stated take care and good luck.

Ms. Oakes stated does anybody have to come out when it is up or anything like that.

Board Member Montesano stated yes we have to see the pictures.

Ms. Boccarossa stated come to the grand opening, you'll get invitations.

7) **DUNNING SUBDIVISION - Continued Review**

Mr. Rob Cameron from Putnam Engineering was present representing the Applicant.

Vice Chairman Pierro stated Dunning Subdivision. Do the site plan first and then follow. Where did you go Rob, there you are, oh okay.

Mr. Cameron stated I'm hiding. I am Robert Cameron from Putnam Engineering representing the Applicant, Mr. Dunning. This is a three lot subdivision on approximately and seventy-eight acre parcel located on Route 292 and Harmony Road. This has been before the Board previously and we have some, I

guess some concerns from the Planner and then Engineer still concerning the drainage, which seems to be the major obstacle at this point in time.

Vice Chairman Pierro stated simply my question Rob, is do you think that you can make this work as explained by Rich.

Mr. Cameron stated in light of his.

Vice Chairman Pierro stated by putting the drainage along the road.

Mr. Cameron stated that is what I wanted to talk about tonight is that issue in itself. We believe that the drainage as shown can work, I mean the concern is that we are draining onto lot 2, onto a portion of a low area on lot 3, and from that low area on 3 it is going to flow down towards the sediment basin. Our objective here is to disturb as little of the site as possible, I believe that it was one of Gene's comments was to put a secondary sediment trap on lot 2 and we are trying to minimize our disturbance here, trying to stay below the one acre, trying to keep those trees that are located along Harmony Road and if we have to go in and install another sediment trap along there, it is going to mean more disturbance, it might mean us having to go for additional permits. So that is why we had originally and always proposed the single sediment trap down on lot 3. Again, it might be and I didn't have time to discuss this length with my designer, my storm water designer about the swale along Harmony Road, the issue I have with placing that swale along Harmony Road is that I am going to have to go to the County and hopefully the County is going to give me a permit to install that swale. I don't think that there is sufficient room to put that swale on our property without again disturbing more area and disturbing that root system of all those trees that are located along Harmony Road. This is area that we are talking about, right in here is that low area where I am saying, I guess it starts that we are going to pond in there.

Rich Williams stated you are going to pond in there.

Mr. Cameron stated and honestly I don't think that it is a bad idea because anything that does pond in there is still eventually going to get out here and get caught down at this silt trap. If there is an issue if you are concerned about there might be sediment or something in here, we could either remove that or seed it and mulch it. Honestly I don't think that there is going to be a whole lot of sediment that is going to be generated.

Rich Williams stated Gene and I have a little bit of a divergence of opinions on this, I don't necessarily have a problem during construction with using that area, doing just what you are saying. My concern is more centered on future property owners there and the fact that the drainage both from lot 2 and the road are constantly going to be ponding up there. I can just envision the property owners after they have purchased and after the site is stable, coming in and complaining about not be able to use their property because of standing water that is going to be left there. You are right, after it reaches certain level everything above that level will be pushed out but that ponded area will always be ponded until it infiltrates into the ground.

Mr. Cameron stated which basically is how it is working right now.

Rich Williams stated yes, absolutely but right no you don't have a property owner trying to use his property. I think that it is the most practical answer to end up putting a drainage swale along Harmony Hill Road and bring that drainage all the way down to the drainage structure which is what you are proposing to

do anyway. I don't necessarily have a problem, like I said, during construction with what you are proposing, Gene has more of a concern then I do, I see it as after. Gene kind of sees it as before.

Mr. Cameron stated what I would have to do basically because of this elevation what I would really want, just reviewing this at the moment, I am thinking that I might have to put some type of berm over here basically over here to prevent it from coming into the property. I don't know if I could, looking at this topography here, it is pretty flat along that, I don't know if I could actually cut that out unless I made it kind of deep, I will have to look at that. It might wind up that there might not be a swale here, there might be a berm, a build up on this side to keep that drainage going along Harmony Road because again what I don't want to do, I don't want to get into this area and start removing vegetation, at least not at this point in time. This lot might not be developed for awhile, I prefer not to go in there and take out, I mean obviously a homeowner might do what they want to do, some people like to clear and some people like to leave it.

Rich Williams stated I don't disagree with what you are saying, I don't know having been out there and having taking a good close look at it, I don't know if you need to put a berm up but certainly there is going to have to be some change in grade along the road to give you sufficient area to put that swale in. I think that ultimately grades will support getting that swale all the way down to the drainage structure. I think that you can sell in part to the County by the fact that it is their road drainage and they are a regulated MS-4 and you are just going to help them out with their water quality problem.

Mr. Cameron stated I can go to the County and pursue that then, that is obviously an alternative.

Gene Richards stated Rob, you've been to the County already with this plan because you are putting a six inch PVC pipe from your modified grass swales into the County right of way, so you are going to need a permit from them. So you have been to them with your plans already.

Mr. Cameron stated honestly, I don't remember, I would have to check on that and if I haven't I will certainly make sure that we do go there especially with the new concept in hand of placing a swale down the entirety of that section. I am certainly going to meet them with the new concept.

Gene Richards stated I was just curious what their reaction was to your plan as it is today.

Mr. Cameron stated typically they don't, in the past I haven't had problems with them when I put in a driveway cut, or when I have to put in a minor amount of under drain or drainage but no, we are talking basically coming from this point and going all the way down.

Gene Richards stated one of the things that I observed when I went out into the field and I did it separate from Rich unfortunately, but up at lot 2 on the top there, as you come down from the driveway working to the south you have a pretty good embankment along the road there and that is right where you are putting those 6 inch PVC's so you are going to be cutting into that embankment to do the piping. If you are doing disturbance there anyway what is the difference really is Rich is saying to put a swale in there to control your drainage and keep it in the right of way and run it down to that inlet down at the corner, it may not be a bad thing.

Mr. Cameron stated I can.

Gene Richards stated obviously with County approval. My concern really under the sediment control end of things that it is always better to keep the sediment closer to the disturbance.

Mr. Cameron stated I understand but as I had mentioned is that we are trying to minimize our disturbance here and because of the location of the septic system. As it is we are taking out a lot of the vegetation along there and because of the separation distances I mean I would have to put that down along this area and take out even more vegetation and the other issue with that is that I might tip the scales and have to go for SWPPP.

Gene Richards stated the problem that I had with this scenario is that you had thought that this low area that Rich described, your plan is allowing the runoff from lot 2 to work down through that area onto lot 3 where you have that large sediment trap and I honestly question how much will ever reach that sediment trap, I think that it is going to pond up in that low area and then that is going to be the sediment trap there and what are you going to do with it, you gave two alternatives, one was to go in there and clean it out, I don't know how you do that because it is wooded.

Mr. Cameron stated just seed and mulch it and let it. Sediment is great stuff to grow grass on.

Gene Richards stated I don't know that much (unable to hear). That was my thinking when I went out and looked at it.

Mr. Cameron stated I think one of the other comments that Rich had was in regards to the easement. When you asked for the easement, are you asking for a physical meets and bounds descriptions to the access easement to get to these structures, when I saw your note unfortunately I didn't get a chance to look at it except about fifteen minutes before the meeting.

Rich Williams stated I am looking for something that is detailed enough to describe exactly where those swales are going to be, as I put in the memo, so that a future homeowner doesn't come in and take them out. That is my concern not getting out inspecting and not so much the maintenance issue but to guarantee that permanent storm water practices are going to remain permanent and if something happens to them that we can go in and enforce that.

Mr. Cameron stated do you have verbiage on that already that. I don't want to start to invent.

Rich Williams stated the verbiage is very easy and I would have to talk with Anthony about whether we can just do it on a note on a plat, at one point that is what we were doing.

Mr. Cameron stated that is my point, in other words, is this something that you are looking to file with the plat a separate.

Rich Williams stated I think that they need to be shown on the subdivision plat, an easement certainly needs to be shown on the subdivision plat.

Anthony Molé stated if it needs to be shown on the subdivision plat then an actual easement recorded along with the subdivision plat.

Mr. Cameron stated that is where I am going with this.

Rich Williams stated that is a very simple drainage easement, that is not a big deal. It just lays out what the easement is and lays out what the improvements are and what the restrictions are.

Mr. Cameron stated basically just a description of what it is, not a physical metes and bounds description or, that is what I am asking, do I need to get the surveyor involved here and have.

Rich Williams stated yes, you are going to need a surveyor in it and I would think that you are going to need a metes and bounds description. Unless someone has a better way to do it.

Anthony Molé stated it has to be recorded.

Mr. Cameron stated I was asking what we were looking for because if it has to be recorded then it is a whole different situation.

Anthony Molé stated we can provide you some direction as to language.

Mr. Cameron stated I mean not to say that I am going to copy it, just to get some idea as to what you are looking for so that I don't have to go back and forth.

Anthony Molé stated (unable to hear).

Mr. Cameron stated okay.

Rich Williams stated we can pull something together easy enough. Certainly the first step is showing it on the plans.

Mr. Cameron stated then I will have to get the surveyor.

Vice Chairman Pierro stated well we have 62.

Rich Williams stated do it.

Vice Chairman Pierro stated do it.

Rich Williams stated anything else Rob.

Mr. Cameron stated where are we on this, have we had our, did we do a public hearing yet. I mean this has been such a while now, we've done that.

Vice Chairman Pierro stated yes, we have done a public hearing, we have done SEQR.

Mr. Cameron stated okay.

Vice Chairman Pierro stated aside from you agreeing to the plan laid out by our Planner and putting those easements in place, we are ready for approval. As long as you agree to the conditions in the approval that we are going to file with this.

Mr. Cameron stated I think that we can do that, I think that that is accomplishable.

Board Member Montesano stated if not you can't sign it.

Vice Chairman Pierro stated in that matter of Dunning Subdivision, 122 Route 292, Patterson, I make a motion that the Board grants final site plan approval, outlining the 5 general conditions and 3 special conditions in the approval dated April 5, 2007. Do I have a second.

Board Member DiSalvo seconded the motion.

Vice Chairman Pierro asks for all in favor:

Board Member Montesano	-	aye
Board Member DiSalvo	-	aye
Vice Chairman Pierro	-	aye

Motion carried on a vote of 3 to 0.

Vice Chairman Pierro stated in the matter of Dunning Subdivision, Route 292, Patterson, I make a motion that the Planning Board grants final subdivision approval contingent upon the 10 general conditions and 4 special conditions listed in the resolution prepared and dated April 5, 2007.

Board Member DiSalvo seconded the motion.

Vice Chairman Pierro asks for all in favor:

Board Member Montesano	-	aye
Board Member DiSalvo	-	aye
Vice Chairman Pierro	-	aye

Motion carried on a vote of 3 to 0.

Vice Chairman Pierro stated you still have some more work to do Rob but I am sure that you, Rich and Gene could get together and accomplish these issues.

8) TELECOM SITE PLAN – Continued Review

Ms. Theresa Ryan from Insite Engineering was present, representing the Applicant.

Vice Chairman Pierro stated Telecom.

Ms. Ryan stated good evening.

Vice Chairman Pierro stated be pleasant young lady, there is a new sheriff in town.

Ms. Ryan stated I'll try to be.

Rich Williams stated he sounds nervous.

Ms. Ryan stated so I can disappear.

Vice Chairman Pierro stated they are going to throw me out of here after tonight's meeting anyway.

Ms. Ryan stated as you are aware, we were here about a year and a half or so ago for a wetland permit and a request for a site plan waiver. We were sent to get input from the Army Corp. of Engineers and recently we submitted the permit from the DEC and the Army Corp., so we are back before the Board to pursue the request again. Nothing has significantly changed, we still have a gravel access and gravel parking in the back.

Ted Kozlowski stated what changed I believe is the storm water practice. I have not looked at the plans that were first submitted.

Rich Williams stated Ted, use the microphone.

Ted Kozlowski stated you can't hear me, I think what has change with those plans is not the same that were submitted.

Vice Chairman Pierro stated yes.

Ms. Ryan stated we made subtle revisions in response to the comments from the DEC and the Army Corp. The storm water now is actually further away from the wetland then we had originally.

Ted Kozlowski stated but it is within the buffer.

Ms. Ryan stated yes, absolutely.

Ted Kozlowski stated then you are going to have to amend the Town wetlands permit to reflect that because your current wetlands permit application before the Board is based on 2005 or whenever that was put in. That was for a permit that looks different from this one.

Ms. Ryan stated slightly.

Ted Kozlowski stated and that will reflect different fees that will be owed, just understand that. This is a change to the previous permit and you are going to have to amend the previous permit.

Ms. Ryan stated okay.

Ted Kozlowski stated I have some comments, I'll give them to you Theresa, I've said my piece on it, I am opposed to a road going through a wetland regardless of what DEC says and Army Corp. This is the Great Swamp DP-22, granted it is a small piece of it and a very minimal but it is a precedent setting and I object to it. It is not a hardship, the commercial property is useable in the front so I object and I just want to be on the record but the Board will do what it has to do, so that is all I have to say.

Ms. Ryan stated just to clear things up, when we made this application it was not a state wetland, it was not part of DP-22 and while we were in the process, it ended up changing because new mapping came out.

Vice Chairman Pierro stated Theresa, Rich brought up at our work session the fact that the loading zone doesn't meet our requirements, the Town requirements, Rich.

Rich Williams stated yes.

Vice Chairman Pierro stated and we are going to have adjust those and I thought also the front doorway was not shown on the place.

Ms. Ryan stated well this is an existing building and existing parking in the front, we really are not modifying that. The application is really for the new gravel driveway and parking lot in the back, it is all existing in the front.

Vice Chairman Pierro stated is the loading in the front, Rich.

Ms. Ryan stated that was already there also.

Vice Chairman Pierro stated we are going to have to go out and take a look at this, it has been awhile.

Ted Kozlowski stated and you have a new Board member.

Rich Williams stated just so that everybody is aware, I did bring up some issues with regard to the parking in the front because I made the basic assumption that they were changing it, due to the fact that nothing I have shows the parking and the loading and everything as it is currently configured.

Ms. Ryan stated this is based on the survey.

Board Member Montesano stated we don't have a site plan for this do we.

Vice Chairman Pierro stated they are asking for a waiver of site plan.

Rich Williams stated no, so I did default back to area photos.

Vice Chairman Pierro stated we have most of it already in place since, as we discussed at the meeting, most of the site plan is here already. A little bit more effort.

Ms. Ryan stated you know, the DEC buffer also comes all the way out to here and we are not proposing anything on this side of the wetland.

Ted Kozlowski stated Theresa just remember that the DEC buffer is the same as the Town buffers, so its one in the same.

Ms. Ryan stated you are right but this is still all existing up in here and we are not proposing any changes there.

Vice Chairman Pierro stated where is that buffer line, Theresa.

Ms. Ryan stated right here.

Ted Kozlowski stated it is the entire building Dave.

Vice Chairman Pierro stated yes.

Ms. Ryan stated and half of the parking.

Vice Chairman Pierro stated towards that front.

Ted Kozlowski stated yes.

Ms. Ryan stated its on both sides actually, it is in the back too, the wetlands are in the middle of the property. This is the wetland right here with the dash lines, right here.

Vice Chairman Pierro stated right.

Ms. Ryan stated so we have a buffer line here and another one over here.

Vice Chairman Pierro stated but the parking is not in the wetlands but is it far enough away from the buffer.

Ms. Ryan stated but it is already there, it is existing.

Board Member DiSalvo stated doesn't some of that wetland come from the Flood property next door.

Ms. Ryan stated I think that the wetland, Ted might know, the wetland on the other side of Flood, I think that might have been connected at one time. There are wetlands north of Flood, that may have had a connection at one time, I don't know.

Ted Kozlowski stated we don't really know.

Vice Chairman Pierro stated Rich, if we were to site walk this, would you see any need for flagging of any type.

Ms. Ryan stated it is pretty obvious.

Vice Chairman Pierro stated pretty obvious.

Ted Kozlowski stated Theresa, this question is, can that road be moved any further to the north or do you have be there because of set backs required by the property.

Rich Williams stated Town Code.

Ted Kozlowski stated by Code.

Rich Williams stated I don't even know if it makes that.

Ms. Ryan stated also, just to grade it in, we would need, we have our grading almost up to the top.

Board Member DiSalvo stated we are going to take a look at it again.

Vice Chairman Pierro stated I think that we should set up a site walk when Charlie is available, maybe we can schedule that for the 27th, is that correct date, Saturday the 27th.

Ted Kozlowski stated Saturday is the 28th, I believe.

Vice Chairman Pierro stated the 28th.

Ted Kozlowski stated all Saturdays are a factor of seven.

Rich Williams stated excuse me.

Ted Kozlowski stated seven, fourteen, twenty-one, twenty-eight.

Vice Chairman Pierro stated a factor of seven. All Saturdays are a factor of seven in April this year.

Rich Williams stated I got it.

Vice Chairman Pierro stated he is teasing you Rich.

Board Member Montesano stated what calendar are you looking at.

Vice Chairman Pierro stated okay Theresa, we'll go out there and look at this.

Rich Williams stated just so that everybody is clear where we are in the process, the next step in the process once a complete application has been determined, is to have a public hearing on it. That is just because it has been a long time since they have been back and I just wanted to refresh everybody.

Ted Kozlowski stated they are going to have amend the whole Town wetland permit application, this is a different application, this is not the same application.

Rich Williams stated they have a pending application, they may be modifying that application, but they still have a pending application.

Ted Kozlowski stated yes.

Ms. Ryan stated okay.

Board Member DiSalvo stated I don't think that we can say anything without taking a look at it first.

Board Member Montesano stated that is up to you, you want a motion to have a public hearing on May 3, 2007 for Telecom Site, what.

Vice Chairman Pierro stated wetlands and site plan waiver.

Rich Williams stated subject to them modifying their application in accordance with the recommendation by Ted Kozlowski.

Board Member Montesano stated sounds like a good idea.

Board Member DiSalvo seconded the motion.

Vice Chairman Pierro asks for all in favor:

Board Member Montesano - aye

Board Member DiSalvo - aye
Vice Chairman Pierro - aye

Motion carried on a vote of 3 to 0.

Board Member Montesano stated do you have any idea as to what we just said.

Board Member DiSalvo stated make a motion to set a public hearing.

Board Member Montesano seconded the motion.

Vice Chairman Pierro asks for all in favor:

Board Member Montesano - aye
Board Member DiSalvo - aye
Vice Chairman Pierro - aye

Motion carried on a vote of 3 to 0.

Vice Chairman Pierro stated we will be out there on the 28th.

Ms. Ryan stated and you don't need anything staked.

Ted Kozlowski stated Theresa make sure that you revise the wetlands application before the public hearing.

Ms. Ryan stated I will get that to you next week. Thank you very much.

Vice Chairman Pierro stated thank you Theresa, as much as it galls me Rich, we have other site walks that we have staked out for that date.

Rich Williams stated nothing has been set.

Vice Chairman Pierro stated 2J2B is available.

Rich Williams stated yes.

Vice Chairman Pierro stated Shawn told me over the phone that he would not be available for the 21st, so I would like to do that on that same day.

Rich Williams stated what other two.

Vice Chairman Pierro stated the other one was White Hawk Trail with the pool.

Rich Williams stated there was one other one.

Board Member DiSalvo stated Papitto you have.

Board Member Montesano stated Papitto, Telecom, tonight we have two so far.

Vice Chairman Pierro stated we have two so far for tonight, so the third one can wait until after May 1st. that was the second on, Telecom and East Branch, 2J2B.

Board Member DiSalvo stated and Papitto.

Vice Chairman Pierro stated the pool, I thought that we could it for the sake of expedience one night during the week.

Board Member DiSalvo stated an evening.

9) PAPIITTO SITE PLAN – Continued Review

Mr. Rob Cameron from Putnam Engineering was present, representing the Applicant.

Vice Chairman Pierro stated Papitto site plan.

Board Member Montesano stated who is this guy here.

Vice Chairman Pierro stated is Papitto, this is the other site walk.

Rich Williams stated right, but he has not told me that its staked yet.

Mr. Cameron stated Rob Cameron, Putnam Engineering representing the Applicant, Mr. Papitto. He has an existing lot across from Highways & Facilities and we would like to propose change of use, he is changing from residential to permitted use, contractor's yard. We were here the last time before the Board, he was supposed to have it staked out, I have not talked to him to find out if it was staked out, he said that as soon as the snow was gone, he was going to have it staked out, I have not confirmed if that was done. I am sure that he can get it done, if I tell that it needs to be done within several days, it will get done, I promise that he will get it done, he is that kind of person. If you wanted to schedule a site walk I will make sure that that is staked.

Vice Chairman Pierro stated as soon as you notify Rich, we will get out there.

Mr. Cameron stated okay. Are we at a point, I didn't finish reading all the memo, can we think about a public hearing on this or where are we, or do you want to do your site walk.

Rich Williams stated generally the Board will do a site walk and after they come in and issue comments from that, typically we are going to do a coordinated review on a SEQR on a project so that would entail doing a notice of lead agency and then once that is all done we are in a position to make a SEQR determination and schedule a public hearing and go from there.

Mr. Cameron stated this project I think could be a Type II, would you consider it as a Type II or you don't need to do lead agency or do you want to do that.

Rich Williams stated if it is the expansion of a building that is 4,000 square feet or less.

Mr. Cameron stated it is.

Rich William stated how big is the building you are putting up.

Mr. Cameron stated okay, I forgot about the storage building in the back.

Rich Williams stated if it was just the office building then that would be fine.

Mr. Cameron stated okay, the first issue of the change of use, that qualifies as the Type II, once he is doing that thing in the back that blows through the Type II.

Rich Williams stated that isn't even a Type II really. What you need to do and what we talked about at the last meeting was he was going to get me a detailed description about what he is proposing to do and then our Code allows me to sign off as long as there are no site improvements related to that change in use.

Mr. Cameron stated when I spoke to him last week, he said he was going to do that. Speaking to you right now it doesn't seem as though that happened.

Rich Williams stated no.

Mr. Cameron stated okay.

Vice Chairman Pierro stated Rich, we discussed at our work session about make grade on the entrance driveway.

Rich Williams stated correct. The Applicants identified that the current grade of that driveway now exceeds the maximum grade permitted by our Code. So the question then becomes do we require the applicant to cut it down to meet our Code or does the Board issue a waiver for that additional grade.

Vice Chairman Pierro stated I really don't feel comfortable with reacting to that until we actually get out there.

Mr. Cameron stated until your do your site walk.

Vice Chairman Pierro stated and get a serious look at.

Mr. Cameron stated do you have idea when the site walk might happen, as far as time frame within the next week.

Vice Chairman Pierro stated we will do it as soon as it is staked sir.

Rich Williams stated from what I am hearing, the next Saturday that the Board intends to go out would be the 28th of April, which means if you got that done, you could be on for the next agenda.

Mr. Cameron stated okay.

Vice Chairman Pierro stated that part of it is in your hands.

Mr. Cameron stated I will take care of it, it will get done.

Vice Chairman Pierro stated very good.

Mr. Cameron stated thank you.

Vice Chairman Pierro stated thank you.

10) BONIELLO SITE PLAN – Continued Review

No one present to represent the application.

Vice Chairman Pierro stated Boniello site plan was pulled off the agenda.

11) ICE POND ESTATES – Initial Application

Mr. Adam Wekstein of Hocherman Tortorella & Wekstein, Mr. Joseph Buschynski and Mr. Rick LaMontaine of Bibbo Associates, Mr. Steven Wise, and Mr. Jeff Ringler were present representing the application.

Vice Chairman Pierro stated next is Ice Pond Estates, initial application. He is going back to the drawing board on Boniello, I guess he heard footsteps.

Mr. Wekstein stated good evening, my name is Adam Wekstein, I am a partner in the law firm of Hocherman Tortorella & Wekstein. I am here with Steven Wise, a principal of the applicant, as well as Jeff Ringler who is also representative of the applicant, Joe Buschynski and Rick LaMontaine from Bibbo Associates, the project engineer. We are here tonight on a sketch plan review to give you an informal presentation as to what is being proposed on this site and also to get your input to the extent possible. What we are talking about with the proposal is a 30 lot subdivision on a little in excess of 150 acres, it is both in the R-4 zoning district and in the open space overlay district. As a result of the subdivision, approximately 78 acres of open space will result which will be contiguous with the holding of the Putnam Land Trust. What I would like to is to turn it over to Mr. Wise who will go into a little bit more detail about this subdivision itself.

Mr. Wise stated good evening, for the record I am Steve Wise, I am representing the ownership of two parcels of the three that I am going to be talking about tonight. I am going to try and be brief, giving some background and a little bit a perspective planning that we have done for the over all site and then turn it over to our engineering from Bibbo Associates, Rick LaMontaine to get into a little more detail, not too much but to give you some flavor. Would you like me to speak into a microphone.

Rich Williams stated you do need to speak into the microphone.

Vice Chairman Pierro stated you can take the portable with you, if you'd like.

Mr. Wise stated this is fine, generally speaking there are three parcels of land that pertain to the application. In the middle of the two outer parcels there is an approximately 14 acre strip that is owned by the Putnam County Land Trust and then on either side there is land that we purchased in 2006, the total acreage is

about 151 acres and as you can see it is pretty, roughly evenly divided on either side of the Land Trust property. Having purchased it in 2006, we took some time and very serious deliberations in coming to an agreement with the Putnam County Land Trust to enter into a transaction, subject to subdivision approval, we would swap property, which would enable the trust to ultimately with land area that was of prime importance to the Trust and environmentally sensitive for their goals and so we came up and delineated a line that basically respected the properties that ultimately the Trust would end up owning and the property that we would end up owning and I should probably turn right to that. Great, thank you. Just again, starting out, the Land Trust will own this inner piece of 14 acres and at the end of what we hope would be a favorable application the Land Trust would end up owning 78 acres which is represented in green on this plan. What I would like to point out if the Board allows me too, is exactly how we sort of arrived at the delineation with the Land Trust and Ms. Terlizzi is here tonight as well and we worked together in arriving at this very specific border which respects the sensitive area that the Trust identified given their.

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Mr. Wise stated in essence the green is what ultimately what the Land Trust would end up with and as part of delineating the area, the Trust also had concerns about these yellow and orange areas. Specifically the yellow areas are areas where there was less sensitivity to buildings structures being placed within them but architectural concerns still remained. Whereas the white area had respected the boundary that was set out by the Trust that ultimately was free from any kind of constraint in the agreement that we have with them because there were some views of the topography if buildings, if structures were placed in the yellow area. The orange area is area where no structure will be permitted, again having a greater sensitivity to views and obstructions, rock out cropping that the Trust is sensitive too. While we would continue to end up owning that area in white, yellow, and orange there were controls in this sensitive area that we have to live by in our agreement with the Trust. So I will talk very briefly about this concept site plan, basically in working with Bibbo Associates and others on the professional team, we sort of defaulted into an area of development for reason for both the way land exists today and how it could be developed from a truly physical point of view but also taking into consideration what we thought were good guidelines for reducing impervious coverage, for impacting wooded areas to the minimal extent that we could and we ultimately defaulted into a double loaded street system with houses one either side. We did not start out this way, we had a different type of a road network, one that had basically a loop of roads, two entrances coming into the site and ultimately with some spurs off of these road, we defaulted back, part of it was in working with the Land Trust and again part of it was dictated to us by the terrain and the conditions that were out there and part of it was our own desire to minimize. It took us a little bit longer to get to this point but great pains were made in trying to minimize the impacted area, the entrance to the development off of Ice Pond Road again was brought down to one entrance instead of two, we tried to maintain, we have maintained, we believe site lines for traffic compliance again, Rick can get into that when I am through. We have come up with a plan that we believe requires no variances, that conforms with the overlay zone that applies to this area. We are not impacting any wetlands areas or buffer areas, drainage is maintained on site. What we have also taken great pains to do is that we sort of designed a footprint for the house, it is roughly within the 55 by 40 footprint, 2,200 square feet, we were trying to come up with home design that would foster both colonial style living, as well as empty-nester style living where masters are on the first floor. While we don't have plans of the house designed yet, we at least wanted the footprints to be placed on the property so that we could appeal to both markets. Again part of that was done so that we could appeal to broader market of buyers, part of it was done in working with the Land Trust to try to minimize roof lines and height and things like that so there was some sensitivity on both ends, so in any case, we have taken quite a bit of time over the last ten to twelve months trying to come with a plan that we felt good about presenting to the Town with minimizing as much impact as we felt that we could and working with the Land Trust in a very favorable way, in way that we could model together as a way of a Trust and a

private enterprise sort of working together to arrive at a good solution. With that I would like to turn it over to Rick LaMontaine from Bibbo Associates just to talk briefly about some of the specific site.

Mr. LaMontaine stated Rick LaMontaine, Bibbo Associates. Like Steve has said, he covered most of the general aspects of this plan, the main thing is after Steve and the owners got through with the Land Trust and after we went through getting the wetlands flagged, getting everything staked out and survey located. It left me with this center piece to create this subdivision, what Steve alluded to also was that this is not the first go around with this plan, we had the loop road, we have two individual cul-de-sacs but we did want to minimize the impact to Ice Pond Road as far as putting it into one entrance. The roads, this road, is 1,500 linear feet, this one is approximately 1,100, we are as Steve said double loaded to minimize the impervious surfaces. We tried to get as much frontage on as little road as possible, this plan also shows all the driveways which conform to the proper grades, the roadways conform to all the road standards, there is room on either side of the roads for sidewalks or something to that effect, we didn't grade it right down to the inch, we left room on this plan for a little bit of flexibility. There are, we wanted to keep it, again with the single road, the single entrance, we wanted it to feel like a private community type, which from Ice Pond Road, we would hope to shield, so if you come in and purchase lot 1 or 29 or any of these close to the road, you are not right on Ice Pond, you are in the community. Steve and the owners went through or are going through a lot of research, we have a traffic study started, we have the surveyor looking to go out and locate the bigger trees, we have done preliminary testing for septic which pretty much drove the whole project on how these houses and lots were laid out. The lot computation, the first way to compute we come up with 33.9 lots, 33 lots, the second way taking the environmentally sensitive lands out and minus the ten percent, dividing by the 1.5 acres gives us 30.4 lots, we have 30 lots shown. We would like to take any questions you have, we did receive your memo this afternoon at about 3:30 or something like that, if you would like we can go over some of those or hear new questions from the Board.

Vice Chairman Pierro stated I would like to go over some of the issues raised in Rich's memo. Okay, Rich.

Board Member DiSalvo stated I don't even have that.

Vice Chairman Pierro stated you took it from me, so I took yours.

Board Member DiSalvo stated now I don't have one at all. When did you purchase this property.

Mr. Wise stated the first quarter of 2006.

Board Member DiSalvo stated is that the property previously owned by Jensen Tree Farm.

Mr. Wise stated no. The former owners name is Joseph Stilwell.

Board Member Montesano stated the property that you are talking about is right there.

Vice Chairman Pierro stated this is between Bullet Hole Road and Tommy Thurber.

Rich Williams stated this is Jensen Tree Farm.

Board Member DiSalvo stated okay. The property where the barn is, this would south of this.

Vice Chairman Pierro stated down the hill, you would make the left onto Ice Pond.

Board Member DiSalvo stated so we are just over by the turn there.

Vice Chairman Pierro stated down in the valley.

Board Member DiSalvo stated there are no structures on the property now.

Mr. Wise stated no.

Vice Chairman Pierro stated a couple of tree stands.

Board Member DiSalvo stated the camp is further down.

Board Member Montesano stated see the lake sticking out (unable to hear).

Board Member DiSalvo stated (unable to hear).

Board Member Montesano stated (unable to hear).

Rich Williams stated we are not going to be able to pick this up on the microphones.

Vice Chairman Pierro stated I don't pretend completely understand the parts of the Town Code which designate who or how property can be turned over to not-for profits or the Town and I would like to hear a little bit more on that from Rich, we discussed it briefly in the meeting tonight, earlier.

Rich Williams stated let me preface that with a request, I believe that you have an agreement with the Putnam Land Trust and we would like to take a look at that agreement, certainly you can take out any financial information or ownership information but the concern is this, this is a very unique way that you have presented this and looking at it here, it almost looks like you are doing a subdivision with the Putnam Land Trust and yet still taking credit for density that you could otherwise get from them, though whatever density you could get is minimal. The issue is this that, I am concerned about with this whole process, is that our Code says that when you are doing a cluster subdivision at the end of the day, the property can be handled, the open space parcel can be handled in one of three ways, it can go to the Town, it can go to a qualified Homeowners Association or it can go to a qualified Land Trust, generally how that works out is at the discretion of the Town. In this case you have entered into an agreement, if I understand things right that it is mandatory that that open space parcel goes back to the Putnam Land Trust and my concern with doing this is that policies change, politics change, five years from now, when we finish this up, god forbid it takes that long, things have changed and the Town's policy is at that point that all open space parcels go back to the Town, where does that leave us with that subdivision. My understanding is that at the end of day then the subdivision dies on the vine and I am a little concerned with putting an effort into that that we are not sure how that is going to work out so what I am looking for anyway, and why I made the request for the agreement so that I can take a look at it and talk with the Town Attorney and get our Town Attorneys opinion on how this is going to work out.

Mr. Wise stated your concern petrifies me. I can not speak for the Land Trust, I absolutely will speak to the Land Trust to see whether or not we can share the agreement with you, I am not sure that there is a reason not to but I do have to confer with the Land Trust on that.

Rich Williams stated like I said, feel free to redact out financials and ownership, I would like to see the substance.

Mr. Wise stated understood, yes, okay. Adam, do you want to comment on that at all.

Mr. Wekstein stated typically as a legal matter, a Town under cluster subdivision under state law and under constitution law can not necessarily dictate who that land goes to and normally the applicant, I know that the Town may have polices and it is our intent to comply with that policy but normally the applicant has the option of keeping it and putting it subject to a conservation restriction, your Code is actually inconsistent with that. This also makes sense in light of the contiguity of their existing Ice Pond Preserve, I know that you are all familiar with that, the conservation land is right there and as a policy matter it would seem to make a lot of sense.

Rich Williams stated sure and I don't disagree and right now the Town has a great working relationship with the Putnam Land Trust and we are certainly looking to partner anywhere we can with the Land Trust, taking some of these open space parcel, we are working on two such deals right now, I am worried about what happens five years from now when things may be different and I want to make sure that today when we start this everything is going to work out in the end and I am certainly not opposed to the subdivision.

Mr. Wekstein stated understood.

Vice Chairman Pierro stated I would be remiss if I did not bring up a recent problem that we did have with a large subdivision in that area, and in the course of Planning it we found that many of the lots, once they were built out as planned would have required variances to come back in for people to put sheds, pools and decks on their homes once they are purchased. The last thing that we want to do is create a large subdivision and 25 applicants or 30 come in and request variances for those particular items and we would like to really keep an eye towards eliminating that action.

Mr. Wise stated that is noted and I want be clear about the concept subdivision plan. We could have requested coming before you months ago, we really took pains, not just to delineate our lines with the Land Trust but to really understand the property as much as we could. We could have gone on and done a lot more but we figured, let's at this point come before you. Between the footprints where the homes are placed and understanding I have read the memo that came out to us this afternoon and there are some concerns about that very issue and we are not concerned about that in the grand scheme of things, not because we are not concerned about the point that was made but we have flexibilities in how lines are drawn that we can address those particular issues but the point is noted.

Vice Chairman Pierro stated thank you.

Ted Kozlowski stated Dave.

Vice Chairman Pierro stated yes.

Ted Kozlowski stated having said that that you took great pains, I wish you took the pain to contact me to verify the wetland flagging, it has not been verified by the Town and you are basing this plan on these wetlands that your consultant says are where the wetlands lines are. The Town has not seen this and these lines are subject change, which will effect this layout, you mention that you took over the property in early 2006, so I am assuming that whoever flagged the wetlands did it in the spring or summer of 2006, I wish I was contacted at that point so that I could work with you before you came in with this because this could change. I am just seeing right here that there is a stream connection on lot 30 and I just find it curious that there is a stream but no wetland or wetland buffer associated with it.

Rich Williams stated we have to get out there and take a look.

Ted Kozlowski stated we absolutely have to get out there and take a look but this flagging has not been approved by the Town and this is a big chunk of wetland.

Mr. Wise stated perhaps we should have done that, we certainly will have the opportunity it was not any intention to leave you out if you want to talk about that specific point which was raised in the memo, Rich LaMontaine is prepared to talk about that, if you'd like.

Ted Kozlowski stated what I am asking for is the flagging be up so that I can go out there and check, if it was done last spring, it may or may not still be up, I don't know. There other thing that Dave was referring to and we have had several large subdivisions in front of us and when I see lots like 26 and 25 that scare me because as you said Dave, these are nice homes, they are going to want garages, they are going to want pools and decks and accessory buildings and there are some things on this that you really need to look at from that stand point. I would imagine 3 and 4 maybe 5 bedrooms homes and they are going to want all the necessities of life on that lot to go with that home and that is when we start getting infringements on the wetlands and infringements on the other resources and that is what we really and truly want to avoid in any new major subdivision. Just seeing this on the surface without stepping on the grounds, it is screaming at me right here, so that is what I just want you to know, up front before a spade goes in the ground just so that you know where I am coming from.

Vice Chairman Pierro stated Rich, the application as far as you are concerned is complete.

Rich Williams stated well the application was strictly for a conceptual review, there are things that they are going to have to adjust which I did identify in my memo, it is fine for a concept review.

Vice Chairman Pierro stated okay. I think that we need to get this flagged and spend a couple weekends out there walking this.

Board Member Montesano stated turkey season.

Vice Chairman Pierro stated turkey hunting season and deer hunting season preferred.

Mr. LaMontaine stated I would like to address this one, this was a flown topo, when they flagged the topo they put in the streams where they thing they are and this was all the dark streams that you see here were from the flown topo. I had Tim Miller Associates go back out and verify because they didn't have any flags on here, that this was not a wetland and they did go back and verify that this is indeed not a wetland or not a watercourse, it may be a drainage ditch that showed up on the topo but they confirmed that it was not. You need to.

Ted Kozlowski stated my point is that you save a lot more time contacting me before you start drawing all these plans up.

Mr. LaMontaine stated I apologize for that, I should have.

Ted Kozlowski stated because we can iron out the differences out in the field way back when, now you are year later and I am just seeing for the first time with the wetlands and you talked about the wetlands being

delineated but right now that doesn't mean much to the Board until they get the approval from the Town that they have been verified.

Mr. Wise stated that point is understood, perhaps we could have gone about it a little bit differently we apologize for that.

Ted Kozlowski stated no apology necessary but just.

Mr. Wise stated in any case what I think that what we have tried to do, is to come up with a plan for this property that accomplishes not just the private goals but, I think the long term goal of the Land Trust to really preserve that large area in green, which I won't profess to really understand because I think that we would really have to spend many more weekends then two to really get up to speed with what the Land Trust was conveying to us but we did respect it. We thought that we had a good opportunity here and rather than just put something together that wasn't even close to being half baked, we would want to do a little diligence on the site and show the respect to the Board that we were willing to go out a little bit ahead of ourselves, perhaps a little too far and try to present something that would at least have some creditability to it.

Vice Chairman Pierro stated I understand your not coming forward and finding out about our requirement that our E.C.I. walks the wetlands and verifies them but to be honest with you, it wasn't a secret we knew a year ago that you were coming forward.

Mr. Wise stated we had met with Rich and so, again, I am sure that we will make more mistakes in the future and hopefully.

Vice Chairman Pierro stated it's minor but we are pretty straight forward I find and we look forward to working with you further on it. In Rich's summary there is an explanation of the markers that we require for site walks, which is center line of road at fifty foot intervals, center of individual driveways and road intersections, center of house and center of septic areas. So as soon as you can get those down, it looks like we are going to spend May in the field.

Board Member Montesano stated not the last weekend.

Vice Chairman Pierro stated oh joy, not the last weekend.

Board Member Montesano stated well if that is the only weekend that these guys are available.

Vice Chairman Pierro stated as soon as you let Rich know, we'll set it up.

Mr. Wise stated thank you very much.

Vice Chairman Pierro stated thank you for coming in. Can I get a motion.

Board Member DiSalvo stated for what.

Board Member Montesano stated for the minutes, you want to get rid of the minutes.

The Secretary stated Barjac.

Rich Williams stated the site walk comments.

Board Member DiSalvo stated revised agenda.

Vice Chairman Pierro stated I don't have the revised agenda Rich, I'm sorry.

The Secretary stated I put them all in your little boxes this afternoon.

Vice Chairman Pierro stated I didn't have time to go through it.

12) OTHER BUSINESS

a. Barjac Site Plan – Site Walk Comments

Ms. Theresa Ryan from Insite Engineering was present, representing the Applicant.

Vice Chairman Pierro stated Barjac site walk comments.

Board Member Montesano stated apologize.

Vice Chairman Pierro stated I apologize ma'am.

Board Member Montesano stated she is here again. Who are you, can you identify yourself for the camera. They are in that package.

Ms. Ryan stated I received your site walk comments and I would just like to go over a couple of them, some of them were (unable to hear, papers shuffling) no issues that we would like discuss with the Board.

Vice Chairman Pierro stated excuse me Theresa, okay I'm done.

Ms. Ryan stated number 1, we are okay with, number 2, Ted felt that this area might be a vernal pool, the applicants said that they would be willing to span that area with some sort of a concrete bridge, if that becomes an issue. Number 3, we are okay with, number 4, we can reduce the size of the outdoor sand ring. Number 5, the survey didn't pick up those well heads so I am not sure, I will have to check with the surveyor on record to see if he ever located any well heads when he originally did the survey, it was Kyle Kayler.

Vice Chairman Pierro stated they were there on the first application for the medical facility, I am pretty sure that they were on that survey, if maybe Rich could pull out that survey and compare it to this.

Rich Williams stated I don't know if they were on the survey or we found when we were out there.

Vice Chairman Pierro stated I know we found them in the field, knowing you Rich, at that site walk you marked them on your.

Ms. Ryan stated is there something of concern with the wells.

Vice Chairman Pierro stated I just want to make sure that they are not in the middle of a riding rink. There are test wells I would imagine for water at the site.

Ms. Ryan stated is that the kind of well they were, monitoring wells.

Rich Williams stated I assume that they were monitoring wells.

Ms. Ryan stated that is what they looked like.

Vice Chairman Pierro stated there was never any building out there.

Ms. Ryan stated and seal it. I will ask the owners about it to, if they know. If you know the general area they were too, that would help.

Rich Williams stated they were on the perimeter of the wetland on this side.

Ms. Ryan stated on the east.

Vice Chairman Pierro stated north.

Rich Williams stated south.

Board Member Montesano stated west.

Vice Chairman Pierro stated on the south of wetlands, the north side of the property on the down slope.

Board Member Montesano stated who had the compass with the magnet attached.

Rich Williams stated on the south side of the wetlands.

Vice Chairman Pierro stated yes.

Board Member DiSalvo stated next to the abandoned (unable to hear).

Vice Chairman Pierro stated on the north side of this project, the northerly side of this project.

Rich Williams stated well I don't know this project goes over to the other side of the little league fields.

Vice Chairman Pierro stated where the mine is going to go.

Ms. Ryan stated there were concerns about the visual impact of the project.

Rich Williams stated single family home.

Vice Chairman Pierro from the house, from the driveway, I was concerned about the impacts of the road way going by those single family homes with the necessary tractor trailer and dumpster to pull out 20 yard containers of horse manure and into high traffic.

Rich Williams stated I was also thinking about the single family home that comes in off Richard Street.

Vice Chairman Pierro stated on the right hand side, the easterly side of the project, I forgot about that I'm sorry.

Ms. Ryan stated your recommendation is.

Board Member DiSalvo stated you need a lot of trees.

Ms. Ryan stated buffer.

Vice Chairman Pierro stated yes.

Ms. Ryan stated and the single family home is where on Maple Avenue.

Vice Chairman Pierro stated it is on the.

Board Member Montesano stated if you look, the barn is sitting here.

Rich Williams stated Richard Street.

Vice Chairman Pierro stated if you are walking in from Route 311, it would be on the east side of the project, the right hand side there, there is a tall single family home back there.

Ms. Ryan stated this is 311. That one.

Vice Chairman Pierro stated yes, that's it.

Ms. Ryan stated this one here.

Vice Chairman Pierro stated it is the closest to that property.

Ms. Ryan stated yes, the storm water is. There was also a concern about frequent tractor trailers, there is a little bit of conflict it seems because also you wanted us to take a look at putting the access closer to house between Scaperotti and Rafino, it would be much closer.

Vice Chairman Pierro stated I'm sorry to interrupt you Theresa, but I thought that that was a suggestion by Ted to try to take that roadway out of the wetlands.

Ms. Ryan stated that was from Ted.

Vice Chairman Pierro stated I think that that was one of the alternatives of running it through the wetlands was to put it between two houses and then that day we verified that the applicant under a different name owns one of those house, correct.

Rich Williams stated yes but not in that general location, yes he owns it up.

Vice Chairman Pierro stated up further, okay, I thought that he owned the one closest.

Rich Williams stated I don't know if it is a house or if it just a vacant parcel.

Ms. Ryan stated it is vacant there, there is parking in between Rafino and Scaperotti.

Vice Chairman Pierro stated maybe that is it, he owns that access.

Ms. Ryan stated there is also a comment about an eastern parking lot. They own this one, this one, and this one.

Rich Williams stated and this.

Ms. Ryan stated no, this is actually part of this piece.

Rich Williams stated this is where they were looking at the access. There were also talking about (unable to hear).

Ms. Ryan stated here. That is up to the Board if they want us to look at that. This house Scaperotti is like two feet from the property line, I mean do you really think that is the best place to put a.

Vice Chairman Pierro stated no, it was an alternative.

Ms. Ryan stated and then where we have it now it is about 230 from the Sodor home and 270 feet from the Scaperotti home.

Rich Williams stated the problem that we were having with that is that Ted thought that that was a vernal pool right there.

Ms. Ryan stated but the Applicant said that they would be willing to put a bridge in there.

Vice Chairman Pierro stated Barjac.

Ted Kozlowski stated Barjac.

Vice Chairman Pierro stated Peckham's.

Ms. Ryan stated 311.

Vice Chairman Pierro stated the horse facility.

Ted Kozlowski stated oh yes, the vernal pond that the road is going through.

Vice Chairman Pierro stated they are willing to put a bridge over that thing.

Board Member Montesano stated over troubled waters.

Ms. Ryan states and we will call it the river Kwaf.

Vice Chairman Pierro stated the other issue that we had was for Tony, was relative to the mine being on this parcel and that there may or may not be a problem with approving a subdivision for this facility on this parcel and then de facto approving the mine. I spoke to my dad today, who is one of the better real estate

attorneys that I know and dear friend who has some experience in law enforcement and we both agreed that if we were to approve this we would probably be approving that hole that is there in the back by estoppel and the Town may have a problem enforcing any action against that hole in the ground now because we haven't done anything about it since, I don't know if the Town has been formally notified of that extension of the mine in there, we were notified of it while we were walking out there, just finding this. It may behoove the Town to file an action if they are going to do so, if not we are up against wall on this.

Anthony Molé stated yes, my thoughts are along those lines Dave. My thinking is if there is and again I like to thoroughly research the issue as to whether there was a notice of violation filed and if you did go ahead and approve the site plan if that would actually include or provide the estoppel for enforcing the other potential violation on the property. If there were a notice of violation issued which I don't think that there is at this point, I believe that would segregate the issue because it would be addressed, not by the Board but it would be addressed by the Town separately then the site plan application by the Board, in that case I don't think that there would be a risk if you were to approve the application, that you would also by estoppel approve that violation. The question is that since that has not been done and that is not that case, I need to take a look at what the case law says as far as cases where you are going to potentially approve a project that has a pending violation on it. The other question is what has been the past policy of the Board as far as handling applications that have violations on them, whether notice or non-notice. If it has been the Board's policy to not act on those applications until the violation is cured then the Board would want to visit that in this case, unless I find out otherwise.

Vice Chairman Pierro stated one other point is that we lost the possibility to do a very large commercial project a few years back and we looked at it and we reviewed it a little bit and I think that there were issues that were brought to our attention and then that concluded the applicant from going any further. I would hate to lose another one, it is a vacant parcel of land, it is fairly marginal, I don't believe that it would make a great single family home site, being in between the mine and the ball fields, as an alternative to this kind of facility, maybe I know I that I am willing to give this a hard look and to work with the applicant on it but we need those questions answered sooner than later.

Ms. Ryan stated I do believe that some time ago the applicant's attorney sent a letter bringing up the issue or responding to that somehow.

Anthony Molé stated he sent a letter and the cases that they cited I don't think really. It is my impression of that letter that they sent that they were site cases that said you can not approve an application because of prior violations that exist on the property but this is not a prior violation, this is a current violation. Although it is not noticed, it is still a violation on the property, I don't think that the law they cited really applies, I saw some cases that I think do hit on point, I have looked at them recently, I was going to pull them out, I apologize I haven't pulled them out at this point, but I will take a look at them.

Ms. Ryan stated is that something that could be done before the next meeting so that the application, we could find out one way or the other.

Anthony Molé stated absolutely.

Vice Chairman Pierro stated very good.

Ms. Ryan stated otherwise I would like to get (unable to hear).

Vice Chairman Pierro stated has wetlands flagging been done on this property as of yet.

Ms. Ryan stated it was done some time ago, it would have to be refreshed.

Vice Chairman Pierro stated a particular concern to Rich, Shawn and I because we went deep into the property was size of the wetlands back there near where the outflow is to the pump, it was much larger then I recall it being in the past from the last time we walked this site. Granted that there is some severe beaver activity out there and I understand that a local guy, who is licensed, has been out there trapping beavers over the winter and may helped reduce that problem a little bit but the size of that wetland was, of that frozen area, I won't call it a wetland because I don't know but it looked like to be a foot of water frozen on top, so it was pretty extensive.

Ted Kozlowski stated isn't that (unable to hear).

Vice Chairman Pierro stated deeper Rich.

Ted Kozlowski stated that is all State wetland out there, correct.

Ms. Ryan stated yes.

Rich Williams stated yes.

Ms. Ryan stated and Town.

Ted Kozlowski stated and Town.

Vice Chairman Pierro stated it is larger then it was a few years ago.

Ted Kozlowski stated did they have permission from the State to pump that water into the wetland.

Vice Chairman Pierro stated they have a SPDES permit, correct Rich.

Rich Williams stated yes.

Vice Chairman Pierro stated they have a SPDES permit, Rich provided us with some of the flow numbers in our work.

Rich Williams stated that is normal.

Vice Chairman Pierro stated okay, you've got out comments and maybe you could spend a little time with those and get back to us and we'll talk about this.

Ms. Ryan stated we will come back in May.

Vice Chairman Pierro stated that's fine, you can get it flagged.

Ms. Ryan stated (unable to hear). Have the wetland flags refreshed and give you a call.

Ted Kozlowski stated it is always good to be refreshed.

Vice Chairman Pierro stated okay, Maria.

Rich Williams stated Dave, before you close it out I have one more little thing.

Vice Chairman Pierro stated I am not going to close it out, we are going to do minutes.

13) MINUTES

Board Member DiSalvo stated on of them I wasn't here for.

Vice Chairman Pierro stated Mike, you're up.

Board Member Montesano stated which ones do we have.

Board Member DiSalvo stated I don't know.

Vice Chairman Pierro stated give me the dates, they are not on the.

Board Member Montesano stated in the matter of Planning Board minutes for March 1, 2007 and February 22, 2007, I make a motion that we approve.

Vice Chairman Pierro asks for all in favor:

Board Member Montesano	-	aye
Vice Chairman Pierro	-	aye

Board Member Montesano stated we can't do it.

Vice Chairman Pierro stated why not.

Board Member Montesano stated we only have two votes.

Board Member DiSalvo stated I wasn't here.

Vice Chairman Pierro stated she wasn't here for that, I'm sorry.

Board Member DiSalvo stated I think I was here for the meeting and not the work session, read the attendees.

Vice Chairman Pierro stated time out, time out.

Board Member Montesano stated they are both meetings.

Vice Chairman Pierro stated you missed a work session, didn't you.

Board Member Montesano stated this is the work session the 22nd.

Board Member DiSalvo stated it can be a held over.

Vice Chairman Pierro stated DiSalvo is here.

Board Member Montesano stated we will.

Board Member DiSalvo stated I will second on the (unable to hear).

Board Member Montesano stated we can approve the March 1st meeting, the work session for February 22nd, we can't.

Vice Chairman Pierro stated we'll hold over on.

Vice Chairman Pierro asks for all in favor:

Board Member Montesano	-	aye
Board Member DiSalvo	-	aye
Vice Chairman Pierro	-	aye

Motion carried on a vote of 3 to 0.

Vice Chairman Pierro stated so moved.

7) DUNNING SUBDIVISION

Rich Williams stated quickly back to the Dunning Subdivision, they are not showing topo on the existing lot.

Vice Chairman Pierro stated we were supposed to waive that, I forgot, I'm sorry. Would you like that in a second motion or would you like it to be included in the.

Rich Williams stated you can do it now.

Vice Chairman Pierro stated in the matter of Dunning Subdivision I make a motion that we waive topo requirements for lot 1.

Board Member DiSalvo seconded the motion.

Vice Chairman Pierro asks for all in favor:

Board Member Montesano	-	aye
Board Member DiSalvo	-	aye
Vice Chairman Pierro	-	aye

Motion carried on a vote of 3 to 0.

Vice Chairman Pierro stated Rich I have a request, on one of the Planning Board forms there is a description of the members of the Planning Board.

Rich Williams stated on a form.

Vice Chairman Pierro stated on one of the letters, it names every member of the Planning Board, would you change, next to my name Vice Chairman.

Rich Williams stated yes, sure.

Vice Chairman Pierro stated Thanks, I forget it is the form that use, the standard form. This is completely a joke.

Rich Williams stated are you talking about the letter head.

Vice Chairman Pierro stated yes.

Board Member Montesano stated do it for the one that says April 27th.

Vice Chairman Pierro stated I make a motion to close the meeting.

Board Member DiSalvo seconded the motion.

Vice Chairman Pierro stated anything else.

Vice Chairman Pierro asks for all in favor:

Board Member Montesano	-	aye
Board Member DiSalvo	-	aye
Vice Chairman Pierro	-	aye

Motion carried on a vote of 3 to 0.

Vice Chairman Pierro stated thank you ladies and gentlemen for bearing with my naivety on running a meeting.

The meeting ended at 9:15 p.m.