

TOWN OF PATTERSON
PLANNING BOARD MEETING
September 6, 2007



AGENDA & MINUTES

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5) Papitto Site Plan – Continued Review	18 - 29	Driveway waiver granted. Lead Agency Declaration.
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b. Barjac Memo from Historical Society	30 – 31	Discussion on process for recommending historical study.
c. Di Paolo Driveway	1-2	Driveway waiver granted.

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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 Di Salvo
Charles Cook

**Planning Board
September 6, 2007 Meeting Minutes**

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

APPROVED

Present were: Chairman Rogan, Board Member Pierro, Board Member Montesano, Board Member DiSalvo, Board Member Cook, Rich Williams, Town Planner, Gene Richards with the Town Engineer's office, Stantec Consulting Services Inc, Anthony Molé, from the Town Attorneys Office, Curtiss, Leibell and Shilling P.C., Ted Kozlowski, Town of Patterson Environmental Conservation Inspector, and David Raines, Town of Patterson Building Inspector [arrived at 8:12].

The meeting was called to order at 7:32 p.m.

Michelle Russo was the secretary and transcribed the following minutes.

There were approximately 5 audience members.

Chairman Rogan led the Salute to the Flag.

Board Member Pierro stated good evening ladies and gentlemen.

7. c) DI PAOLA DRIVEWAY

Chairman Rogan stated okay Michelle, we are going to jump ahead because the first 9 cases are not here, we are going to jump to 9 C, which is Di Paola and for the record I am going to recuse myself because Mr. and Mrs. Di Paola are relatives by marriage of mine.

Board Member Pierro stated for the record in this matter, the applicant is seeking a wavier for the first 25 feet of his, supposed to be blacktop driveway, he has installed stone cobbles which are not permitted in our Code and we have inspected this site and we have discussed a waiver, may I hear from one of the Board Members please.

Board Member DiSalvo stated I make a motion that we waive the first 25 feet of blacktop driveway, in please of the Unilock block.

Board Member Pierro stated cobbles, yeah.

Board Member Montesano seconded the motion.

Board Member Pierro asks for all in favor:

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

Motion carried on a vote of 4 to 0.

Board Member Pierro stated so moved. And for the record that is Sunset Drive, Di Paola. Okay Shawn, you're up.

Chairman Rogan stated thank you. Why don't we do, if you are willing, 17 Couch Road Subdivision.

1) 17 COUCH ROAD SUBDIVISION – Continued Review

Mr. Joseph Buschynski of Bibbo Associates and Mr. Tom Frasca were present.

Rich Williams stated hey Joe.

Board Member Montesano stated hey Shawn.

Chairman Rogan stated yes.

Board Member Montesano stated are we going, we did things at the meeting.

Chairman Rogan stated we are going to memorialize it.

The Secretary stated aren't you glad that you are on time.

Chairman Rogan stated thank you.

Gene Richards stated if you had been here at 7, the meeting would have been over with.

Board Member Pierro stated I will do it now, while Joe is getting started.

Chairman Rogan stated excellent.

Board Member Pierro stated for the record, let it be written in the minutes that this Board reacted to Paddock View Subdivision, request for extension and Paddock View Lot Line Adjustment at the Work Session and those were passed and carried. Numbers 1 and 8 for the September 6, 2007 agenda. You're on Joe.

Mr. Buschynski stated good evening.

Chairman Rogan stated the pressure of a big audience.

Board Member Pierro stated Joe strikes me as a guy who can handle this pressure, it is awesome but he can handle it.

Mr. Buschynski stated I have been here before.

Board Member Pierro stated yes.

Board Member Montesano stated all that professionalism is back now.

Mr. Buschynski stated we are here as a result of resubmission, getting the plans revised in accordance with comments received from the Town, we still have a few to go, I can see by your memorandums. One of the items that Gene brought up that I want to discuss with you tonight, was the issue over four and five bedroom house proposals. There are certain lots where, five bedroom homes could be accommodated based on the available septic system areas and we wanted to make that accommodation known in the septic system schedule. His [Gene's] point was that it may be that if a five bedroom were proposed by a buyer that there may be additional disturbance in result of a larger home. Now these footprints are 2800 square feet and the upper floor could easily be close to 5000 square feet, I don't think that it is beyond the realm of a five bedroom but I certainly can assure that that home won't be bigger then 70 feet long.

Chairman Rogan stated one way of looking at this because I am not in favor of creating additional disturbances especially considering the storm water issue that we have and if that would mean a larger roof, we could cap at the size shown as a four bedroom for footprint and they could certainly, if they have the ability with a five bedroom septic system, put in a five bedroom floor plan, capping though at the size of the footprint that we have already planned for, for storm water.

Rich Williams stated one of the changes we made in 2003 is designed to do just that, we approve now a site plan, so we are capping.

Chairman Rogan stated I don't know if anybody has a problem with a five bedroom house, provided we are not increasing our storm water.

Board Member Cook stated right.

Board Member Pierro stated I do not.

Mr. Buschynski stated would you be agreeable to allowing a percentage increasing, say 15 percent because of the unknowns involved in the home footprint.

Board Member Pierro stated I would not be opposed to that as long as you can demonstrate that that 15 percent increase in storm water can be.

Mr. Buschynski stated can be accommodated.

Rich Williams stated that is all accounted for in the Code, if they come back in with a site plan for an individual lot, when they come for a building permit different then what they show, it comes back to me, I review it and make sure that the impacts are not any greater then what the Planning Board reviewed.

Board Member Pierro stated right.

Rich Williams stated if they are then it comes back here, if not then it can go on to the Building Permit.

Chairman Rogan stated so then the Planning Board has the option of weighing what that impact would mean to the character of the road, to the subdivision layout. I am not opposed to that.

Board Member Montesano stated I have no problem with it.

Board Member Pierro stated your memory on the amounts of storm water that can be mitigated there, will 15 percent be a horrible impact.

Chairman Rogan stated if they had to increase their.

Rich Williams stated I would imagine that the basins could accommodate for one lot or two lots a 15 percent increase for every lot, you know I don't know for sure.

Board Member Pierro stated it would take some calculations.

Rich Williams stated sure.

Board Member Pierro stated it was just a question based on your memory of what the site can handle.

Rich Williams stated I know there was some over sizing within the basins, but exactly how much and how much impervious surface and is it connected or is it disconnected, there are a lot of variables.

Board Member Pierro stated but if that does come back, you have the option to review that and notify us if it is going to require any further action.

Rich Williams stated yes.

Board Member Pierro stated I am not opposed Joe.

Board Member Cook stated but we are stating 15 percent.

Chairman Rogan stated right.

Board Member Cook stated that is the number.

Rich Williams stated well within the Code there is no number.

Chairman Rogan stated right, it says any change.

Rich Williams stated any change.

Chairman Rogan stated even if, so we don't have to state a percentage.

Mr. Buschynski stated excuse me (unable to hear).

Mr. Frasca stated I guess I didn't think we'd be.

Board Member Pierro stated we jumped the agenda.

Ted Kozlowski stated it was first come, first serve.

Mr. Buschynski stated the issue being, we have a certain number of lots that are going to have five bedroom homes.

Chairman Rogan stated Joe, can you please use the microphone, Michelle is giving us the evil eye over here.

The Secretary stated there was no evil eye.

Mr. Frasca stated I apologize to the Board, I just thought we would be (unable to hear).

Chairman Rogan stated no, that's fine, we rushed ahead.

The Secretary stated (unable to hear).

Chairman Rogan stated to accommodate Joe.

Rich Williams stated what else do you have.

Mr. Buschynski stated we have the potential for five bedrooms homes in lots 1 and 2 and 4, they can not be accommodated in 5, 6 and 3. The footprint for these homes shown here, is 2800 square feet, with a second floor of another 2000 [square feet], you may have 4800, 5000 square feet, in all likely hood could accommodate a five bedroom layout, in the event that it didn't, the question is we are showing this footprint, if that home is bigger how do we deal with it and it becomes a question of, does it fit within the storm water perimeters.

Mr. Frasca stated let me ask a question, the 4800 square feet is total square footage, I'm sorry.

Board Member Pierro stated state your name Tom.

Mr. Frasca stated Tom Frasca, president of Couch Road Corp. The 4800 square feet of coverage, includes the garage spaces as well.

Mr. Buschynski stated 2800 [square feet] of coverage.

Mr. Frasca stated I'm sorry 2800 square foot, that is the foot print.

Mr. Buschynski stated yeah.

Mr. Frasca stated that means we could go to 5600 [square feet].

Mr. Buschynski stated with the second floor.

Chairman Rogan stated sure.

Mr. Frasca stated that is (unable to hear).

Mr. Buschynski stated in order to give somebody a little flexibility from this plan we were discussing is there a percent over that 2800 [square feet] that would reasonable and I threw out 15 percent.

Mr. Frasca stated Joe, I don't think that we need that, not if that is the difference.

Chairman Rogan stated then if you can get the five bedroom systems, then God bless.

Mr. Frasca stated I really don't.

Mr. Buschynski stated okay.

Chairman Rogan stated then you don't have to come back to us because it is not a change in a disturbance or storm water.

Mr. Frasca stated as long as we are talking 2800 square foot footprint.

Chairman Rogan stated footprint.

Board Member footprint, right.

Mr. Buschynski stated that was the typical here.

Mr. Frasca stated I don't have a problem with that Joe.

Mr. Buschynski stated okay.

Gene Richards stated Joe, question for you, in regard to the septic systems you are now showing on the plan for those three lots, if there were a five bedroom house put in, the septic system boxes that you are now showing on the plan, does that accommodate a four or five bedroom septic design.

Mr. Buschynski stated five.

Gene Richards stated okay, so they would not expand.

Mr. Buschynski stated we checked the layout for the fives.

Gene Richards stated very good.

Mr. Buschynski stated where they didn't fit, we didn't propose them.

Chairman Rogan stated so we are looking at cleaning up some other technical issues, get us a final plat, we can get a public hearing going.

Mr. Buschynski stated you need legal documents, easements, the conservation easement, the common driveway.

Chairman Rogan stated as we always say, you do your work, we'll do ours.

Mr. Buschynski stated okay.

Chairman Rogan stated thank you.

Board Member Pierro stated thank you Joe.

Mr. Buschynski stated thank you.

Board Member Pierro stated thank you Tom.

Chairman Rogan stated sir, what application are you here for, number 2.

2) CHARALAMBOUS WETLANDS PERMIT APPLICATION

Mr. Stavros Charalambous, the Applicant was present.

Chairman Rogan stated Charalambous.

Mr. Charalambous stated yes.

Chairman Rogan stated excellent. How are you sir, can you state your name for the record.

Mr. Charalambous stated Stavros Charalambous.

Chairman Rogan stated can you say your last name real slow, I want to get it right.

Mr. Charalambous stated Charalambous.

Chairman Rogan stated so you do pronounce the C. So as you are aware, we were out to your house, a couple of weeks ago, a month ago now.

Rich Williams stated about a month ago.

Chairman Rogan stated about a month and as I recall it was for an addition to the back of your house with a deck.

Mr. Charalambous stated yeah.

Chairman Rogan stated and you were going to have a little change to your garage. The one issue that I think you are aware of, that we were concerned about because that does back up directly to the wetlands, the fence appeared like it was close to the property line possibly even off your property. We wanted you to try to resolve that issue.

Mr. Charalambous stated that, I put the fence according to survey I am having and I was, if I am wrong, if I read it wrong, I can always move the fence into my land if I did by accident and move it on my property line.

Chairman Rogan stated how are you going to resolve that or is your plan to figure out whether you.

Mr. Charalambous stated I can have another survey done and.

Chairman Rogan stated just have your updated to show the location.

Mr. Charalambous stated yeah because what I see over here, I think so, my opinion is that I am in the right the stop.

Chairman Rogan stated you think you are okay.

Mr. Charalambous stated I think so, but I may make a mistake.

Board Member Pierro stated did we have an opportunity to look at that survey.

Rich Williams stated I believe so yeah.

Chairman Rogan stated I think that is what we had in the field.

Board Member Pierro stated that is what we had in the field.

Board Member DiSalvo stated in the field.

Rich Williams stated that showed the neighbors barn.

Board Member Pierro stated right.

Mr. Charalambous stated it shows the neighbors barn over here and then my property is a few feet away from that. So but that, I have no problem to move it back and.

Chairman Rogan stated so you need to have them survey locate the fence and if it is on your property that is well. Is there an offset for a rear fence like that, there isn't. if it is on the property you're good, if it off the property you have to relocate that fence to your property line.

Mr. Charalambous stated I can do that.

Chairman Rogan stated and Maria you were saying that you think there was another issue that you can recall.

Board Member DiSalvo stated I thought there was something else.

Chairman Rogan stated does anybody have any other issues on this for the wetlands permit. Where is Ted.

Board Member Cook stated did you receive Mr. Williams' memo back in July outlining.

Rich Williams stated he may not have it.

Board Member Pierro stated I think he's got it, he may have it right there.

Mr. Charalambous stated (unable to hear).

Board Member Pierro stated would you show Mr. Williams that top document there.

Mr. Charalambous stated sure.

Board Member Cook stated July 26th.

Board Member Montesano stated (unable to hear, not using microphone).

Rich Williams stated okay good.

Board Member Pierro stated I'm sorry.

The Secretary stated Ted is coming.

Chairman Rogan stated well we'll just wait for him.

Board Member Pierro stated Ted did you have any issues relative to Charalambous.

Ted Kozlowski stated no, the fence was question, I think some filling went on in there in that past. I am more concerned to tell you the truth Dave, the neighbor next to you, there is a lot of stuff dumped in the wetlands, it has nothing to do with you, you did clean up.

Mr. Charalambous stated you asked me about the trees and I cleaned them up.

Ted Kozlowski stated when Rich and I were out there, waiting for someone.

Rich Williams stated Dave.

Ted Kozlowski stated Dave Raines, you cleaned up the mess, as long as it conforms to the property lines and stuff.

Board Member Pierro stated okay.

Mr. Charalambous stated so if that is the only issue, I can start when I move the fence.

Board Member DiSalvo stated if he has to.

Chairman Rogan stated if you find out you have, we don't want you to move it unless you have to.

Mr. Charalambous stated with the deck and addition, there are not any issues with that.

Chairman Rogan stated but we need to do a public hearing on this. So we have to set a public hearing on this and you have to notify your neighbors which Michelle will help you out with and if we can get to have the survey re-done with the fence we can clear that up and it doesn't sound like there are any other issues.

Mr. Charalambous stated okay.

Chairman Rogan stated so, do you think that you can get that survey done.

Mr. Charalambous stated I will try to do it as soon as possible.

Chairman Rogan stated does the Board want to set a public hearing on this or do we want to wait until the survey is done.

Board Member Pierro stated I believe that Mr. Charalambous will have the survey done and come back with a reasonable answer for us. I have no problem with setting the public hearing now. On a motion.

Chairman Rogan stated sure.

Board Member Pierro stated in the matter of Charalambous, Route 311 Patterson, I make a motion that we set a public hearing for a wetlands/watercourse permit for the rear of his property for the October 4th meeting.

Board Member DiSalvo seconded the motion.

Chairman Rogan asks for all in favor:

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

Motion carries with a vote a 5 to 0.

Chairman Rogan stated any opposed. Okay, so just please do your best to get this survey done because the Board may not grant the approval for your wetlands permit until this issue is cleared up. I can't speak for the rest of the Board but it is something that we want to have.

Mr. Charalambous stated I will do that as soon as possible.

Board Member Pierro stated very good sir.

Chairman Rogan stated also check.

Rich Williams stated also please come into our office, we will talk to you, you are going to have mail notice out to your neighbors.

Mr. Charalambous stated okay, I can come do that tomorrow.

Rich Williams stated sure.

Mr. Charalambous stated I will be here tomorrow.

Chairman Rogan stated thank you.

Mr. Charalambous stated thank you.

Chairman Rogan stated have a good evening. Sir, what are you here for.

3) **WIRELESS EDGE TELECOMMUNICATIONS TOWER – Continued Review**

Mr. Tom McHugh of Wireless Edge was present.

Mr. McHugh stated I'm from Wireless Edge.

Chairman Rogan stated then you are up sir.

Mr. McHugh stated okay.

Chairman Rogan stated as you can see there is standing room only, so.

Mr. McHugh stated I see. Good evening everyone, my name is Tom McHugh from Wireless Edge, we appeared last month and made a presentation to the Board.

Chairman Rogan stated yes, good evening.

Mr. McHugh stated good evening, we received a letter of comments I think for the most part this is fairly clear, and we will be responding to that. We had made an amended submission this month in response to the first letter of comments. I guess the one thing that I would like to discuss to make sure that we get it right, is the question about a boundary for a Town parcel.

Chairman Rogan stated yeah, that is an issue.

Mr. McHugh stated we had obtained a map, I guess it is in kind of microfiche, negative, it shows a plot H, and apparently there is a western boundary and we really couldn't make it out and we kind of tried, to do the best we can, there is a kind of a horizontal line here, a slanted line and we kind of thought perhaps that was it, so we took our best guess at it. There was no intent to try and you know misrepresent the boundary at all but today.

Chairman Rogan stated I don't think that anyone took it that way either.

Mr. McHugh stated okay good.

Chairman Rogan stated just make sure that it is proper.

Mr. McHugh stated right and we want to make sure we give you what you require. In the letter today there was a map attached and there are some, and it is in positive as opposed to negative which makes it much easier to read and it looks like there are a couple of lines, I don't have a key with it but it's a partial map. There is a line with a call out metes and bounds and there is another line, a different line that is not identified. I would like to leave tonight if I could with your advice and input with how you want us to show that line.

Chairman Rogan stated yeah.

Mr. McHugh stated so I am not sure what the two lines really represent.

Chairman Rogan stated Rich do you want to weigh in on this, this is a survey issue.

Rich Williams stated yeah, I think that it is fairly clear exactly where the line is for plot H, which should be this line right here.

Mr. McHugh stated this line.

Rich Williams stated yeah.

Mr. McHugh stated what is this then.

Rich Williams stated that is just a line on the plan for orientation, it is not the actual property line, this is the one with the metes and bounds.

Mr. McHugh stated okay.

Rich Williams stated and if there is any question what you should be doing is pulling the deed.

Mr. McHugh stated yes.

Rich Williams stated and checking the deed and having it resurveyed.

Mr. McHugh stated that will be our next step, okay. As long as we clarify we will work with this line and pull the deed and we will refer to it that. I guess the second thing was that one of our pages didn't correctly show the 100 foot buffer, I think what happened was human error there, scale changed, I don't know really why the architect did it, didn't really have a lot time to react to this letter but I think that it was simply a mistake and they scaled incorrectly, so we can get that adjusted. You should probably know that we are already in contact with New York City, it looks like by their guidelines we are adding about 4.8 percent of impervious surface so, I think they are favorably inclined about the project, at least preliminarily so they are reviewing formally right now.

Chairman Rogan stated Maria, Mike, anyone have anything else, Charlie that you want to discuss at this time, Dave.

Board Member Pierro stated no I'm fine.

Chairman Rogan stated Rich, again when we get to a point where we are comfortable with the plan, are we, were talking about doing a joint site walk with ZBA.

Rich Williams stated generally once we get into a position where.

Chairman Rogan stated good catch Gene.

Rich Williams stated we are comfortable with the site plan issues and layout issues, it gets referred over to the Zoning Board of Appeals, at that point we talk about once they have had a preliminary review talking about doing a joint site walk together.

Mr. McHugh stated the correction of this boundary line, is that something that would be done at the Board level, so in other words if I can get a drawing done within the next couple of days, can I present it to Rich.

Chairman Rogan stated oh absolutely, you can present anything relevant to the comments received from the Board and also his comments from the August 30th. Usually, it seems like they do it as one packet though, don't they Rich or would you be willing to look at that.

Rich Williams stated listen, I look at anything anybody tells me to look at. Usually it is done as one package, I think the question though he's asking is, is if he makes the boundary correction can he go directly to the ZBA without coming back to this Board.

Chairman Rogan stated oh, I see.

Mr. McHugh stated because ultimately I will be back for a subdivision approval, in front of you again.

Chairman Rogan stated Maria, you were.

Rich Williams stated can we back just, subdivision approval or site plan.

Mr. McHugh stated I'm sorry site, I misspoke, my mistake.

Rich Williams stated just wanted to be clear.

Mr. McHugh stated yes, I appreciate that.

Chairman Rogan stated we all want to clear on this absolutely. I would say as long as we clarify the boundary and the way the lot lays out. Maria I thought there was issue that you were talking about the last time, the way the buildings were situated.

Board Member DiSalvo stated yeah, the impact of the building, visuals on the building, you know the structures on the bottom of the cell tower, what the visual impact would be on the homes. You had the visual impact with the pole.

Mr. McHugh stated right.

Board Member DiSalvo stated but nothing with the buildings on the bottom, you had mentioned that it would sloped down so you couldn't really see it much from the street level I think but what about the surrounding areas, what would they be looking at.

Mr. McHugh state right, oh you mean kind of in the wilderness area.

Board Member DiSalvo stated yes.

Mr. McHugh stated I guess from the water itself there is the board house in between the compound.

Board Member DiSalvo stated the water, right.

Mr. McHugh stated and the water itself, on the sides it is fairly well forested but the only thing that would really be there are existing mature trees and the fencing itself, you know chain link fence. What we try to do is position the compound to minimize the number of mature trees that would be taken down to try and leave as much in place as we possible could.

Board Member DiSalvo stated do you have a lot of apparatus on the bottom of the pole. I know we went to visit the one in Pleasantville.

Board Member Montesano stated yeah.

Board Member DiSalvo stated and there was a lot of substations on the bottom there.

Mr. McHugh stated yeah its.

Board Member DiSalvo stated and that was pretty visible over there, that's what I saw more then anything else.

Mr. McHugh stated one thing I should mention is that I met with the PLCC and they had changed their preference a bit, there was razor wire shown on top of the chain link fence, that is now gone, I don't know if you had a chance to review the plans but that is gone. Yes, the site is set up for ultimately six carriers, the idea would be bring all of them instead of having various sites around the Town and each one needs their our ground installation, it takes two forms, half of the carriers use what we call a cabinet base installation, which is simply a steel platform, it can be on concrete piers or a non-penetrating base and then there are cabinets on there that stand five and one half or six feet high, little kind of like refrigerators, I guess, they can have as many as four and five cabinets on an installation. The other variation on the theme is what we call a shelter, it is kind of synthetic concrete or stucco type look for the most part and that would be a self contained building and all the equipment would be inside of the building.

Board Member DiSalvo stated and they would be surrounded by chain link fence.

Board Member Montesano stated that is on all four sides.

Mr. McHugh stated right, correct.

Board Member DiSalvo stated and it would.

Mr. McHugh stated I think that we called for some planting, if it made any sense, what I am learning is that it is somewhat difficult to plant trees under an existing canopy and you do have a lot of mature trees in that area.

Board Member DiSalvo stated is there any kind of security on that equipment on the bottom or.

Mr. McHugh stated the compound itself will be locked and there will be a daisy chain of locks so only those who are authorized to go in there will have the combination and then each installation is also locked.

Board Member Montesano stated I like the idea of the building then the exposed.

Mr. McHugh stated and the.

Board Member Montesano stated if you look down, it is a steel box and it looks like a steel box, if it was enclosed in similar to what we have over at Clancy's.

Chairman Rogan stated yes.

Board Member Montesano stated something like that.

Chairman Rogan stated (unable to hear) the character of the community.

Board Member Montesano stated yes, and it will look more like a house from the lake.

Board Member DiSalvo stated it will look like a new boat house right.

Mr. McHugh stated one carrier that is very interested is Verizon and they do use the shelter, so they way we had configured it for your consideration was to put that shelter kind of on the road side if you will, so it would be the first thing you see and it would also tend to shield whatever equipment based installations that you might see in the future.

Chairman Rogan stated Rich, will the modification to the property that we were just speaking about, change the layout.

Rich Williams stated it might, if I plotted it out correctly, I am not a surveyor, but I believe I did, it bisects the lease-able.

Chairman Rogan stated the one of the, okay.

Rich Williams stated so, the lease-able configuration, the layout of the units would change somewhat.

Chairman Rogan stated okay, so let's certainly take a look at that, get the boundary line squared away and make sure that doesn't mess your plans up that much and you know, we'll go from there.

Mr. McHugh stated okay.

Chairman Rogan stated does anyone have anything else that they want to talk about on this, Rich.

Mr. McHugh stated thank you very much.

Chairman Rogan stated going once, going twice. Have a great evening. I can't remember all the faces, Papiotto right.

Board Member DiSalvo stated he is missing his side kick.

Chairman Rogan stated he needs his engineer. He might get.

Board Member Montesano stated who are we going for.

Board Member DiSalvo stated pick one.

Chairman Rogan stated congratulations.

Ted Kozlowski stated funny.

Chairman Rogan stated they are off to a good start.

Ted Kozlowski stated 79 to 10, was it.

Chairman Rogan stated 62 to 24.

Board Member Montesano stated just off the top of his head.

Board Member Pierro stated right.

Ted Kozlowski stated we'll see you in November.

Chairman Rogan stated I know, it will be a good game. Do we want to do Mr. Papitto.

Board Member Pierro stated he doesn't have his engineer here.

The Secretary stated he is waiting for Rob Cameron.

Chairman Rogan stated is he on his way.

Mr. Papitto stated yes because, we were number 6, he was going to meet here about 8.

Chairman Rogan stated okay, that should be good.

Board Member Pierro stated lets shoot a couple minutes.

Board Member Montesano stated why don't we take off 9.

Board Member Pierro stated lets knock off somebody else.

Chairman Rogan stated there is no one else here.

Board Member DiSalvo stated who is Maplewood North.

Board Member Montesano stated what is Maplewood got.

Board Member Pierro stated let's do the minutes.

Chairman Rogan stated there is nothing in here for them [Maplewood North].

Board Member Pierro stated Mr. Chairman.

Board Member Montesano stated can we take care of the site inspections.

4) MINUTES

Board Member Pierro stated in the matter minutes.

Board Member Montesano stated the minutes.

Board Member Pierro stated I make a motion that we approve the minutes of July 12, July 26, and August 2, 2007.

Board Member Cook seconded the motion.

Chairman Rogan asks for all in favor:

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

Motion carries with a vote a 5 to 0.

Chairman Rogan stated Rich, how did we make out with, Maplewood North is the Southeast, hopefully that is not on for.

Rich Williams stated we have been missing each other, Laurie and I, as far as getting in touch with each other, so I am going to have to keep pressing on and when I find out what they are proposing to do, I will get back to the Board.

Chairman Rogan stated 80 percent of this Board has a meeting that night, that we just got noticed on.

Board Member DiSalvo stated what is that.

Chairman Rogan stated over at the Alpine.

Board Member Pierro stated the 10th.

Chairman Rogan stated yes, the 10th, Monday night.

Board Member DiSalvo stated I didn't get it, what time.

Chairman Rogan stated what time do we usually have those meetings, 7:30, 8 o'clock.

Board Member Pierro stated yeah 7:30.

Board Member DiSalvo stated on a Monday.

Board Member Montesano stated yeah it is going to be on a Monday.

Chairman Rogan stated it is a pre-election, anyway, we have a.

Board Member DiSalvo stated oh okay.

Rich Williams stated I don't want to know.

Chairman Rogan stated we have a prior commitment.

Board Member Montesano stated they have to use the VFW hall.

5) PAPIITTO SITE PLAN – Continued Review

Mr. Robert Cameron of Putnam Engineering and Mr. Jeff Papitto were present.

Chairman Rogan stated that is off the agenda. Rob Cameron and he is 8 o'clock, let the record show that Rob Cameron was one minute early from what he said he would be. Good job, you are up.

Board Member Montesano stated (unable to hear).

Chairman Rogan stated Michelle said she would 15 minutes for anyone and 16 minutes for no one, so. Excellent. Come up forward, we don't bite.

Board Member DiSalvo stated Rich, what about Hazel Drive.

Chairman Rogan stated they were supposed to be coming.

Board Member Montesano stated they never did.

Board Member DiSalvo stated we walked both of them that day.

Chairman Rogan stated we did them in the same day. Don't go crazy Rob, it is kind of hard to see from here anyway.

Mr. Cameron stated actually this is more of a help to me.

Board Member Pierro stated its for him.

Board Member Montesano stated who are you.

Chairman Rogan stated fair enough.

Mr. Cameron stated I am Rob Cameron from Putnam Engineering, representing the applicant, Vince Papitto. This project has been before the Board previously, it is a project about 2.61 acres located in the I zone on Fair Street, what we are proposing to do is put a 6,000 square foot building behind the existing contractors office. Some of the issues that were raised at the last Planning Board meeting specifically had to do with the slope of the driveway, you had ask that I look at the driveway and see what we could do with the driveway and based on the profiles the best that I could accomplish was a 13.99 percent slope, that is actually 14 percent. The issue has to do with us being able to meet the grade at the top near the existing driveway so that we can gain access to the existing building that is at the front to utilize the garage and the driveway there and we have a set elevation at the bottom that we can't change. Now Gene had noted that we are utilizing the County specifications yet, I think that the Town requires a 30 foot at 3 percent.

Gene Richards stated 25.

Mr. Cameron stated 25, okay, yeah and the County actually let's us use 15 feet. What I have done on the profile is that I have used the County specifications, because the issue becomes the larger the platform I make here, the steeper the grade is going to be here, the more cut I have at the bottom the more issue I am going to have with the slope. So I talked to the Applicant and we talked about his trucks and his trailers and all that and we believe with the point of vertical curves that I have, it is going to sufficient for him to get his trucks up there without dragging the trailers and all like that but I have to make that transition as quick as possible otherwise I am going to be into a very steep slope on the driveway.

Chairman Rogan stated you could play devil's advocate, what happens if he is wrong and his truck drag, what do you have to do then, tear it up and.

Mr. Papitto stated we only have one trailer that it could be a problem for and actually we can put blocking in it to get a little bit more up underneath. Also it is not a vehicle that goes in and out on a daily basis, maybe it goes out once a month, it just moves the heavy equipment out to job site, so it is not a daily traffic issue.

Board Member Montesano stated we'll just take the heavy equipment off and roll the trailer out and then roll it back out.

Board Member Pierro stated you would move the heavy equipment from job site to job site and only on occasion bring it back to the shop.

Mr. Papitto stated yes, when it is in the yard, then we are not making money, so we try not have it in the yard too often.

Board Member Pierro stated right.

Chairman Rogan stated in fairness Rob, we did ask you to come in with the best you could do it, I am not sure the balance between having a little bit larger you know, percent grade there, platform.

Mr. Cameron stated percent grade.

Chairman Rogan stated thank you, at the cost of a steeper driveway or having it at 15 feet, I would defer to Gene and Rich on that because we've, you know, the Board is comfortable with you trying to do the best you can with this and try to get it to a manageable slope so you don't have problem, a safety hazard mostly.

The reason for the 3 percent off of the driveway is for safety for site, so they are not coming in at a bad angle for safety.

Rich Williams stated not only for the site but for stopping, correct.

Gene Richards stated correct.

Chairman Rogan stated that makes sense. So do you think Gene, is it better to have a larger platform and a steeper grade on the driveway or.

Gene Richards stated again if this were a brand new project and nothing existing, we would certainly push for the Town Code requirement, given that this is an existing site that we are trying to make modifications to, to do what they can to lessen the slope on the driveway itself and 14 percent, is better than 15 or the 16 that it is today. They are meeting that County DPW standard, the County Department of Highways and Facilities. So I think that this is probably that best that we can do with this situation.

Chairman Rogan stated that is what we needed to hear.

Board Member Pierro stated so this would require a waiver from Code Rich.

Chairman Rogan stated yes.

Rich Williams stated from the slope of the driveway and platform.

Board Member Pierro stated and the platform.

Rich Williams stated right and 25 feet to 15.

Board Member Pierro stated excuse me.

Chairman Rogan stated 25 to 15 feet in length.

Rich Williams stated 25 to 15.

Board Member Pierro stated a 25 foot platform to a 15 foot platform.

Chairman Rogan stated okay Rob, what was your next issue, I know there are a couple of them, electric.

Mr. Cameron stated they had wanted the electric underground with one of their comments.

Mr. Papitto stated that is not a problem.

Chairman Rogan stated we didn't think because you are going to tear it all up anyway.

Mr. Papitto stated (unable to hear).

Board Member DiSalvo stated and that (unable to hear).

Rich Williams stated it is a shared pole.

Mr. Cameron stated they will feed their side, I mean to get it from the street, I don't think that they are going to be able to get it from the street but from the pole that is there, he is okay with putting it underground.

Chairman Rogan stated okay.

Rich Williams stated you are okay with.

Board Member Pierro stated yes.

Chairman Rogan stated we are improving it so, I think that's great. We had the issue of the siding, if the Board remembers on the building and we had found out that we don't have the ability to waive the requirement so we are looking for something other than that metal on the building.

Mr. Papitto stated two sides or four side.

Board Member Pierro stated we don't have the ability to.

Mr. Papitto stated to change that. I did go down to the horse hospital.

Chairman Rogan stated you have a good speaking voice and we want to get it on tape.

Mr. Papitto stated we went down and looked at the horse hospital and we looked at that cement board and I guess we will just make a decision between the cement board and a stucco maybe, if you are okay with either or.

Board Member DiSalvo stated (unable to hear) siding.

Chairman Rogan stated he can do stucco, yes.

Mr. Papitto stated okay.

Chairman Rogan stated we are pretty amendable to.

Mr. Papitto stated because when we order the building then we would just get the steel and they would leave the panels out and then we would do the stucco insert.

Chairman Rogan stated okay.

Mr. Cameron stated the roof is okay, right, metal roof is okay.

Rich Williams stated yeah.

Chairman Rogan stated that will look nice, we should see more of them. What else was there, help me Board.

Board Member DiSalvo stated there was electric underground.

Board Member Pierro stated those were the three issues.

Gene Richards stated Rob.

Board Member DiSalvo stated (unable to hear, not using microphone).

Gene Richards stated did you see our comment regarding the topographic information.

Mr. Cameron stated yes, I am going to work with the surveyor, Jeff and I just talked about that we are going to get the surveyor to confirm that it is USGS, if that is what you are referring to and also on the profiles, I am going to have to check the profiles, if you meant that the topography from the profile to the plan, is that what you had meant because I don't know if we had revised the profile with the change in topography on the map, when we got this.

Gene Richards stated I think that you did, I think it was just a question about you know if CAD, down by the base of the profile it gives you the existing and proposed elevations at the 50 foot station or 25 foot stations, I think that was just missing from your profile.

Mr. Cameron stated okay, I think what might have happened is that we might have run that run profile prior to changing these elevations, I have to check with my draftsman to see if he changed the Z coordinate.

Gene Richards stated the important thing that you need to figure out with Mr. Murano is was this an actual field survey, that he conducted to get the topographical information and not just a case where he, so he did a property line survey and then he pulled from the New York City Watershed map, the topographic and superimposed that onto his map. You need to have on site survey information.

Mr. Cameron stated well I was out there one day when he was actually surveying the driveway, now I just need to verify, and I understand your point and I will verify that with him. I know he did take shots out there, so he did take elevation shots so we are going to make sure that everything has been done properly.

Gene Richards stated now with the survey, the copy that you had submitted from him, I didn't see anything in the way of drainage along Fair Street, all he did was show the two drain inlets.

Mr. Cameron stated I realize, we are going to need that information anyhow when we go to do our storm water plan, we are going to need those inlets.

Gene Richards stated well you have it on your plan, so I just questioned where it came from because it wasn't on his survey. Maybe he picked up information on a separate visit or something.

Mr. Cameron stated when I was out there one day he was shooting addition topography for me but maybe your point is that it didn't get onto the survey map.

Gene Richards stated we just want to make sure that everything is in the same data it is USGS based and then we don't have any problems in the field where we are, where somebody is sitting on a dozer and having to do the grading and design out there.

Mr. Cameron stated okay.

Board Member Pierro stated there may not be storm water drainage there in place now.

Mr. Cameron stated I didn't go through most of the comments in detail but I think a lot of the other things are addressable.

Chairman Rogan stated a lot of them are issues, Rob if you remember, we had asked about getting a letter from Health Department because of the addition of, make sure that the septic system could handle the additional bathroom. I don't remember, did we get that resolved.

Mr. Cameron stated I don't have a letter from the Health Department yet.

Chairman Rogan stated just making sure that the, because you did get a letter on the adequacy of the septic system for the proposed use and for the existing house.

Mr. Cameron stated yes.

Chairman Rogan stated and as office, which you would think would certainly be less water use than a residence, we just wanted to make sure, while it would seem very reasonable that a bathroom isn't going to generate a lot of water that we are going to have the ability to have a bathroom in the new building.

Mr. Cameron stated yes.

Chairman Rogan stated and there are some notes on Rich's memo.

Board Member Cook stated what about the silt fencing that Rich Williams brought up, during the construction on the site.

Rich Williams stated along the driveway.

Board Member Pierro stated number 8 on the memo.

Mr. Cameron stated yes, I remember that, I am trying to see where the silt fencing was that I would cut off the driveway. I will have to look at that and I am sure that it is just a matter of moving the silt fence or if it was a situation where maybe I had the silt fence up towards the top here, I could just.

Rich Williams stated I don't have my glasses.

Board Member Montesano stated oh Rich.

Mr. Cameron stated I just see what's.

Rich Williams stated here, here, and here.

Board Member Pierro stated we are almost done.

Mr. Cameron stated well if it goes across the driveway, it shouldn't be there.

Gene Richards stated Rob, let me just mention that maybe at some point we can get together, maybe the three of us can meet, to go through some of the site plan comments. Tom McGinn, in our office who does

a lot of our field inspections, for instance to look at you sequence of construction, he thought some of the things in there were out of order, it might be best before you take the plans to the next step maybe we should have a meeting and maybe just go through any comments and get some stuff ironed out and speed up the process.

Mr. Cameron stated that would be a good idea because by that time I will have the storm water plan completed to the point, now that we are okay with, I trust that we are okay with driveway, they haven't voted yet but if they vote okay for the driveway, I can complete that plan and finalize that and with that there will be a more detailed construction sequence.

Gene Richards stated and pending that the survey information is okay.

Chairman Rogan stated bringing that point up, does the Board want to react to a waiver on those issues so that they are more comfortable with moving ahead with the design on the slope and the platform.

Board Member Pierro stated yeah.

Chairman Rogan stated is everybody okay with that. Dave do you want to do a motion on that.

Board Member Pierro stated sure. In the matter of Papitto Site Plan, Fair Street, Patterson, I am going to wing this, I make a motion that the Board grants a waiver for the Code requirement of a 25 foot platform to allow for a 15 foot platform at the base of the driveway.

Board Member Montesano seconded the motion.

Board Member Pierro stated anything else Rich.

Rich Williams stated slope.

Chairman Rogan stated yeah, the slope, it is required to be 15, it is going to be.

Board Member Montesano stated the slope.

Board Member DiSalvo stated 15 (unable to hear, too many speaking).

Board Member Pierro stated to allow for its required to be 12.

Chairman Rogan stated 12.

Rich Williams stated it is required to be 10.

Board Member Pierro state oh, its required to be 10, the slope of the driveway will be allowed to be 13.99.

Board Member DiSalvo stated approximately.

Board Member Pierro stated approximately, give or take.

Board Member DiSalvo seconded the motion.

Board Member Pierro stated as opposed to the required 12.

Chairman Rogan stated thank you very much.

Chairman Rogan asks for all in favor:

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

Motion carries with a vote a 5 to 0.

Chairman Rogan stated what else.

Mr. Cameron stated there was another.

Board Member Pierro stated Rich, to your recollection on that, I think that Charlie was going to bring up number 8, is there storm water out there on the road that could be tapped into during the construction sequence, number 8, you had the silt fence blocking off the driveway if it were installed and it would eliminate use of the driveway.

Rich Williams stated right.

Board Member Pierro stated is there something else that they could do to collect water that is draining during the construction.

Rich Williams stated I think that I put in the memo a suggestion about doing a water bar and a temporary sediment trap up front.

Board Member Pierro stated do you have any problems with that Rob.

Mr. Cameron stated I am going to have to see, the temporary, I am going to have to look, the concern I have with the temporary sediment trap, is the size of it.

Board Member Pierro stated unless you can successfully.

Rich Williams stated it is a big area.

Mr. Cameron stated I have to see what that is going to look like. The issue with the silt fence is that I had shown it going across the driveway, so basically I have the barrier down here and I could probably do some water bars and run it off to the side here or something like that.

Rich Williams stated into what.

Mr. Cameron stated what I was going to do was just use the silt fence, I am going to have to calculate how much area I have coming down here and I don't know if the silt fence will do it but if I have to do a

sediment trap, the sediment traps usually end being pretty large and I might have a problem with fitting the sediment trap in at the bottom.

Rich Williams stated I wasn't looking for anything big.

Mr. Cameron stated I will look into doing something.

Board Member Cook stated Mr. Chairman.

Chairman Rogan stated yes sir.

Board Member Cook stated I think that we should endorse Gene's idea about the Applicant meeting Gene and Rich and.

Chairman Rogan stated I make a recommendation that the Applicant and his engineer meet with the Town Engineer and if needed the Town Planner to discuss any technical issues, you don't need that on a motion but.

Board Member Montesano stated it is on the record.

Board Member DiSalvo stated it is on the record.

Chairman Rogan stated sound good, on the record.

Board Member Pierro stated we do lead agency.

Chairman Rogan stated do you have an objection to us doing lead agency this time.

Board Member Pierro stated in the matter of Papitto Site Plan, I make a motion that the Patterson Planning Board declares themselves intent to be lead agency.

Mr. Cameron stated were you going to do an unlisted.

Chairman Rogan stated we do an uncoordinated review then obviously, that would be for lead agent.

Mr. Cameron stated 6,000 it is more then a type II.

Chairman Rogan asks for all in favor:

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

Motion carries with a vote a 5 to 0.

Chairman Rogan stated fair enough.

Mr. Cameron stated are at the point where we could set a public hearing.

Board Member Pierro stated I would say no.

Chairman Rogan stated want to get architectural for what you are going to put for a building.

Rich Williams stated and you want to get comments back from other agencies.

Chairman Rogan stated because you know, your neighbors are going to have field day with this, there is nobody around but.

Mr. Cameron stated who is that neighbor by the way.

Chairman Rogan stated I don't know, do you know them. But you are doing well, you are on time, you know.

Mr. Cameron stated I did have a question and one of things was Gene's comment about the gravel area. That seems to be an ongoing issue. I had gone in and put in, as we had talked the last time, I put in an oil/water separator in the garage because there are going to be floor drains and then I've come outside and I have put in an oil/water separator to address any run off from the site.

Chairman Rogan stated but what about the oil that absorbs through the gravel into the.

Mr. Cameron stated honestly we are not anticipating having any oil that is going to absorb through the gravel and in reality, unless there was a massive spill out there, you know what happens, if you get a little drip or a drop, I mean it is just going to stay pretty much on the surface and when you get the rain, the rain is going to flush that off, basically and it is going to go through this oil/water separator.

Board Member Montesano stated normally if you are going to plan to have a business operate and if for some reason that business expands to a point where that single piece of property is of no use to him and he sells it someone else and they leave let's say ten bulldozers laying out in the back, out the rain everyday, so we anticipate that, unfortunately because that is what we have to do.

Mr. Cameron stated wouldn't they have to come for another site plan review.

Board Member Montesano stated they are using it for business, what are you going to do.

Chairman Rogan stated just like you guys are.

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

Board Member Montesano stated and then what are you going to do, tell them to dig it up and put the thing in that should have been in there.

Mr. Papitto stated what would you put in, where are we going with that.

Chairman Rogan stated I'm sorry.

Mr. Papitto stated the issue with the gravel parking.

Chairman Rogan stated all they are saying is instead of gravel to pave it.

Mr. Papitto stated every time we unload a machine it would get ripped up and it would be worse.

Rich Williams stated there are a couple of alternatives you might want to consider. You can do a geo-membrane under the gravel, you can do clay barrier.

Chairman Rogan stated the geo seems like a pretty easy way of resolving it, you lay that down, you put down like 6 inches of gravel or item 4, why not just do that.

Mr. Papitto stated geo-membrane is not a problem, it is just going to act as an absorbent.

Rich Williams stated geo-membrane.

Mr. Cameron stated it is going to be just the opposite, it is not going to let anything absorb, it is going to be a barrier basically.

Mr. Papitto stated that is what I'm saying, it is going to stop it from going down into the ground.

Chairman Rogan stated correct.

Gene Richards stated it will run off down to your bio-retention.

Chairman Rogan stated then it will serve the purpose.

Mr. Cameron stated I think that you had a comment about the oil/water separator, if I do that, do I still need the oil/water separator down at.

Gene Richards stated the run off is running down to you bio-retention filter and that is a tributary to the pipe from the oil/water separator. If that oil/water separator wasn't on line like that, what would happen with any oil that went down.

Mr. Cameron stated I am trying to remember your comment, I think that one of your comments said did you need the oil/water separator or that wasn't it but okay, I think you answered my question, leave the oil water separator.

Chairman Rogan stated good way to resolve that though.

Mr. Cameron stated okay.

Mr. Papitto stated Rob, if we have the oil/water separator outside and the floor drains with pipe with the existing separator, then do you need two separators.

Chairman Rogan stated that is a good question.

Mr. Papitto stated because if one separator is going into the second separator.

Chairman Rogan stated in other words, can you size it appropriately in one location to meet all of the.

Board Member Pierro stated all the needs.

Mr. Cameron stated I think that we can talk about that, to decide what is happening inside here, I thought that this was going to be more of a convenience for you but we can talk about that and see if we need one or two.

Gene Richards stated that is something we can talk about when we meet. One this that, again Tom McGinn looked at this today and he had noted about another project, actual two projects that had a similar situation, they were a contractors garage and they had floor drains, rather than putting those into an oil/water separator, what they were required to do was to run the floor drains into a holding tank and at some point in time they would have to pump that out. That kept it completely out of the drainage system, so that is a potential alternative to what we are showing now.

Mr. Cameron stated we'd have to see how often they do a lot of washing and stuff like that, that is not going to work, the holding tank wouldn't work out.

Gene Richards stated I understand Rob and Mr. Papitto please, we understand what is being represented as to your operations and things change and a year from now you could sell the business and another contractor could move in and what is he going to do.

Mr. Papitto stated I understand, the disadvantage to that, is that everything in that tank is not contaminated water, for instance if it was going in a separator, only the oil stays and gets pumped out once it goes into (unable to hear).

Rich Williams stated not to mention the fact that you run the risk of it filling up and someone coming in and pumping it out onto the driveway.

Board Member Pierro stated right.

Chairman Rogan stated good point. Alright, it sounds like we can resolve this issue though.

Mr. Cameron stated okay, for distribution, refresh my memory, you take care of the distribution, you going to call me up for extra plan.

Rich Williams stated we can talk, I give you list the within the memo plus 3.

Mr. Cameron stated okay, I can remember.

Chairman Rogan stated thank you very much. Anything that anybody wants to discuss, Rich, Anthony.

Rich Williams stated hey.

Chairman Rogan stated Gene.

Board Member DiSalvo stated what about these.

Chairman Rogan stated motion to adjourn.

David Raines stated did you talk about the telecommunications tower.

Chairman Rogan stated yes.

Board Member DiSalvo stated does he want to add anything.

Rich Williams stated he came back in and change the property lines.

David Raines stated okay.

Board Member DiSalvo stated does Dave want to add anything Rich.

Board Member Pierro stated make a motion that we adjourn.

Board Member DiSalvo stated one thing.

Board Member Pierro stated one thing, oh.

Chairman Rogan stated shh, you can't hear any of this.

Rich Williams stated Lea Rome, send them a memo.

Chairman Rogan stated yes. We had a motion to adjourn, do I have a second.

Board Member Pierro stated no, Charlie raised his finger.

Board Member Cook stated I have one.

Chairman Rogan stated Charlie, go ahead.

Board Member Cook stated we received a memo from the Historical Society and in that memo relative to the Barjac Realty Site, they say and I quote "we strongly recommend a stage 1A and 1B, cultural resource study on the site, especially for its extremely high prehistoric and pre-revolutionary potential. I guess my question is, how do we go about that, how do we go about implementing the recommendation or.

Rich Williams stated if you believe that it is appropriate, then when they come back in, you can direct them to do and that you want to see what, as part of the environmental review or the site plan application or if you would like, I am sure that they have gotten that memo. If that is what the Board wants we can communicate that to reinforce.

Chairman Rogan stated I think that is what Charlie was hoping for that we would be a little bit more proactive and just reach out and let him know rather then, because they may not be in for 3 months, give them a heads up on.

Rich Williams stated do you want a letter out to that.

Board Member Pierro stated let them get a jump start.

Board Member DiSalvo stated I would like to see more of a background history on that project of that property, I mean they have owned it for how many years.

Rich Williams stated background history in what regard.

Board Member DiSalvo stated how long have the present owners, owned that property, 40 years, fifty years.

Rich Williams stated title just transferred from Patterson Materials.

Board Member DiSalvo stated right.

Rich Williams stated owned by John Peckham, to Barjac owned by John Peckham.

Board Member DiSalvo stated right but how long has John Peckham owned the property.

Rich Williams stated since 1984 or 1986.

Board Member DiSalvo stated and prior to that.

Rich Williams stated I don't know.

Board Member DiSalvo stated but the quarry has been there a long time.

Rich Williams stated there are three parcels involved, owned by John Peckham, the quarry parcel, the parcel they are proposing of the equestrian center and a third parcel in the back. The quarry has traditionally been on the one in the back corner, not this one.

Chairman Rogan stated what I think would be really interesting in some of the cases, the memo that Charlie is referring says, and I am certainly not quoting it but basically any area that has water and in some cases, low laying areas, could potentially be an area of significance because it was where people tended to etch out a living, I think what I would be more comfortable with these applications is a little bit more than that. I don't want to direct every person that has a low laying area to do an archeological. First of all if it is not being impacted, then it doesn't necessarily mean that they have to do an archeological evaluation. We have to look at the impacted areas or the areas that are proposed to be impacted for instance on Ice Pond, the areas that are going to be transferred to the Putnam Land Trust or for open space for instance, then there is no reason to do a study on that area that is going to be open space anyway, we can let Putnam Land Trust consider that.

Rich Williams stated right, and that is typically the way of doing phase 1. It is just another area for culture studies.

Chairman Rogan stated let the record show that at 8:28 p.m. motion to adjourn, seconded by Maria.

Board Member DiSalvo seconded the motion.

Chairman Rogan asks for all in favor:

Board Member Cook	-	aye
Board Member DiSalvo	-	aye

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

Motion carries with a vote a 5 to 0.

The meeting adjourned at 8:28 p.m.