

TOWN OF PATTERSON
PLANNING BOARD MEETING
July 1, 2014

AGENDA & MINUTES

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1) Douglas & Kathleen Munro – Lot Line Adjustment	1 – 12	Discussion of proposed boundary lines and well placement.
2) Frog Hill, LLC – Site Plan Application	12 – 17	Discussion of lighting and signage. Set Public hearing for August 7, 2014 meeting.
3) Ice Pond Estates – Final Subdivision Plat	17 – 25	Granted resolutions for final subdivision and site plan approval.
4) PCLT/Mancini Subdivision – Concept Plan	26 – 34	Discussion of site walk comments and driveway placement.
5) Minutes	34 – 35	May 29, 2014 and June 3, 2014 minutes approved.

PLANNING DEPARTMENT

P.O. Box 470
1142 Route 311
Patterson, NY 12563

Michelle Lailer
Sarah Mayes
Secretary

Richard Williams
Town Planner

Telephone (845) 878-6500
FAX (845) 878-2019



**TOWN OF PATTERSON
PLANNING & ZONING OFFICE**

ZONING BOARD OF APPEALS

Lars Olenius, Chairman
Mary Bodor
Marianne Burdick
Michael Carinha

PLANNING BOARD

Shawn Rogan, Chairman
Thomas E. McNulty, Vice Chairman
Michael Montesano
Ron Taylor
Edward J. Brady Jr.

**Planning Board
July 1, 2014 Meeting Minutes**

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

Present were: Chairman Shawn Rogan, Board Member Thomas E. McNulty, Board Member Michael Montesano, Board Member Ronald Taylor, Board Member Edward J. Brady Jr., Rich Williams, Town Planner, Ted Kozlowski, Environmental Conservation Inspector, and Ronald J. Gainer, Town Engineer.

Chairman Rogan called the meeting to order.

There were approximately 15 members of the audience.

The meeting was called to order at 7:01 p.m.

Michelle Lailer was the Secretary and transcribed the following minutes.

Chairman Rogan led the Salute to the Flag.

Chairman Rogan stated Ed, your daughter's not here tonight.

Board Member Brady stated no.

Board Member McNulty stated what are we going to do.

1) DOUGLAS & KATHLEEN MUNRO – Lot Line Adjustment

Mr. & Mrs. Munro were present.

Chairman Rogan stated okay, so actually we have the first item on the agenda is Douglas and Kathleen Munro, the lot line adjustment that we reviewed at the work session. Mr. and Mrs. Munro, would you mind coming up please. We actually weren't sure you were coming in this evening, we had had some conversation with our Town Planner, we were trying to get a little bit of information, some background but you're here, we'll open up the plans and we'll go over them. The plans are a little bit confusing to us reviewing them for the first time, I'm sure they're crystal clear to you but we wanted a little bit of an explanation as to the purpose of the lot line adjustment, I mean we realize it's to demolish one house...

Mr. Munro stated well that's...

Mrs. Munro stated part of it.

Mr. Munro stated that's not the purpose of the lot line.

Mrs. Munro stated yeah.

Chairman Rogan stated okay.

Mr. Munro stated the purpose of the lot line adjustment is that if you came out and saw the property the way that it looks, is what the lot line adjustment will create.

Chairman Rogan stated okay, so as the property is actually being used today, this is reflective of that.

Mr. Munro stated exactly, that's right.

Chairman Rogan stated okay.

Mr. Munro stated where we used part of their backyard, our backyard goes about 30' into their backyard and I think on the lot line adjustment you can see the shaded areas...

Board Member McNulty stated which yard is yours.

Mr. Munro stated well actually all of them...

Mrs. Munro stated now, now, as of February 27th...

Mr. Munro stated we bought the house next door.

Mrs. Munro stated we bought the house and the property that came with it from the Foris'.

Board Member McNulty stated okay, which house is that so I can get oriented.

Mrs. Munro stated the house...

Mr. Munro stated lot number one.

Chairman Rogan stated so lot number one is the one you just purchased.

Mr. Munro stated lot number one is our primary residence.

Chairman Rogan stated oh okay.

Mrs. Munro stated the corner property.

Mr. Munro stated lot number two is the extra land that we have that used to be separated from lot number one. Lot number three is the house that we bought next door that my wife bought...

Chairman Rogan stated vice versa.

Mrs. Munro stated yeah.

Chairman Rogan stated lot number two is the house they're showing...

The Secretary stated do you want hang up your copy of the plan so that you can refer to it.

Mrs. Munro stated no, no, I'll carry it, it's fine, yeah lot number two is the summer shack.

Chairman Rogan stated and regardless of the number, the number is not the legal lot number at this point because it's not.

Mrs. Munro stated yeah, see this is three, that's one, that's two.

Mr. Munro stated right and when you look, when you look at the plans, you'll see that there's a red dotted line...

Mrs. Munro stated the dotted, yeah.

Mr. Munro stated that is, that was our property that extended into lot number two and that's been adjusted, then if you look at the other red dotted line in lot number three, it's a tinier line, that is the property that we are gaining and our goal is to combine lot one and three into one parcel.

Mrs. Munro stated yes.

Chairman Rogan stated one and three.

Mr. Munro stated yeah.

Chairman Rogan stated okay.

Mr. Munro stated and so what happened was, unfortunately that when we had the Terry Collins, when she did the thing, she left the line divider between lots one and three which should be gone.

Mrs. Munro stated yeah, the stockade fence by...

Chairman Rogan stated understood.

Mrs. Munro stated by virtue of the stockade fence.

Mr. Munro stated well actually the stockade fence is not the divider but...

Board Member McNulty stated the line.

Mrs. Munro stated yeah but it's right there.

Board Member McNulty stated that makes sense.

Chairman Rogan stated okay.

Mr. Munro stated so if that goes away, then lots one and three get joined together...

Mrs. Munro stated will be one.

Chairman Rogan stated okay.

Mr. Munro stated and lot number two and the square footage, there's nothing gained and nothing lost, it's an actual lot line re...

Chairman Rogan stated understood, it's an equal exchange.

Mr. & Mrs. Munro stated right.

Chairman Rogan stated and then the net sum of this will be that your existing house, not the one you just bought...

Mrs. Munro stated right.

Mr. Munro stated right.

Chairman Rogan stated but, will now get the extra property with the bridge and the stream going through it over, okay...

Mr. Munro stated exactly, well you know...

Mrs. Munro stated right well we had the, the bridge was ours anyway because that was the old, the back part, right.

Chairman Rogan stated and what would your proposal be for the future, what do you foresee that you may want to do with that additional property.

Mr. Munro stated the only thing that we were looking do...

Chairman Rogan stated with this area.

Mr. Munro stated yeah, with the extra property is just put one of the regulation...

Mrs. Munro stated sheds or a garage, something like that.

Mr. Munro stated sheds, you know 12 by...

Chairman Rogan stated oh, so something that's like on skids that...

Mrs. Munro stated yeah.

Mr. Munro stated 144 square foot.

Mrs. Munro stated something like that.

Chairman Rogan stated so like an equipment shed or something.

Mr. Munro stated exactly to put like a lawn mower and...

Board Member McNulty stated is that a steep area, that lot area, the open area, is it steep there or is it...

Mrs. Munro stated or possibly a garage. Oh no, it's a little higher than the street level because there was like a big 2' by 4' or something on the side right by the road.

Board Member McNulty stated okay.

Chairman Rogan stated okay.

Mrs. Munro stated you know, it goes up, it's not steep at all.

Chairman Rogan stated so, if we shift our focus for a minute to what you're showing on the plans for lot two for the house that will obviously be the proposal at some point as to knock it down and put up a new structure.

Mr. Munro stated yeah, we were trying to kill two birds with one stone...

Chairman Rogan stated sure.

Mr. Munro stated where we had Terry do the, I had Terry do the lot line redraw and she also put where we wanted to put the new house, so we could also use this as a plot plan...

Chairman Rogan stated sure.

Mr. Munro stated is that right, that you submit a house plot.

Mrs. Munro stated yeah.

Board Member McNulty stated is that the red hashed area.

Mrs. Munro stated yeah, yeah.

Mr. Munro stated yes, the red hashed area and Rich called us and I came and met with him and he said well right off the bat, you can't have your well cap in the garage area.

Rich Williams stated well if I could be clear what I said is I don't believe the Health Department would approve it and...

Mr. Munro stated right.

Rich Williams stated and I recommended that they go to the Health Department.

Mr. Munro stated and I did and you're right.

Rich Williams stated okay, sorry.

Chairman Rogan stated well for Rich, we're going to make sure that gets on the record because you know we...

Mr. Munro stated yeah...

Chairman Rogan stated I'm joking obviously that we want to make sure.

Mr. Munro stated I mean it was unfortunate for us because and again I've never done this before so I'm just...

Chairman Rogan stated sure.

Mr. Munro stated I don't know what I'm doing but I have, I have been dealing with Cheryl and Nick for a number of years you know regarding the properties and stuff...

Chairman Rogan stated okay.

Mr. Munro stated and I had asked Nick if it was possible to have the well cap be in the garage and he said well yeah it's possible, I mean if you ever had to replace the well obviously you'd have to re-drill but to change the motor and stuff it can be done from in there so we moved ahead under that assumption and then when Rich brought it to my attention that I needed to go to the Health Department regarding that and I did go and they just flat said no. Now, I don't know if you can appeal that, you know, I don't know why the Health Department, if the Building Department says yes and the Health Department says no.

Board Member McNulty stated well the Health Department has jurisdiction there.

Mr. Munro stated okay, so that's, you know.

Board Member McNulty stated and with the septic and you need the separation from septic to well, so that's something you're going to have to be concerned with too.

Mr. Munro stated well isn't that grandfathered in if we go right on the same footprint.

Chairman Rogan stated for the existing house but you're looking now to knock a house down and put up a new one and that may trigger some other and you know it's not even appropriate for us to guess how they might...

Mrs. Munro stated right.

Mr. Munro stated right.

Chairman Rogan stated you know that's why you have to have a conversation with them.

Mrs. Munro stated we're keeping basically the same square footage, same bedrooms, one bathroom, you know.

Board Member McNulty stated that's up to them.

Rich Williams stated they would probably, my, again my experience is they are probably at least going to make you test and show the existing septic system...

Mr. Munro stated right.

Rich Williams stated to make sure it's still adequate.

Mrs. Munro stated okay.

Mr. Munro stated okay, so what we're doing now is I got in touch with the builder and to add more confusion there is a variance that is grandfathered that we got when we bought the house, allowing us to essentially shift that red area towards the street as far as that porch area.

Mrs. Munro stated yeah, that grey striped area.

Mr. Munro stated that under an existing variance we could do that, if it all fits. The building is coming down tomorrow to do an exact measurement to see if we can do the house with the well cap outside of the basement by moving the house closer to the street.

Rich Williams stated if you were going to move the whole house because the variance was for a porch.

Mr. Munro stated right.

Mrs. Munro stated right.

Rich Williams stated if you were going to move the whole house, it would still trigger a need for a variance under the current code, now that's not to say you couldn't get it but it would still trigger a need for a variance.

Mrs. Munro stated could we, if it didn't, if the floor, the garage floor...

Rich Williams stated yeah.

Mrs. Munro stated didn't go out that far and like there was an overhang on the house, over, like this is the garage and that's the house...

Rich Williams stated just over the well.

Mrs. Munro stated well over in the front because you know you're referring to the porch because the porch didn't go all the way out...

Rich Williams stated right.

Mrs. Munro stated you know, say it's 2', I'm just throwing a number out there and just have the house hang over 2' on either side, they've done that, I've seen that in homes, I don't know.

Rich Williams stated I'd have to...

Mrs. Munro stated I'm not a builder.

Rich Williams stated I don't want to sit here and say yes and tell you something incorrect, you know I'd want to take a closer look at it, so.

Mrs. Munro stated okay.

Rich Williams stated if that's what you want to do.

Mr. Munro stated okay and Rich one other thing that I was able to do was I was able to get a copy of, now I can't remember what it's called...

Mrs. Munro stated our septic.

Mr. Munro stated yeah but they call it something for the septic, you know showing our septic what it's called...

Chairman Rogan stated an as-built.

Mr. Munro stated as-built, so for...

Rich Williams stated okay.

Mr. Munro stated so for the 380 Lake Shore Drive which is lot number one, I brought, I don't know if you guys want it but I have an as-built because on the survey it didn't show the septic.

Rich Williams stated we'll certainly be happy to take it but it really still needs to be shown on the drawings.

Mrs. Munro stated oh yeah, it's right there, right where it says stone wall one.

Mr. Munro stated so this would be something that I'd probably give to Terry then.

Chairman Rogan stated yeah.

Rich Williams stated yeah.

Mr. Munro stated okay.

Chairman Rogan stated because then she can put that onto your lot line. I wonder, would it be possible to apply to the Health Department to put a new well so you can build the house you want to build and move it over to a location that might be closer to Auburn Road, where you're, you know there might be an alternative location for a new well that puts it at a greater separation distance from the septic system to the new house...

Mr. Munro stated right.

Mrs. Munro stated oh, I see what you're saying.

Chairman Rogan stated I don't know, I don't have your as-built there so I don't know where your septic lays into your existing home but...

Mr. Munro stated right.

Chairman Rogan stated but that small piece of property maybe up into here...

Mr. & Mrs. Munro stated yeah.

Chairman Rogan stated you know that you're gaining, again it comes back to Health Department but there might be some other alternatives. The main reason we wanted to speak to you and it's good that we clarify some of these issues, is number one obviously the Board wants to get out there and take a site walk and see how...

Mrs. Munro stated sure.

Chairman Rogan stated because it's hard on paper, as much as you know the property, it will look totally different when we're out there.

Rich Williams stated you know my opinion.

Chairman Rogan stated what's that.

Board Member McNulty stated I asked earlier about this.

Rich Williams stated I said you all know my opinion.

Board Member McNulty stated about a site walk.

Chairman Rogan stated what about it.

Board Member McNulty stated on our own time, go for it.

Chairman Rogan stated that's right. Well I think this is important for everybody to see but the other thing is we were talking at the work session about getting further along with your approvals from the Health Department so that if you want to approve this all in one shot with these impacts, you know, because we could do a lot line adjustment with you showing the existing house.

Mr. Munro stated right.

Chairman Rogan stated you know, the intent, as I understand it, is you want to be able to show the future plans and do it all in one shot.

Mr. Munro stated well that's what, I mean I don't know, we just thought it would kill two birds with one stone.

Chairman Rogan stated yeah.

Mrs. Munro stated it was suggested to us to do it that way.

Board Member McNulty stated no, that sounds right.

Rich Williams stated it's fine and what they're showing as a proposed house doesn't affect per se the lot line adjustment at all, it really doesn't.

Mrs. Munro stated right, right.

Rich Williams stated it triggered additional questions that I asked for make sure that you could do what you wanted to do in the end of the day when you got to the finish line...

Mr. Munro stated right.

Mrs. Munro stated right.

Rich Williams stated that you weren't trying to hit a moving ball, now there's still some deficiencies in the plan that you need to address, they're not that significant but you know a lot of the questions that, a lot of things we talked about were geared towards making sure that you know when you got this approved that you could actually do what you wanted to do.

Mr. Munro stated right, so what we should really be looking into and actually the guy at the Health Department, I'm sorry I didn't write down his name but he did say that his solution was to dig another well because I asked him I said what should we do, and he goes I think you should dig another well.

Board Member McNulty stated that looks like it could be...

Chairman Rogan stated might be a smaller cost up front to get everything where you want it, you know. Okay, so, based on that information Rich, procedurally what would you suggest is the best way to proceed on this.

Rich Williams stated well I, you know there's a number of things that need to be looked at and added to the plans, they have my list, they should be going back to Terry and giving her my list, Terry knows me, she's free to call me if she, you know if she has any questions. Revise the plans, come back in and wrap it up.

Mr. Munro stated and in the mean time we would go and find out about with the Health Department with doing the well, I can go back.

Rich Williams stated you've got some decisions to make about whether you want to, you know, try to reconfigure the house or put a new well on the property...

Mr. Munro stated right.

Rich Williams stated and you know certainly there's a cost associated with everything you're going to do...

Mr. Munro stated right.

Rich Williams stated you know which way you want to go, so.

Mr. Munro stated okay.

Chairman Rogan stated Ted.

Ted Kozlowski stated just as a, I'm the wetland conservation officer in the Town of Patterson, just so you know that stream and the wetland that is at the low end of the property which drains into Putnam Lake...

Mr. Munro stated yeah.

Ted Kozlowski stated is all regulated by the Town of Patterson, so if you consider a new well or consider anything in the way of disturbance, the regulated zone is 100' from the edge of that stream and the edge of the wetland, so almost anything you do in there is going to be under that regulation, it's not prohibitive, we

understand what you have to do but you're going to have to come to the Town for a determination whether you need a wetlands permit or not and if you do consider a new well stay out of the wetland, okay.

Mr. Munro stated well I don't think you could, yeah, okay, yeah.

Ted Kozlowski stated alright just, I'm just giving you a heads up so you're not here two months and saying alright this is where we're going to put it and then you find out oh, you know about, I'm informing you officially of the regulations.

Mr. Munro stated okay.

Rich Williams stated and just to clarify, just, correct me if I'm going over the line, as Ted said it's not prohibitive, the law is designed to ensure that adequate protection is given to the resource so we need to just take a look at what he's proposing to do, if there's any impacts.

Ted Kozlowski stated that's what I said.

Chairman Rogan stated you know it may, again not that we have your septic system for your existing home here but...

Mr. Munro stated right.

Chairman Rogan stated when you start to look at separation distances, you may find a location that works really well for drilling a new well and maybe you have to adjust these to encompass it within that property, so that's a good thing that you're trying to do all this at one time.

Mr. Munro stated right.

Chairman Rogan stated because it, let's just say for the sake of argument they find a spot that will meet all the right separations and you can get your approvals but it means that you have to change a lot line, well nobody's saying that this lot that the, the old house is on, the one that you just purchased, nobody's saying it has to stay exactly the same size, you can certainly because you're kind of dissolving this third lot, so you know you can split up that, you're making both these lots more conforming anyway.

Mr. Munro stated that's what we were trying to do.

Chairman Rogan stated so it might be the case that you find a location the solves some of your problems and if it, again if it means re-drawing a line then you know, so be it.

Board Member McNulty stated sounds like the thing to do is get your water in order, waste and supply.

Chairman Rogan stated water and septic.

Board Member McNulty stated yup.

Chairman Rogan stated okay, so Rich submitted a comment letter, anything else from any of you gentlemen, any comments. The explanation helps because at first look it was, it took us a little while to figure out where the new lines and the old lines and...

Mr. Munro stated right.

Chairman Rogan stated but I think we get a sense as to what you're trying to do and, you know, we're certainly not here to stand in the way just to help you out through the process.

Mr. Munro stated thanks.

Chairman Rogan stated try to, at the end of the day you can get what you're looking to get out of this.

Mr. Munro stated okay.

Chairman Rogan stated so, anything, no, gentlemen, okay, alright, thanks so much for your time.

Mr. Munro stated thank you.

Mrs. Munro stated just come on out and we'll show you around.

Chairman Rogan stated yeah.

Mrs. Munro stated okay.

2) FROG HILL, LLC – Site Plan Application

Mr. Harry Nichols and Mr. Jay Maxwell were present.

Chairman Rogan stated okay Harry. Frog Hill, LLC.

Ted Kozlowski stated good luck.

Mrs. Munro stated thanks.

Chairman Rogan stated good evening Harry.

Mr. Nichols stated good evening.

Chairman Rogan stated how are you.

Mr. Nichols stated good, thank you.

Chairman Rogan stated good, good, it's good to see you. Okay, so a couple of minor cleanup issues, there were some questions about lighting that Rich had brought up, we need a little more info on those, right.

Rich Williams stated yeah.

Chairman Rogan stated you want to expand on that or.

Rich Williams stated we need a design detail we need to know, we need to show the style of lights you're going to put on the side of the building, tell me I missed it.

Mr. Nichols stated okay.

Rich Williams stated and you want to make sure they're shielded so that they're not glaring off the site.

Mr. Maxwell stated at the deer.

Chairman Rogan stated at the deer.

Rich Williams stated at the deer, the ones in the back you can take the shields off.

Mr. Nichols stated back in here.

Mr. Maxwell stated I understand.

Mr. Nichols stated isn't this where they're going to get most of the concern coming from the back.

Rich Williams stated anyway, you want to keep going.

Chairman Rogan stated sure.

Mr. Maxwell stated let's.

Rich Williams stated I've taken a look at the plans I had seen that you had put the rocks and you had shifted them a little bit behind the building but it really looked like to me that you really need to push them back a little bit on that gravel area.

Mr. Maxwell stated we just discussed that.

Rich Williams stated so you see what I'm talking about.

Mr. Maxwell stated we just talked about it.

Rich Williams stated give you a little more room.

Mr. Maxwell stated yeah.

Mr. Nichols stated where the drop off is.

Rich Williams stated yeah.

Mr. Maxwell stated on top of it before it slopes.

Rich Williams stated yeah, so you can get access behind the building a little easier, maybe a little more room out there.

Mr. Maxwell stated no, I understand.

Rich Williams stated and the only other issue I think that was brought up at the work session was the sign...

Chairman Rogan stated the sign.

Rich Williams stated you know what to do with the sign.

Chairman Rogan stated yeah, do you want to roll the sign application right into this.

Mr. Maxwell stated yes, let's do that.

Chairman Rogan stated let's take care of that.

Mr. Nichols stated do you have a sort of technical verbiage you want to put on the sign for the sign.

Chairman Rogan stated advertising the...

Mr. Maxwell stated yes, no, we'll talk about it, we'll get together.

Chairman Rogan stated okay.

Mr. Nichols stated okay.

Board Member McNulty stated are there any issues with the existing sign.

Mr. Maxwell stated the sign posts, the post is the same size as what was approved.

Rich Williams stated you know I'm not sure how to deal with the issues with the existing sign because it's a sign that was, the bulk of the sign was approved by the Planning Board there's language on there that they're aware of that needs to come off and I don't know that it's not going to come off...

Mr. Maxwell stated yeah, no, it's coming off.

Rich Williams stated yeah...

Mr. Maxwell stated I mean it's...

Rich Williams stated but the bulk of the sign was approved by the Planning Board, so.

Board Member McNulty stated so what are we looking for from Mr. Maxwell for a sign approval.

Mr. Maxwell stated a picture of what the sign is going to be.

Board Member McNulty stated and the size.

Mr. Maxwell stated and size, size isn't going to change, it's going to stay with just the structure that's there.

Board Member McNulty stated okay.

Rich Williams stated well that's the sixty-four dollar question, I think if I recall you got approved for 64 square feet, as long you maintain 64 square...

Mr. Maxwell stated I got the paperwork, I was looking at the file though, it's the actual size that's there, it's like 8' by 8' I think...

Board Member McNulty stated that's 64 square feet.

Mr. Maxwell stated oh I'm sorry, yeah, that's.

Rich Williams stated so as long as you're staying with 64 square feet, you're fine.

Mr. Maxwell stated yeah, that's what it is, no, that's it.

Chairman Rogan stated cool.

Board Member McNulty stated okay.

Board Member Brady stated is there any lighting in that sign.

Mr. Maxwell stated no.

Board Member Brady stated is there going to be.

Mr. Maxwell stated I don't see no need for it.

Chairman Rogan stated okay, doesn't mean you can't add it.

Mr. Maxwell stated unless you want Welcome to Patterson on top and Thanks for Coming on the other side.

Chairman Rogan stated we had discussed at the work session, we feel like you've progressed to the point where we should set a public hearing for next meeting so that if we have everything we can wrap it up, you know assuming that you know, nothing out of the ordinary comes up so can I get a motion to set a public hearing.

Board Member McNulty stated I'll make a motion in the Frog Hill, for the Frog Hill LLC site plan for a public hearing at our next monthly meeting.

Board Member Montesano seconded the motion.

Chairman Rogan asked for all in favor. The motion carried by a vote of 5 to 0.

Board Member McNulty stated what's that date.

The Secretary stated August 7th.

Mr. Maxwell stated that's a nice date.

Chairman Rogan stated okay.

Board Member Brady stated August 7th.

Chairman Rogan stated Harry, you have anything you need from us at this point or are we pretty good.

The Secretary stated it's at the bottom of your agenda, bottom of your agenda.

Mr. Nichols stated you give us the verbiage on that Michelle.

The Secretary stated yes, yes I will.

Mr. Nichols stated it's a 500' list.

The Secretary stated yes.

Board Member Montesano stated you want to make it 5,000'.

The Secretary stated I have a waiver Harry, I can create the list for you, you'll have to sign the waiver.

Mr. Nichols stated okay. Do I have to give you...

The Secretary stated you have to do the mailing.

Rich Williams stated a lot of green receipts.

The Secretary stated certified return receipt mailing.

Mr. Nichols stated okay.

The Secretary stated okay.

Chairman Rogan stated there's probably not that many properties out there.

The Secretary stated yeah.

Chairman Rogan stated yeah.

Mr. Nichols stated we need to have them out two weeks before the meeting.

The Secretary stated 15 days is the law.

Mr. Nichols stated minimum of 15 days, right.

The Secretary stated right, I'll have the notice and list for you by Monday.

Mr. Nichols stated okay, great.

Chairman Rogan stated okay, alrighty, that's it.

Mr. Nichols stated yup, okay.

Chairman Rogan stated let's finish this up, put it behind us.

Mr. Maxwell stated we're good.

Chairman Rogan stated yes sir.

Mr. Nichols stated alright.

Chairman Rogan stated thank you.

Mr. Nichols stated thank you.

Chairman Rogan stated okay, yeah.

Mr. Maxwell stated thank you.

Chairman Rogan stated thank you Jay, have a great evening.

Mr. Maxwell stated yeah.

Ted Kozlowski stated see you Jay.

Mr. Maxwell stated see you later.

Mr. Nichols stated is that right.

Mr. Maxwell stated no, this is the right one. No, this is the right one.

3) ICE POND ESTATES – Final Subdivision Plat

Mr. Joseph Buschynski and Mr. Rick Lamontagne of Bibbo Associates, Mr. Neil Alexander of Cuddy & Feder, Mr. Geoff Ringler of Mr. Freeze, LLC, and Ms. Judy Terlizzi of the Putnam County Land Trust were present.

Chairman Rogan stated okay, Ice Pond Estates. The resolutions...

Board Member McNulty stated yeah.

Chairman Rogan stated they are probably in my mailbox. Hi Joe.

Mr. Buschynski stated good evening.

Rich Williams stated did you give them the new reso.

The Secretary stated excuse me.

Chairman Rogan stated good evening, how are you sir.

Rich Williams stated did you give them the new reso.

The Secretary stated I gave it to Rick because I didn't see Neil.

Chairman Rogan stated we were just talking about what a kind of long road it's been but...

Mr. Ringler stated a couple of years.

Chairman Rogan stated a couple of years, yeah but hopefully everybody's happy where we ended up.

Mr. Alexander stated a couple of comments.

Chairman Rogan stated you know, there were really just a couple of minor issues that were brought up but specifically Ron you mentioned in your memo about the Board getting an appreciation or an understanding about phase three and how many units will be built out by that point.

Mr. Gainer stated just, you know, so you can appreciate just what, what occupancy may result before those improvements were done.

Chairman Rogan stated sure, yeah because you're timing the Ice Pond Road improvements with the phase three portion of the plan.

Mr. Buschynski stated correct.

Chairman Rogan stated so, yeah.

Mr. Buschynski stated we, maybe we didn't make it clear enough in the phasing, we'll read it.

Chairman Rogan stated okay.

Mr. Lamontagne stated yeah, on, in the phase it does say that the disturbance of Ice Pond Road and Tommy Thurber Lane would be about 2.3 acres which equals about two lots on Mabie Way could be developed.

Chairman Rogan stated okay, so two lots total, so phase three.

Mr. Lamontagne stated during phase three, until...

Chairman Rogan stated wow, okay.

Mr. Lamontagne stated until phase three is buttoned up, only two lots can be developed.

Mr. Gainer stated how many are developed prior to the onset of phase three.

Mr. Lamontagne stated we don't have any, that's the first, that's the start of the lots.

Mr. Gainer stated okay.

Chairman Rogan stated okay, that certainly seems...

Mr. Gainer stated thank you.

Chairman Rogan stated very reasonable.

Mr. Lamontagne stated okay.

Mr. Buschynski stated it was, revolved around the 5 acre maximum.

Mr. Lamontagne stated under the infrastructure...

Chairman Rogan stated so it's infrastructure developments of the road and yeah, okay, yes.

Rich Williams stated yeah, there are just a couple of additional cleanup issues, I didn't see a design detail for a light, we've got to talk about that.

Mr. Lamontagne stated it's on the details sheet.

Rich Williams stated okay, I didn't see it on the details sheet but I'll go back and check.

Mr. Lamontagne stated well maybe I put it on the wrong, and I know the stating is wrong...

Rich Williams stated and one thing I did pick up the E-911 numbers for one of the lots, I gave you the wrong number so we've got to change one number on one lot.

Mr. Lamontagne stated okay, alright.

Rich Williams stated I'll e-mail it down to you.

Mr. Lamontagne stated okay, good.

Rich Williams stated and then we've got all the legal work, I don't know what the attorneys are doing. A lot of easements, a lot of stuff.

Mr. Lamontagne stated yeah on D-1 the details sheet, the street light is up top, the one you sent me.

Rich Williams stated alright, yeah, I don't know how I missed it.

Mr. Lamontagne stated I just took your detail and put it right on there with the sent picture and everything.

Rich Williams stated did you see it.

Mr. Gainer stated I didn't see it, no.

Rich Williams stated I didn't see it either.

Mr. Gainer stated nope.

Mr. Lamontagne stated want me to bring it over there.

Rich Williams stated no, I saw it, listen I saw it now.

Mr. Gainer stated I see it now.

Mr. Ringler stated he just added it 10 minutes ago.

Board Member Montesano stated put a bulb in it...

Rich Williams stated one more thing, I modified the resolution...

The Secretary stated the subdivision.

Board Member McNulty stated just now.

Rich Williams stated just before you came in because I got Ron's comments late in the day I kind of incorporated them in there.

Chairman Rogan stated just the subdivision...

The Secretary stated it's what I just handed you.

Mr. Lamontagne stated not the one you sent us.

Rich Williams stated it's not the one sent.

Chairman Rogan stated alrighty, subdivision approval, okay, so that encompasses the minor adjustments that Ron had mentioned in his...

Rich Williams stated yes.

Chairman Rogan stated okay.

Mr. Lamontagne stated and that's for which one the site plan or...

The Secretary stated the subdivision...

Rich Williams stated subdivision.

The Secretary stated the subdivision resolution.

Board Member McNulty stated we should do the subdivision first, no, final site plan plat...

Chairman Rogan stated Rich any, what's the, let me rephrase that, subdivision approval or site plan first, I think you've said in the past it really doesn't matter which one goes first but is there a chronology...

Rich Williams stated it really doesn't matter which one but you probably, if I had to pick one, I'd pick subdivision.

Chairman Rogan stated subdivision first.

Board Member McNulty stated that's how I see it.

Mr. Gainer stated right.

Chairman Rogan stated okay, that was Tommy's guess, so Tommy we'll go with your idea.

Board Member Montesano stated keep practicing please.

Chairman Rogan stated Teddy, anything from you that you want to bring up at this time, okay.

Ted Kozlowski stated thanks again for...

Rich Williams stated Ron just pointed something out to me I did, I forgot all about, we've got a few outfalls in the wetlands so we want to modify the subdivision resolution to incorporate the wetlands permit.

Board Member McNulty stated under general conditions.

Mr. Gainer stated and it also encompasses the issues of the wetlands permit.

Chairman Rogan stated alright so under the final subdivision approval we can make that...

Board Member McNulty stated additional conditions.

Chairman Rogan stated additional condition number six...

Rich Williams stated thanks Ron, I missed it.

Chairman Rogan stated including, Teddy, how would you like that worded.

Rich Williams stated we have standard language we just put in the resolution which basically incorporates approval of the wetlands permit as per the design drawings.

Chairman Rogan stated okay, I make a motion to just modify the resolution to include under additional conditions item number six including the approval for the wetlands.

Board Member McNulty seconded the motion.

Chairman Rogan asked for all in favor. The motion carried by a vote of 5 to 0.

Chairman Rogan stated okay, so then we can do the resolution for final subdivision approval with that amended.

Board Member McNulty stated alright.

Board Member Taylor stated that's not correct procedure is it.

Chairman Rogan stated that's not correct procedure we just to amend a document, well we can...

Board Member Taylor stated don't we do it as we're approving the document.

Chairman Rogan stated sure we can do that also, sure.

Rich Williams stated you can do it either way, you can do it before, you can do it after.

Chairman Rogan stated you know what typically we've done them as we...

Board Member Taylor stated as we do it.

Board Member McNulty stated yeah.

Chairman Rogan stated and it's nice to write it in while we're talking because people tend to get a little bit forgetful as they're trying to do a resolution of this size. Anything from anyone else.

Board Member Taylor stated I didn't finish reading it. Just the usual boiler plate, huh.

Chairman Rogan stated yeah.

Mr. Alexander stated I have one quick question, one quick question, sorry.

Rich Williams stated okay but I may not have the answer tonight.

Mr. Alexander stated okay, it's not, it's really more informational but the in that condition, additional condition two, we're trying to figure out the conservation easement.

Board Member McNulty stated say again.

Rich Williams stated the conservation easement on lot B.

Mr. Alexander stated yeah, we thought we were just giving that land to the land trust.

Rich Williams stated yeah but the Town usually takes a conservation easement back to ensure that it stays...

Mr. Alexander stated that it stays, ah, okay, okay, so you would want to be a third party enforcer of, okay, I just was, that helps us understand, it wasn't that we were against doing it we just were sort of like well we're giving it to the Land Trust isn't that conserving it.

Rich Williams stated assuming the Land Trust is around forever...

Mr. Alexander stated no I understand your point, right, right.

Rich Williams stated if a court gets involved in it.

Mr. Alexander stated all fair points, we just thought we'd ask the question rather than...

Chairman Rogan stated sure.

Ms. Terlizzi stated it is common practice to have backup conservation easements on our properties, it's just one of the recommended practices.

Chairman Rogan stated great.

Mr. Alexander stated oh.

Chairman Rogan stated okay, you want to do this or want me to.

Board Member McNulty stated I'll do it if you want.

Chairman Rogan stated go right ahead.

Board Member McNulty stated do you want to make the motion.

Chairman Rogan stated no, you go right ahead.

Board Member McNulty stated okay, alright, I make a motion in the final subdivision approval whereas Mr. Freeze, LLC, SW Patterson, LLC and Putnam County Land Trust, herein after the application have brought the application before the Patterson Planning Board to subdivide a 150.952 ± acre parcel. Whereas the Planning Board has complied with the requirements of article 8 of the environmental conservation law and 6 NYCRR part 617 and the duly filed all appropriate SEQRA determinations in accordance with 6NYCRR part 617.10. And go down, whereas the Planning Board opened a duly noticed public hearing on the subject application, final subdivision plat at it's meeting on June 7, 2012 and closed the public hearing on that same night after receiving comments from the public. Whereas considered comments of the public and other involved interested agencies and reviewed the application subdivision plat as modified and subject to compliance for such conditions as what's that...

Chairman Rogan stated nothing, go ahead.

Board Member McNulty stated as may be required herein and for conformance with the terms and conditions of the preliminary plat approval and the requirements of section 138 of the Town Code. Now therefore be it resolved that the application of Mr. Freeze, LLC, SW Patterson, LCC and the Putnam County Land Trust for final subdivision approval pursuant to chapter 138 of the Town Code, the Planning Board finds the subject application and final subdivision plat as modified in accordance with an applicable conditions set forth in the resolution requires that all requirements of the Town Law, chapter 138 of the Town Code and hereby grants final subdivision approval subject to the applicant's compliance with the following general and specific conditions within 180 days of the date of this resolution and there are 11 general conditions and 6 additional conditions and number 6 being just added to include approval of the wetlands applications.

Rich Williams stated actually generally what we will do is following the first now therefore be it resolved that the application is approved, we modify the application to say and be it further resolved that the wetlands/watercourse permit application, whatever the number is, hereby also approved.

Chairman Rogan stated also.

Board Member McNulty stated okay, well said.

Board Member Montesano seconded the motion.

Chairman asked for all in favor. The motion carried by vote of 5 to 0.

Chairman Rogan stated okay and on the site plan approval...

Rich Williams stated Mr. Chairman can I suggest an alternate method rather than reading it, unless the Vice Chair likes to read.

Board Member McNulty stated go ahead, I just figured these gentlemen sat for four years they want to hear something.

Chairman Rogan stated they want to hear an all in favor.

Board Member Montesano stated one person hears it everyday.

Mr. Lamontagne stated they just want to hear approved.

Board Member McNulty stated but I'll take your recommendation.

Rich Williams stated the Board has a resolution before it, if they're okay with that resolution, if I could find somebody who would like to introduce that resolution.

Chairman Rogan stated yes, I will introduce that resolution as if it were read...

Rich Williams stated and get a second.

Board Member Montesano stated and I'll second the resolution as written.

Rich Williams stated who seconded the subdivision, Mike.

Board Member Montesano stated yeah.

Chairman Rogan asked for all in favor. The motion carried by a vote of 5 to 0.

Chairman Rogan stated alright. What's that...

(Inaudible – too many speaking)

Chairman Rogan stated okay.

Rich Williams stated it was kind of anti-climatic, no.

Board Member McNulty stated that's why I wanted to read it out, I mean they've been here, might as well make it official.

Chairman Rogan stated it kind of feels like balloons should pop up or something.

Board Member McNulty stated good luck gentlemen, it was a nice job.

Mr. Buschynski stated thanks a lot.

Chairman Rogan stated I know I've said many times but I really genuinely appreciate how you've worked with the Board over this process, it's not easy developing some difficult property but especially hearing Putnam Land Trust and how cooperative the exchange has been back and forth, I think it's great so I appreciate your time and energy that you've devoted to this and I know Ron appreciated a lot of the work that was done out there for the historical assessments so.

Mr. Ringler stated thank you.

Chairman Rogan stated thank you very much.

Board Member McNulty stated good luck.

Chairman Rogan stated Joe, are you going to hang around for the next item.

Mr. Buschynski stated yes.

Chairman Rogan stated alright. Rich, who was the Board Member before Ed, was there someone that came on and was only for a short amount, one meeting, that's what they're remembering but I don't remember that. I'm trying to think of who, the chronology of people on the Board, Dave Pierro...

Board Member McNulty stated I replaced him.

Chairman Rogan stated right.

Board Member McNulty stated Maria left...

The Secretary stated Ron replaced...

Chairman Rogan stated Ron and then who's position did Ed fill, oh...

The Secretary stated Charlie...

Chairman Rogan stated Charlie moved up to but he was one for five...

Board Member Brady stated but didn't somebody get appointed...

The Secretary stated yes but they didn't make it to a meeting.

Board Member Brady stated oh they didn't come to, okay.

Chairman Rogan stated who was that.

The Secretary stated I don't know because they never made it to the meeting.

Board Member Taylor stated we approved the guy and said oh that's great...

Chairman Rogan stated oh yeah, yeah, yeah, I do now.

Board Member Taylor stated he resigned an hour before the meeting.

The Secretary stated yes.

Board Member Brady stated I got a nice to show up at that, when I came.

Board Member McNulty stated okay.

Chairman Rogan stated did you get a standing ovation.

4) PCLT/MANCINI SUBDIVISION – Concept Plan

Mr. Rick Lamontagne and Mr. Joe Buschynski of Bibbo Associates were present.

Chairman Rogan stated okay so gentlemen, we did a site walk last night and the, around 6 o'clock went down there and I don't, site walk comments haven't been issued yet, right.

Rich Williams stated sure they have.

Board Member Brady stated yeah.

Board Member McNulty stated yeah they've been issued.

Chairman Rogan stated did I miss, they must still be sitting in my mailbox, apologize for that. The first item that obviously everyone noticed standing out on the road on Bullet Hole [Road] from the proposed driveway location was the difficulty looking up hill around the corner.

Mr. Lamontagne stated up...

Chairman Rogan stated yeah.

Mr. Lamontagne stated to the southwest.

Board Member McNulty stated southwest...

Mr. Lamontagne stated okay.

Rich Williams stated just so you know, I reissued because I had the left and the right wrong.

Chairman Rogan stated okay.

Mr. Lamontagne stated oh, okay.

Board Member McNulty stated southwest and northeast is...

Mr. Lamontagne stated I was like northeast, I was turned around thinking we were looking this way. Okay, so at one point you say move it closer to the southwest corner.

Board Member McNulty stated yeah, then you can see around the turn.

Board Member Montesano stated about 15 to 20 yards.

Chairman Rogan stated and it wasn't very far, I think everyone noted it was just 30 or 40, it's just a difficult corner.

Mr. Lamontagne stated it's not, that certainly can be done and that will give us a straighter shot, this is no problem, as noted.

Chairman Rogan stated right, no problem.

Mr. Lamontagne stated but that would give us more and I would certainly provide you with a site profile if I move it over to this location here and I know another concern, do you want to go...

Chairman Rogan stated no, you go right ahead if you're on a roll.

Mr. Lamontagne stated okay, another concern was the steepness and if that is a concern with us you know doing all that fill that needs to go in but when Mr. Mancini and the Putnam County Land Trust, now the Westchester County Land Trust is in, is controlling, this parcel was purposefully cut out as noted, it's in the easement that he's allowed to make one cut with this dimension so, I can certainly work with the grades and try to minimize those...

Chairman Rogan stated sure.

Mr. Lamontagne stated we're going to have to do more detail of that area anyway to pick up that drainage manhole that I didn't know was out there until they cleared it out for me...

Chairman Rogan stated sure.

Mr. Mancini and I'm standing on it to put up my little flag there you know I'm like alright, I got to, I have to know this and I know the drainage easement that comes down over here along the property line has some drainage pipe in it so all that will be located but I will move it up over here that driveway will probably still maintain along that slope that if you guys were standing down where all the evergreens were, did anybody fall in any of those holes...

Chairman Rogan stated we didn't, we saw quite a few of them.

Board Member Brady stated we saw them, there are a couple of good ones there.

Mr. Lamontagne stated did you see them, I almost, I'm like walking around, somebody's been taking those trees out of there, so they've, hug this edge and then turn down into it...

Rich Williams stated Rick 10' separation.

Mr. Lamontagne stated to the property line, okay.

Chairman Rogan stated if I can ask a question, do you have any sense of why when you said they picked this specific, do you have any sense of why that parcel or that area was selected when it has some challenges and there are other areas that seem, like for instance to the north the, that section.

Mr. Lamontagne stated all up in here, there's outfalls, there's a bunch of rills and...

Chairman Rogan stated oh okay.

Mr. Lamontagne stated streams, not streams but intermittent watercourses that pop up from time to time and over here there're none, I'm assuming that's what it was, now I wasn't, honestly, I wasn't involved when they cut this out...

Chairman Rogan stated okay.

Mr. Lamontagne stated so I just am going on what the easement says. Now, pulling that down over there, that could help us with this and again I'll provide sight distance both ways. The blue spruce trees, if we have the house in that location we'll replant them, if we slide the house, depending on how this driveway works maybe we'll slide the house forward a little bit to keep them off of that if you noticed in front of those evergreens there was more a cleared area, so if I could bring the house forward a little bit and it will, that will bring it up a little higher and stay away from the trees in the back.

Chairman Rogan stated well the nice thing was it looked like you tried to site the house in line with the other three that are to the north and...

Mr. Lamontagne stated that was the main idea to keep them...

Chairman Rogan stated and when I drove down through there today coming to the meeting tonight, the separation distances between the second and third houses you had to the north, looked like they'd be consistent with this, you know distance off the property lines etcetera, so it...

Mr. Lamontagne stated right, these two and then these two were both...

Chairman Rogan stated correct, right, right.

Mr. Lamontagne stated were the same distances that was the consideration.

Chairman Rogan stated and the way that the driveway is proposed to go in currently on this lot is similar to the next closest house, the owner actually stopped when he saw us out there, Campbell I believe is the last name and similar geometry, not as steep and he expressed concern about even his own driveway being difficult, you know the incline and then making sure...

Mr. Lamontagne stated and then getting out on a, right.

Chairman Rogan stated right.

Mr. Buchsynski stated he's steep at the road.

Mr. Lamontagne stated yeah, he is.

Chairman Rogan stated yeah he doesn't quite have as much of as a stable, less than 3% flat area.

Mr. Lamontagne stated and we would certainly provide that you know by Town Code.

Chairman Rogan stated sure, sure. Beautiful view from the lot though.

Mr. Lamontagne stated what else do we have. Yes. The well, I will, I'll show the location, this is number four...

Rich Williams stated oh the well.

Mr. Lamontagne stated the location of the...

Board Member McNulty stated the other neighbor I think we were concerned about.

Rich Williams stated other neighbor.

Mr. Lamontagne stated this guy here, oh okay, the well is over, okay, right, the house is here...

Rich Williams stated so if the well, if the septic is upgradient you have to go 200'.

Mr. Lamontagne stated yeah, I'll, we'll do all that, we'll double check, we've got room to play with that you know after we get out there and do additional testing.

Chairman Rogan stated especially considering how far the septic is on your, on this lot.

Mr. Lamontagne stated right.

Chairman Rogan stated that you should have plenty of room to play around with that.

Mr. Lamontagne stated exactly. Okay, I kind of explained number five, this is the location that is in the easement and you know it's written up there.

Rich Williams stated and there's no opportunity to say reconfigure the lot property boundaries so that you can come up with a driveway on the other side...

Mr. Lamontagne stated come up over here somewhere.

Rich Williams stated yup.

Mr. Lamontagne stated this is Town property now, right.

Rich Williams stated that is part of the road right of way, yes.

Mr. Lamontagne stated I was talking to Judy...

Rich Williams stated Judy, yes.

Mr. Lamontagne stated Judy's gone and she said Westchester Land Trust is going to make all those decisions so I will have to talk to all of them to see if I can come up with...

Rich Williams stated because a driveway coming out the other way is going to be a much better driveway for the site.

Mr. Lamontagne stated well somewhere along here I've got to figure it out because this is not the easiest, if I come out over here, this is all where the barn used to be so it's wide open and clean but I'm getting kind of close to this corner that you know everybody knows and loves.

Rich Williams stated but I still think you've got currently better sight distance and in the future when the Town realigns the road you're going to have great sight distance.

Mr. Lamontagne stated right, right, so I'll look at it here and I'll ask.

Board Member McNulty stated well that will improve the sight distance down below too if they realign the road.

Board Member Brady stated right.

Rich Williams stated a little not a lot.

Chairman Rogan stated not a lot because there's not, you're not doing the corner.

Rich Williams stated you've still got a horizontal curve in the way that's...

Board Member McNulty stated still though when you move that up...

Mr. Lamontagne stated which curve...

Board Member McNulty stated that sight line wasn't that bad.

Mr. Lamontagne stated if you go straight across there, I'll have a pretty good shot coming over here, straight at it, you know coming down this way.

Rich Williams stated yeah but I'm not going straight across like that because there's the other property in the way.

Mr. Gainer stated right.

Mr. Lamontagne stated oh this guy here.

Rich Williams stated yeah.

Mr. Lamontagne stated yeah, I'm holding off, off of that, like I said I'll ask the Westchester if we can go that way or if the easement in their deed can be modified to give me a strip or just access.

Board Member Taylor stated did, so they created an easement for a lot without getting approval for the subdivision.

Mr. Lamontagne stated they created, yes, yes, they gave...

Rich Williams stated just to be clear they didn't create an easement they did a sale contingent upon the original property owner being able to subdivide off a lot with specific boundaries.

Mr. Lamontagne stated yes.

Board Member Taylor stated alright...

Rich Williams stated it wasn't an easement.

Board Member Taylor stated alright then so you should be able to say to them the sale is contingent upon and the subdivision isn't approved...

Mr. Lamontagne stated right.

Board Member Taylor stated if somebody decides not to approve the subdivision then the whole sale goes away.

Mr. Lamontagne stated then the whole, yes.

Board Member Taylor stated so there should be some flexibility on their part.

Mr. Lamontagne stated there should be, that's why I will ask but if I can provide you with the proper information here, if that falls through, if I could do that then we'll...

Chairman Rogan stated we should at least have the conversation because as I'm hearing this now remember that gaining access by what way we're talking about right now would not be a really good idea to get to the house location proposed, that'd be a heck of a long driveway to go all the way around. The idea was when we walked up the mowed pathway that you had provided...

Mr. Lamontagne stated this way here.

Board Member McNulty stated yeah.

Chairman Rogan stated yeah, that's how we walked about.

Mr. Lamontagne stated right and you came up along this property.

Chairman Rogan stated correct, we found an area that we walked right through that was flat and looked like a great house location, it may not have the views that the other one had...

Mr. Lamontagne stated was it nice and green or like...

Chairman Rogan stated well it wasn't the septic area, it was further out...

Mr. Lamontagne stated oh it was over here more.

Chairman Rogan stated probably, so I think that was more...

Rich Williams stated that was more where we were looking at.

Chairman Rogan stated because I don't think anybody, I mean correct me if I'm wrong but I don't think providing a driveway access where we're talking about would be a very viable option to get to where that house location is considering the distance and the slope.

Board Member Brady stated that would be a real long driveway.

Board Member McNulty stated doesn't our code restrict lengths of the driveways.

Rich Williams stated it certainly, no, well it does, it's 2,000' and he still, I would still be of the opinion it's a better location to keep you know for the driveway regardless because that driveway coming in where it's coming in now is going to be very steep...

Chairman Rogan stated yeah.

Rich Williams stated it's going to be somewhat treacherous because of the way they're going to have to fill it...

Board Member Brady stated but if you flip the house and the septic roughly...

Rich Williams stated you can't flip the house and the septic, about the only place you're going to get grades out there, correct me if I'm wrong, but is that green area. I took a look at other areas of the lot...

Mr. Lamontagne stated yeah this is, this is borderline too steep for the septic.

Rich Williams stated yeah, it's right on the edge.

Mr. Lamontagne stated yeah.

Chairman Rogan stated okay, okay well just...

Mr. Lamontagne stated okay.

Chairman Rogan stated it's so interesting to have a hundred and some acres to look at it and to have a lot that you've got to be scratching your head a little bit too to say we're trying to go around this and create something that works for everyone.

Board Member Montesano stated can we put it on stilts.

Chairman Rogan stated this is still a concept application.

Rich Williams stated still concept.

Mr. Lamontagne stated so I...

Chairman Rogan stated okay, so maybe figure out what the best, what you think the best approach is on this and then file an application and we'll get the ball rolling on it.

Mr. Lamontagne stated right, okay.

Chairman Rogan stated yeah, that would seem to make the most sense.

Mr. Lamontagne stated yes.

Chairman Rogan stated figure out what the best possible outcome out of this is and minimal...

Mr. Lamontagne stated this is exactly what I wanted, I wanted to get you guys out there...

Chairman Rogan stated sure.

Mr. Lamontagne stated and now I know which way to go.

Chairman Rogan stated okay.

Mr. Lamontagne stated thank you.

Board Member Taylor stated I've got a few comments, on your EAF...

Mr. Lamontagne stated sure, yup.

Board Member Taylor stated I think you should clearly separate the two lots, you shouldn't say it's a residential, you should say that there are two lots, one of which is residential and one is going to be dedicated open space.

Mr. Lamontagne stated okay.

Board Member Taylor stated and then when you get to the part where it's talking about the maple forest, you can say the maple forest is on the part that is dedicated open space so there's conflict then, you don't have to deal with environmental issues for that. I think that will make our approval much easier because otherwise I don't think we've got, there's not much on the EAF that would trigger anything with us. So if you make that very clear then I think we can move right through the SEQRA without much of a problem.

Mr. Lamontagne stated okay, that's a good point.

Board Member Taylor stated and you need to complete, there's still some boxes that have to be checked, Rich gave you a list, Michelle has a list.

Rich Williams stated understand we've got to get past the concept so that we can actually make sure that the boxes are checked correctly.

Mr. Lamontagne stated they're not checked on the newest, the latest one with the revised...

Rich Williams stated I didn't really look at it because I generally don't until we know what we're looking at.

Mr. Lamontagne stated okay.

Board Member Taylor stated I don't see a problem with anything it's just some were not checked, that's all, you skipped a couple.

Mr. Lamontagne stated on the latest one, the second one.

Board Member Taylor stated the one I have, I don't know whether it's the latest one or not, I think it is the second one. Michelle has the list, I gave my list to Michelle.

Mr. Lamontagne stated okay.

Chairman Rogan stated it's, some of the documents on it list June 16th as the where there was a map that was done, so it sounds like the latest one.

Mr. Lamontagne stated okay, alright I'll, those are things I will definitely get fixed, make sure it happens.

Chairman Rogan stated any comments from anyone else, thank you.

Mr. Lamontagne stated thank you.

Chairman Rogan stated alright. Anything anyone has under Other Business.

5) MINUTES

Chairman Rogan stated we approved a bunch of minutes at the work session but I think there were two that we held off, May 29th and June 3rd, Tommy...

Board Member McNulty stated I'm good.

Chairman Rogan stated you're okay. I make a motion we approve May 29th and June 3, 2014 minutes.

Board Member Brady seconded the motion.

Chairman Rogan asked for all in favor. The motion carried by a vote of 5 to 0.

Chairman Rogan stated anything from anyone else. Motion to adjourn.

Board Member Montesano seconded the motion.

The meeting adjourned at 8:00 p.m.