

APPROVED

TOWN OF PATTERSON

PLANNING BOARD MEETING

September 29, 2009

Special Meeting

Agenda & Minutes

Watchtower DEIS Review Meeting

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TOWN OF PATTERSON
PLANNING & ZONING OFFICE

ZONING BOARD OF APPEALS
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PLANNING BOARD
Shawn Rogan, Chairman
David Pierro, Vice Chairman
Michael Montesano
Maria Di Salvo
Charles Cook

Planning Board
September 29, 2009 Meeting Minutes
Special Work Session – Watchtower DEIS

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

Present were: Chairman Rogan, Board Member Pierro, Board Member Montesano, Board Member DiSalvo, Rich Williams, Town Planner and Andrew Fetherston, of the Town Engineers Office, Maser Consulting.

Present from Watchtower Bible and Tract Society were: Mr. Rich Eldred, Mr. Enrique Ford, Mr. Joel Hier, Mr. Kent Fischer and Mr. Mark Coles.

Michelle Russo was the Secretary and transcribed the following minutes.

The meeting was called to order at 7:11 p.m.

Chairman Rogan stated that we are ten minutes late starting, my apologies on that. The intent tonight is to go through in a successful manner, so we are not jumping back and forth if you remember the way we did Patterson Crossing to just start from the beginning and work through and entertain questions, comments, concerns, ideas anything that anyone might have per chapter. Again to keep this as orderly as possible, the Board should know that our Engineer and our Town Planner will be submitting comments, a review memo like we normally get, both to the applicant and to us. The first chapter, is the executive summary, goes through you know, the general idea, the principals, the concepts behind this project and I may be asking questions at some point, I will preface them by saying that Charlie has asked me to ask some things for him. Right up front we are saying that we adding 500 residents to the Watchtower Educational Center, so we currently have 1,500, is that correct Rich.

Mr. Eldred stated we have rooming for 1,500.

Chairman Rogan stated okay.

Mr. Eldred stated and at any given time we are running around 1,200, 1,150 to 1,200 people on site. We have a situation where we have rooms for people but we are constantly improving the rooms, hence we have to have about 100 rooms a year that we go through and change out the wallpaper and stuff like that so, we have that situation and then we sometimes have guests and things. So I'd say the count is about 1,150, 1,200.

Chairman Rogan stated okay.

Mr. Eldred stated and we are adding basically five hundred which will bring our total population to about 1800 but the actual room count would be about 2,100 because of the difference in the way that we have to maintain because we both live and work on site.

Chairman Rogan stated sure.

Mr. Eldred stated right.

Board Member DiSalvo stated does each room have one bed or is like two beds, how is that situated.

Mr. Eldred stated we have three types of rooms, one is a studio apartment, about 350 square feet, one is a one bedroom apartment about 450 square feet and the other is a one bedroom apartment about 550 square feet.

Board Member DiSalvo stated so the extra rooms that you're going to add are going to be sort of diversified, sort of like what you have now.

Mr. Eldred stated I would say so but Enrique could supply that but it would be the same, it would be a similar mix to what we have now.

Board Member DiSalvo stated okay.

Chairman Rogan stated okay...

Mr. Ford stated the answer to your question is two person occupancy typically...

Mr. Eldred stated are you trying to get this stuff on the mic.

Chairman Rogan stated we are, you're very soft spoken. You don't have to move forward, we are just going to ask you speak up a little bit. Use your outside voice.

Mr. Ford stated I can use my outside voice.

Chairman Rogan stated there you go.

Board Member DiSalvo stated okay.

Mr. Ford stated it's a two person occupancy typically for the rooms, so that may be an answer to your question, either two single beds or a queen size bed if it's a couple.

Chairman Rogan stated I'm looking at two different residence dormitories, stand alone facilities and enhancements to some of the existing buildings. Like the Audio/Video Building, we are going to do an expansion, the Visitor Services Building is an expansion to the...

Board Member DiSalvo stated the lobby.

Chairman Rogan stated the lobby, thank you.

Mr. Eldred stated yes, that is correct.

Chairman Rogan stated and additional parking of which the majority of the spaces look like they will be below grade, sounds like the greater proportion of your spaces are below grade.

Mr. Eldred stated it will be below the office and the maintenance building, so, similar to most of the parking on-site is within parking garages, as mitigation to not having parking all over the place.

Chairman Rogan stated more a point of clarification with Rich, under Zoning they have referenced the fact that they need a special use permit and they will need a variance from the ZBA for any building heights that are outside the Code. Then there was also something about parking, its not necessarily here but parking, the size of the parking spaces, maybe the number of spaces but I think it was more of the size of the spaces that you referenced.

Mr. Ford stated size.

Board Member DiSalvo stated size.

Chairman Rogan stated and that comes through this Board, correct.

Rich Williams stated correct, I have already flagged that...

Chairman Rogan stated okay.

Rich Williams stated that, there are a couple of other Zoning issues one having to do a fence that isn't added in there, one having to do with parking surface areas.

Chairman Rogan stated okay, I did flag that one issue in terms of the parking, knowing that we can waive those standards.

Rich Williams stated right, within the comments I have already prepared, that has been addressed so you will understand exactly what the Code says and how we apply it.

Board Member Pierro stated so there have been variances in the past for the height issues of the building.

Rich Williams stated they already have an area variance for the height of the buildings.

Chairman Rogan stated oh, here it is. Area variance for reduced parking dimensions, Planning Board.

Mr. Eldred stated and we got a variance before on the size of the parking within the parking garage that was because we have to have our column spacing and we can get two parking spaces between the columns and that effected the width primarily of the parking spaces.

Board Member Pierro stated so they need a new variance because it's a new building or the old variance will apply.

Rich Williams stated you probably should issue a new variance, the old variance applied to that specific project.

Chairman Rogan stated okay, do you have a way with the parking garage and I don't think I've ever been in the parking garage, to slate certain size vehicles, say like compact car parking...

Board Member Pierro stated compact cars.

Board Member DiSalvo stated truck parking...

Chairman Rogan stated where as some of these lots or areas may not be sufficient for some of your larger trucks.

Rich Eldred stated in the first parking garages we made the spaces all the same and since then they have downsized cars but its hard to get the column spacing much closer together, I don't know if we can get them further apart basically, I guess Enrique would have to comment on that. I suppose there are some places in there where we do compact cars if we have walls that are a little, if we don't have enough depth but it's, we haven't specifically designed for compact cars, no.

Chairman Rogan stated okay.

Rich Williams stated if I could just jump in here, what I think the Board is doing tonight is you're looking through document and identifying additional information or questions that need to be added to document and that is really how this whole meeting should be focused and not so much. I don't want to take away from the document...

Chairman Rogan stated understood.

Rich Williams stated a lot of this is, you know, it needs to be brought back into the document and that is the focus that you should be...

Chairman Rogan stated sure.

Rich Williams stated keying in on.

Board Member DiSalvo stated I think we are trying to compare it to like, Patterson Crossing with the parking situation there that we worked out to accommodate that development.

Chairman Rogan stated sure.

Board Member DiSalvo stated so let's think about it like those ideas that we suggested for that project.

Chairman Rogan stated Rich, did Ted get a copy of this document.

Rich Williams stated no...

Chairman Rogan stated okay because there are...

Rich Williams stated he was offered a copy.

Chairman Rogan stated there were sections that Charlie had questioned whether or not Ted would be looking at, certainly if there are any wetland impacts Ted would be involved in that, natural resources, as I know that you would be looking. What I think everyone had mentioned was that we did want the sections of this relating to natural history or archeological given to the gentleman who comes to our meetings.

Board Member DiSalvo stated Taylor, Ron Taylor.

Chairman Rogan stated I'm sorry.

Rich Williams stated Ron Olsen.

The Secretary stated Taylor.

Board Member DiSalvo stated Ron Taylor, yea.

Rich Williams stated yes.

Chairman Rogan stated yea and let them take a look. They've been doing a great job for us, understanding that most of the areas that you're impacting have already been disturbed and they are either already existing built out areas or orchard.

Mr. Eldred stated correct.

Chairman Rogan stated just so that we are not overlooking their helpful insight.

Mr. Eldred stated and I think they will have an additional opportunity to comment when it goes to public review, is that not true. They won't lose their opportunity.

Chairman Rogan stated no, they won't lose their opportunity...

Rich Williams stated no, they won't.

Chairman Rogan stated but any time we can get them some of the information, we are kind of working with them as a liaison and as a counter...

Mr. Eldred stated yes, that's fine.

Chairman Rogan stated go ahead I'm sorry.

Andrew Fetherston stated Shawn, I had our archeologist go through that section, I do have that section with me and I could share that with you to share with them to kind of reduce duplicity, if you want to do that.

Chairman Rogan stated that would be great and again I would say if there are comments contained within that just as I would ask you gentlemen if there are comments you have as we go through this that you would think are relevant to the Board's discussion to bring those up. If they are more technical in nature and you think that they are just a change that needs to be made and the Board doesn't really need to be concerned with, we'll leave it for the memo, okay.

Andrew Fetherston stated should I share them with you Rich and provide it to them and share the comments or just put it in the document.

Rich Williams stated typically in the past what you [Andrew Fetherston] and I are going to do is we are going to review on finished document each and at that point we are going to share it with the Board and Shawn, one of the things I have been talking to Andrew about is the timing on all this and perhaps at the November meeting the two of us coming back to you with a recommendation on the completeness of the document. Included in all that, are going to be some additional comments that are not relative to the completeness typically but the overall document the changes that need to be made later on.

Chairman Rogan stated okay, anyone have anything on this chapter, chapter two, I didn't mean, you sounded like you were about to say something.

Board Member DiSalvo stated no, I'm going back to the rooms the way they are designed with square footage. Does the law that is in effect in the Town as far as space for occupancy for...would these be considered rental units.

Chairman Rogan stated like Uniform Building Code for habitation.

Board Member DiSalvo stated I mean would that apply to this.

Rich Williams stated you're talking about the Rental Registration Law or are you talking about the accessory apartment law.

Board Member DiSalvo stated yea...how would these...

Board Member Pierro stated they are not rental units.

Board Member DiSalvo stated how would they be considered as far as, is that enough square footage for a studio apartment for two people.

Andrew Fetherston stated is this a dormitory, is this considered a school.

Board Member DiSalvo stated yea, right, a mission school.

Mr. Eldred stated yes, an educational center.

Andrew Fetherston stated that was one of the questions I had.

Rich Williams stated typically yea, they would have never gotten the original approval if they didn't meet the Building Codes at the time for area.

Board Member DiSalvo stated okay, has that changed.

Rich Williams stated I don't believe that has changed significantly.

Board Member DiSalvo stated okay, that was my only concern.

Chairman Rogan stated under the Uniform Building Code, they would still have to meet the normal requirements, for safe occupancy, for means of ingress and egress for fire protection, et cetera but because many of these services that are provided here are not directly within the rooms. For instance cooking, even though some of your rooms may have the ability you're being served by the dining hall.

Board Member DiSalvo stated cafeteria.

Chairman Rogan stated cafeteria, dining hall.

Mr. Eldred stated we have central laundry and central dining and you can do some cooking in the room but it is generally pretty light.

Chairman Rogan stated yea.

Mr. Eldred stated its more like a, you could call it a dwelling unit, not so much as a full fledged apartment like you would think of because we do have these other services, as far as exit and entry it complies with all the State Codes for Building. The first ones did and these do as well as far as distances to exits and widths of hallways and fire alarms and sprinkler type things.

Board Member Montesano stated they haven't risen above the microwave, you don't have operational stoves.

Mr. Eldred stated we do have stoves, yea.

Board Member Montesano stated okay, just wondered.

Mr. Eldred stated they are primarily electric stoves and some of the ones have microwaves in addition to that but it's a very small, its more like a kitchenette its not a kitchen. We have the dwelling area, the living room, bedroom separated bath and the bath is a standard size bath.

Mr. Ford stated in fact when we apply the New York State Building Code typically for these residence buildings, we typically try to fall within the dwelling unit category. What that means then is we end up with a stricter application because since you're using less area...

Board Member DiSalvo stated right.

Mr. Ford stated per occupant, the egress is calculated according to occupant, we do it according to the occupant load, that ends up actually turning out to be a bit safer than if you were to look at the same square footage with your typical apartment where you are providing all of these services within one dwelling unit.

Board Member DiSalvo stated the risk increases, not the way you're doing it, the risk would increase the other way.

Mr. Ford stated yes, correct, so now that means that if we are going to of course meet the current State Building Code as far as sprinkler, as far as fire separations, apartmentation, travel distance as well as your alarming.

Chairman Rogan stated anything anyone else has on, I don't want to move on to another chapter until we've covered what you might want to bring up.

Board Member DiSalvo stated with the wetlands, I know there is some kind of legislation in the Senate right now for some kind of wetlands law changing, would that effect this.

Andrew Fetherston stated not until it's on the books.

Board Member DiSalvo stated and that wouldn't.

Rich Williams stated they bring that up every year Maria, it never makes it very far.

Andrew Fetherston stated yea.

Board Member DiSalvo stated okay just wanted to be on record that there is something...

Rich Williams stated they have some impacts of some steam buffers but other than that they don't have any impacts to wetlands on the site.

Board Member DiSalvo stated all right.

Board Member Pierro stated the new construction has impacts to the stream buffers.

Rich Williams stated yes.

Board Member Pierro stated okay.

Andrew Fetherston stated stream, not wetlands, yea.

Board Member Pierro stated okay, is it the same stream that the sewage treatment plant is adjacent to.

Board Member DiSalvo stated comes out...

Rich Williams stated I don't know that for sure...

Andrew Fetherston stated it discharges to it.

Mr. Eldred stated what was the question.

Board Member DiSalvo stated follow it downhill.

Mr. Eldred stated the sewage plant discharges into Mountain Brook and Mountain Brook into East Branch and its under inspection by the DEP. They come in every two weeks and do their monitoring and its also under inspection by County Health and we turn in DEC reports.

Rich Williams stated but the impacts to the stream buffer, were they on that stream or were they on the stream on the south side of the campus, I don't recall right now.

Andrew Fetherston stated the south side had impacts from the bus...

Unknown Speaker stated from the new parking.

Andrew Fetherston stated from the bus parking.

Mr. Eldred stated oh the new parking, that's on the south side, yea.

Board Member Pierro stated okay.

Mr. Eldred stated and we are trying some kind of pavers that are pervious type thing.

Andrew Fetherston stated right, I think there might be a minor disturbance to the Mount Creek stream buffer, I think its just a drain pipe.

Mr. Ford stated there is, there is, it's a very minor disturbance by the recreational facility.

Andrew Fetherston stated that was just a drain pipe outlet from one of the detention basins.

Mr. Ford stated that is exactly right, after you go through the sand trap, you then have the discharge pipe...

Rich Williams stated right.

Mr. Ford stated that is just touching over across the buffer.

Board Member Montesano stated (inaudible) municipalities on how to run a proper sewer plant.

Board Member Pierro stated very good Shawn.

Chairman Rogan stated 3-6, 3-7, Rich I have a question for you and it doesn't necessarily mean that there is more clarification needed on your part but the idea of the size of these buildings requiring a height variance from Zoning. Up front, I will say that what you are proposing seems to meet with the character of what is already there, so certainly I am happy about that. What I'm wondering is if there is a way to, in a common sense fashion, equate the bulk square footage of the space that they are currently using and what they are proposing as a product of the overall bulk of the property. What I'm thinking about is, just like we do cluster overlay zone to protect open space, at some point we want to look at the build out of this site and for instance take into account that we are going up right now rather than out. I like that because I would rather keep with the character of the existing buildings and avoid disturbing more of the property than we need to. What I don't want to do is push down the road of keeping everything where we are requiring variances that ten or, even though it says there are no future plans right now, that ten or fifteen years from now we don't end up with phase three or four or five and we end up with more than what I think the property would have handled would it not have required any variances and been built outward.

Board Member DiSalvo stated right.

Chairman Rogan stated so what I'm wondering is, is there a way to look at this project from the usable area, less than fifteen percent slope, et cetera, et cetera and come up with...

Rich Williams stated there is.

Chairman Rogan stated okay.

Rich Williams stated and I had Sarah today going through the DEIS, FEIS, Findings Statement, original special use permit today to pull out the information about what was originally done as far as the relationship between the height variance that was originally given in the special use permit compared with the building coverage that was allowed.

Chairman Rogan stated okay.

Rich Williams stated so we will have a better answer you know as...

Board Member Montesano stated twenty years ago, we originally approved it with the possibility of expansion and I think we've gone expanding over the original square footage.

Board Member DiSalvo stated but you planned it on expanding it up or out.

Board Member Montesano stated well.

Board Member DiSalvo stated back then.

Board Member Montesano stated (inaudible).

Mr. Eldred stated can I mention, originally there was a question do we stay with a two and half story that is within the Town and at the time the Town was interested is us compressing the footprint and so then the idea was going over height in order to do that, kind of like clustered housing you might say and so this is basically still fitting within that. Right now we are at about five percent footprint coverage and like you mentioned we have fifteen percent. We are not trying to go to fifteen percent but that is what we have.

Chairman Rogan stated I don't know that I mentioned fifteen percent, I was actually keying in on if we took the areas that would be deemed buildable for say taking out sensitive areas, taking out greater than fifteen percent slopes, wetlands.

Mr. Eldred stated oh fifteen percent slopes, oh okay.

Chairman Rogan stated so that is where I said fifteen but just looking in terms of looking at taking out all those other factors and areas that would be needed for sewage and for roads et cetera and parking, what would we be left and then using that to determine what the build out of the site could potentially be. Understanding that in some cases we are going up, I think again it fits within the character of what's existing, I am in favor of it but I am just looking to try to put some kind of a mental picture together of what the cap is at some point in the future.

Board Member Montesano stated right.

Chairman Rogan stated you know, maybe its not on this phase but maybe its on an additional phase.

Board Member Montesano stated excuse me, the upstate facility when you go where the printed is done, the mailing, the majority of work, when you go on the property, its enormous.

Board Member DiSalvo stated up or out.

Board Member Montesano stated height because you've got printing buildings in there, you've got the cafeteria, you have the same layout as here, I think you have more property up there.

Mr. Eldred stated on the one site, we do have some more acres.

Board Member Montesano stated what I'm looking at, is to get an overall picture if you looked it, even if we have an aerial photograph of it, the density of the property compared to the area but you, its more level up there, if I recall.

Rich Williams stated let's be clear on all this, the issue here, the environmental constraints of this site are never going to be the limiting factor. The limiting factor is always going to be the building coverage that is permitted by Code, that is going to be the limiting factor.

Chairman Rogan stated and they are saying here that the building coverage here is a little over three and a half percent and they are increasing it by another one and a quarter percent in their building coverage.

Mr. Ford stated so just a question.

Chairman Rogan stated sure.

Mr. Ford stated so following up Richard's question, just so I understand the thinking, if the limiting factor is lot coverage, are you thinking about trying to get some sense of what would the potential lot coverage be in terms of bulk, allowable floor area if you respected the fifteen percent and the set backs. Right now the special use permit allows fifteen percent coverage at thirty-eight feet height for the R-4, is that what you are thinking at as your upper limit.

Chairman Rogan stated well yea, you're keying into exactly what I'm thinking that let's take into, let's take a simple example of a subdivision where we have and you used that as one of your alternatives and example of you have four acre zone and forty acres. You say okay, in perfect world we can put ten houses on that forty acres, now we cluster them into an area and we allow the same ten houses and we impact less space. We don't impact less space and then say well now that we have all this extra area, now we want twenty houses, you consolidate and restrict your impacts but in the end you're still building the same number, so we are saying the same thing.

Mr. Ford stated that's fine I just wanted to understand if we were looking at it from a Zoning perspective because from a Zoning perspective you wouldn't typically subject your sensitive areas and things like that. Wetlands in some instances are deducted but okay.

Chairman Rogan stated right, okay.

Mr. Ford stated that is certainly do-able.

Mr. Eldred stated you also have to think of the context that this is an education center for educational purposes, the dwelling units are smaller than a house.

Chairman Rogan stated understood.

Mr. Eldred stated and you have total work environment, you have work as well as parking, as well as housing all on the same site.

Chairman Rogan stated I think, the reason that I brought it up is I think its on everyone's mind, what the facility will look like in 30 years, how big are we going to get and that is not say that anyone is against that but just to understand it and be able to rationalize that especially given that you're asking for variances. So I think it helps that vision for what the potential is. Does anybody else have anything in this chapter.

Board Member Pierro stated table 3-3, Shawn.

Chairman Rogan stated okay.

Board Member Montesano stated are we going to have the same kind of tunnels going to that facility as you have going to the rest.

Mr. Eldred stated yea, we'll have some tunnels and we'll have some bridges.

Board Member Montesano stated okay.

Mr. Eldred stated depending because it's a sloping site; we have to work the sloping site.

Board Member Montesano stated thank you.

Board Member Pierro stated the total in table 3-3, building requiring variances for height. There are four or five separate facilities being built, that is the total of the hundred and 186,000 square foot.

Chairman Rogan stated it's more than 186,000 square foot.

Board Member Pierro stated you add a 186,000 [square feet of] coverage.

Chairman Rogan stated of coverage, that's not bulk square footage. Some of these buildings are five levels.

Board Member Pierro stated that's the total.

Chairman Rogan stated I don't know that that's.

Rich Williams stated the total number of buildings and addition.

Chairman Rogan stated its more than five.

Unknown Speaker stated there are some minor improvements to.

Board Member Pierro stated west addition to the audio/visual building, H residence, G residence.

Rich Williams stated there are five major and.

Chairman Rogan stated eight.

Rich Williams stated and five minor additions.

Board Member DiSalvo stated these all need variances.

Chairman Rogan stated correct.

Andrew Fetherston stated yes.

Board Member Pierro stated but the coverage still remains at 186,000 [square feet] to be added.

Chairman Rogan stated are you asking me or telling me.

Board Member Pierro stated I'm asking.

Mr. Eldred stated this project.

Board Member Pierro stated this project.

Mr. Ford stated for lot area.

Chairman Rogan stated and what is the highest building currently.

Mr. Eldred stated it's the one where we have the elevator tower on the front of the General Services building.

Chairman Rogan stated you have a sense of what that...

Mr. Eldred stated 76 feet.

Chairman Rogan stated so you're staying consistent with that.

Mr. Eldred stated somewhere in here they mention 66 or 67 but it's actually 76 on that existing.

Chairman Rogan stated okay.

Mr. Ford stated yes, on page 3-7, they correctly state, the last sentence right about table 3-3, that the comparable heights range from 54 to 76 so that is correct.

Chairman Rogan stated okay.

Mr. Ford stated later on in the document, they mention 66 that is a typo.

Chairman Rogan stated okay. Chapter 4 is community services and facilities and I think everyone recognizes that there is very little from the outside community. The interesting part about what you do is that you are so self-supported. I know, in fact I was speaking with someone from the fire department on Saturday and I asked if they go up to the Watchtower facility on occasion. They said on occasion, for trainings and drills, not for response calls, which was nice to hear but they and I know you're document mentioned it but they did say that they do go up and do training with your staff, so that was nice to hear. I know in the document it says that there is not an anticipated problem with police coverage with the Putnam County Sheriffs or the State Police and based on past experience I don't see these additions changing that.

Mr. Eldred stated there are a few calls, say 911 calls go in, they automatically have to respond but it only happens a few times a year because we have on site visitors that come off, they might have some kind of an upset or something.

Chairman Rogan stated I think the last example Rich that you had told me about a few years back was someone had come on and was smacking the windshields or windows or something from the public. Someone had wandered up on, I think I remember you telling me, a few years ago.

Mr. Eldred stated that happened, yea, not recently though.

Chairman Rogan stated that was quite a few years ago.

Mr. Eldred stated yea.

Chairman Rogan stated yea, anyone see anything in this section that they would like to comment on or that needs to be addressed or more information provided.

Board Member Pierro stated no, I don't have anything yet.

Chairman Rogan stated again I know you mentioned conversation or correspondence with Sheriff Smith and forgive me because I have not; I've only gotten through the first 19 chapters and the bulk of what's behind it. Do you provide any correspondence from.

Mr. Eldred stated there is a copy of the letter, the very first thing in the appendices.

Chairman Rogan stated okay.

Mr. Eldred stated it's just a two page letter, I believe.

Chairman Rogan stated okay.

Mr. Eldred stated from Sheriff Smith.

Chairman Rogan stated okay.

Mr. Eldred stated some of these we contacted and we had to write down what they said because they don't send anything in writing.

Chairman Rogan stated right, well even just documenting what was said, you know date and time, certainly is better than nothing at all.

Mr. Eldred stated right.

Board Member Montesano stated non-computer literate.

Chairman Rogan stated anyone, going once, going twice. Forgive me lady and gentlemen, if I am moving too fast, just slow me down but I figured if you had anything, mark it up and you know, doesn't mean we can't go back to it at some point if you find anything you forgot to comment on.

Board Member Pierro stated I don't know what paragraph you're on.

Chairman Rogan stated I am just opening chapter five with geology, soils and topo.

Board Member Pierro stated 4-2, one quick question. The existing 450,000 [gallon] water tank plus the storage capability of the reservoir is still adequate for fire protection.

Rich Williams stated it is.

Board Member Pierro stated I thought so, I just wanted to make sure.

Mr. Eldred stated you actually calculate the water storage in particularly in this tank, based on a large fire in a building and that is probably two hours worth of water at 2,000 gallons per hour.

Board Member Pierro stated right, for a larger fire.

Mr. Eldred stated but we also have on site the reservoirs and things that you can draft from that have far more water than that.

Chairman Rogan stated I wasn't aware that you had a reservoir on site until looking at this document, I had to look at the overhead plan, and I did not realize, it was something I've never seen.

Andrew Fetherston stated they also have large stormwater basins, one of them is a DEC dam and one of them is going to have, trying to put it in real times, three acre feet of water over three acre fee of water, one acre with three feet of water in it. I'm trying to think of how many galloons that is, you could possibly draft off of that I don't think it's proposed presently.

Board Member Montesano stated that sounds sensible.

Chairman Rogan stated you know, they use that nomenclature...

Mr. Eldred stated I think an acre foot is about 300,000 gallons.

Rich Williams stated the fire department, we typically don't want to draft off the stormwater ponds a. it affects the function but more importantly there is usually of lot sediment that screws with the pumps.

Andrew Fetherston stated sure.

Rich Williams stated so years ago, we started looking at pipes in the stormwater ponds, they said don't bother.

Chairman Rogan stated yea.

Mr. Eldred stated our reservoir says you can draft out of that as it is very pristine and we actually have a couple of detention ponds that are very similar, very pristine that they can draft off. I agree, normally the stormwater, you don't want to because they can have a lot of debris on the bottom.

Chairman Rogan stated if they are working properly, right but the way that you referenced the volume of water until in the west and in areas that use a lot of irrigation, they typically talk about volumes of water

with residential property with what rights you have to water in acreage, a quarter foot per acre of water or something that effect and then some times in parenthesis, they'll say a hundred thousand gallons or whatever. That is different than what we see in the east.

Rich Williams stated no, all the time we do acre feet.

Chairman Rogan stated yea.

Andrew Fetherston stated when we're talking about dams.

Chairman Rogan stated just so I'm clear, one acre foot of water, and acre is 43,560 and a foot of water, so its 43,560 cubic feet of water, so you would multiply that by eight.

Andrew Fetherston stated cubic feet of water, 7.4, yea.

Chairman Rogan stated interesting, I never saw that locally referred to and you've never said it out loud until this time. You've been keeping it to yourself.

Rich Williams stated it's never come up.

Chairman Rogan stated okay, Chapter 5, we have geology, soils and topography, I anticipate that both of our technical people here, as well as Ted will just take a look at this section and let us know if they see anything that needs to be addressed. I don't have anything on that section.

Rich Williams stated I have a quick question for Rich, are you going to have excess material.

Mr. Eldred stated we will have excess material.

Rich Williams stated have you given any thought to moving it off the site, selling it, giving it away, doing things with it other than stock piling it on the site.

Mr. Eldred stated that definitely could be a possibility, the only reason we are stock piling on the site is because we just didn't know any neighbors that would have need for that kind of material.

Board Member Pierro stated what kind of material are we talking about.

Mr. Eldred stated its going to be some rock, its going to be some over burden, we are trying to balance as much as we can but when you dig out the basements and things we will have, some of the material up there is sort of a lonely reddish type material and then the rock, we anticipate there will some rock as well. We'll put a crusher on site and crush it up and use it as road base and base underneath the basement floors and the buildings, things of that type.

Andrew Fetherston stated I was wondering if your consideration to leave it on site was that you're building on what was formerly an orchard, is there possibly historical agricultural contaminants on the soil that you wouldn't want to move it off site. You're not required, it's a realty subdivision under Health Department regulations, you don't have to do the testing. I didn't know if you had done the testing or not on that soil or you were going to leave it on site for those reasons.

Board Member DiSalvo stated contamination.

Mr. Eldred stated that is a consideration, it hasn't been a long term orchard, it's been an orchard in about 1986.

Andrew Fetherston stated oh okay.

Mr. Eldred stated and we don't do heavy pesticides, we do a little bit so, we probably would still have to test it if we were going to.

Andrew Fetherston stated it doesn't go back to the days of DDT and all of that usage.

Mr. Eldred stated we are later than that.

Andrew Fetherston stated got you.

Rich Williams stated prior to them owning the site the issue would have been nutrients.

Board Member DiSalvo stated cows.

Rich Williams stated cows.

Andrew Fetherston stated got you.

Chairman Rogan stated that was all open land, yea.

Mr. Eldred stated pasture land.

Board Member Montesano stated twenty-five years.

Mr. Eldred stated but certainly it is something we could consider, you know.

Rich Williams stated I was just wondering if the policy was you're just not going to get involved with getting it off the site.

Mr. Eldred stated yea.

Mr. Ford stated we would probably have to take that back and take a closer look at it, you have a number of complications that might rise with that, we just hadn't thought that through yet.

Andrew Fetherston stated maybe Thunder Ridge wants to make double Thunder Ridge.

Chairman Rogan stated at least keeping it on site we are not increasing any heavy road traffic, you're dealing with it...

Mr. Eldred stated that's true, yea.

Chairman Rogan stated and using for other things.

Rich Williams stated well there is a huge area in here though...

Chairman Rogan stated yea, I saw that, yea.

Rich Williams stated that they are just dumping it up on the hillside.

Mr. Eldred stated basically what we were going to do is dump it and then we were vegetate back over it, so it will be basically like it was before but it would be a little bit higher.

Board Member Pierro stated could the Town have any use for stone or gavel.

Rich Williams stated I have no idea when this is going to be under construction, we would have to see at that point.

Chairman Rogan stated they are starting in February, I read it in the document, February is 5 months away, so.

Board Member Montesano stated that would be one heck of heat lamp.

Chairman Rogan stated okay, Chapter 7, stormwater management, I think it is pretty safe to say we will, the majority of comments on that will be from Andrew and Rich. We will leave that to their competent minds and thoughts.

Board Member Pierro stated the recent well drilling that was done on site.

Mr. Eldred stated yes.

Chairman Rogan stated down below.

Board Pierro stated the recent well installation provides for this increase in habitation.

Mr. Eldred stated actually we don't need it for the increase in habitation, we are doing it as a back up to our five well system because we still plan to stay within our allotment, a hundred and six-five gallon average.

Board Member Pierro stated excellent.

Mr. Eldred stated but we do definitely feel that we need two additional wells so that, I mean, to go through the process to get wells into production, is like a two or three year process. I would hate to have to do that if we had a couple of wells that went out of service.

Board Member Pierro stated sure.

Chairman Rogan stated oaky surface water and wetlands, again, we'll make sure that Ted does a cursory review of this section, it may be relevant to his arena.

Rich Williams stated so you're telling him he has to get a copy this.

Chairman Rogan stated I'll give him my copy.

Rich Williams stated we have a copy for him, he will not take it.

Chairman Rogan stated is it that he...

Board Member Montesano stated he goes to the gym twice a week, he doesn't want to lift any more weights.

Chairman Rogan stated this is a great map, this figure 8-1, that is where I was first taking a look at your reservoir but it's a great plan in showing some of your steep slopes and the slopes on the property I think seeing that, shows some of the limits on that the site has in terms of future growth, just seeing some of these topo lines that are so tight together.

Mr. Eldred stated that is originally what moved us to develop where we're at and to cluster our development because the upper reaches have those steep slopes and didn't lend themselves for development but its nice for open space.

Chairman Rogan stated now Rich on this, I'll say up front I'm only joking with this but you have unnamed stream, you've been there long enough, can't they call this the Rich Eldred Stream, you have to carry some weight at this point in time. Mountain Brook, Eldred Brook, Eldred Stream, I think its time.

Board Member Pierro stated can we make that a part of the approval process.

Chairman Rogan stated we can petition it.

Mr. Eldred stated it comes from further ups, they may call it Cranberry or something like that.

Chairman Rogan stated I think that would fit nicely, so you're saying Mountain Brook is what your sewage treatment facility, discharge...

Mr. Eldred stated that is what that discharges too.

Chairman Rogan stated into that and that eventually goes under [Route] 22.

Mr. Eldred stated and when the fluid goes into Mountain Brook, its 99.9% pure.

Chairman Rogan stated have you drunk it right out of the source.

Board Member DiSalvo stated I was going say that.

Mr. Eldred stated I've looked at it...

Chairman Rogan stated very good.

Mr. Eldred stated but I just can't take that other.

Board Member Pierro stated he probably put it in the brook its going into.

Chairman Rogan stated I don't blame you.

Unknown Speaker stated you can read all the test in the world but (inaudible).

Chairman Rogan stated you have to have strong faith. Some might say faith in a high authority, you know the guy who runs the sewage plant.

Board Member Pierro stated yea.

Board Member Montesano stated I'll bring a bottle of water.

Mr. Eldred stated actually since we started up, we've gone to a different kind of filtering system, the DEP asked us to do that and the one we had was working great, this one works just as great or maybe a little better.

Rich Williams stated what are you using now.

Mr. Eldred stated its still a sand filter system but we were using a zympro rapid sand filter before and this is in six different urns, it comes up through and gets filtered through the sand before it goes through the UV and out. So it actually gets filtered more slowly, I would think, Joel knows that correct.

Mr. Hier stated its in lieu of microfiltration.

Rich Williams stated right.

Mr. Hier stated with the whole upgrade that DEP did.

Board Member Montesano stated so...

Mr. Hier stated but it's a dual sand up flow system.

Rich Williams stated we have something very similar, two years ago I couldn't tell you the first thing about a waste water treatment system, now...

Mr. Hier stated you're learning.

Rich Williams stated a lot.

Board Member Montesano stated and he's going to get a job in New York City as soon as they can figure out where to put theirs.

Mr. Eldred stated well it requires Class 4 operator, which is your highest type of operator in New York State because it is a tertiary treatment.

Board Member Montesano stated they'll change that too.

Chairman Rogan stated okay, natural resources, chapter 9, you've put together an extensive list, I just want to make sure I'm reading these clear the way I interpreted some of this was that it was species that were presumed or anticipated to be on site based on what normally occurs in that area and I may be speaking more of wildlife than of plant species.

Mr. Eldred stated it gives a general list that is for this area, AKRF did have their herbalist and people come on site and go through to try and determine which was there and they ended up with these long lists of what they thought could be there basically. It doesn't necessarily mean they are there, if they went to the DEC, it would have a much shorter list for this representative area but we just decided to go ahead and put on the long list.

Mr. Ford stated I think they are thinking, with AKRF, why they went that route is what is expressed on 9-2, right about the table that they felt there was enough of the species actually observed either on site or adjacent field, it's pretty solid.

The Secretary stated hang on.

Mr. Eldred stated I think she has to.

Chairman Rogan stated that was pretty...

(Side 1 ended at 7:54 p.m.)

Chairman Rogan stated go ahead sir.

Mr. Ford stated I was just saying the reason that they went with this approach is what is mentioned there on page 9-2, right above the list. Enough of the species of flora that are listed here were observed either on the site or adjacent for them to feel pretty comfortable with this list that they've got as a first pass.

Chairman Rogan stated it took me a minute to realize you were saying above table 9-2 and not page 9-2.

Mr. Ford stated and in fact towards that end, the last column in the table they actually put a category of species found within the proposed disturbed area, see that last column to the right, there are a couple of line that don't have the X so, that is what they are saying they saw.

Board Member DiSalvo stated I have never saw porcupine around here.

Chairman Rogan stated yea, I've never seen porcupine either, I thought this was out of their range.

Unknown Speaker stated their observation...

Board Member DiSalvo stated I've seen everything else on my property but not the porcupine.

Unknown Speaker stated the observance was in regard to the flora.

Chairman Rogan stated yea.

Unknown Speaker stated the fauna side, they didn't exactly see all of the wildlife species on site but those are the ones that could potentially be there from a wildlife standpoint.

Board Member Montesano stated just sit out on Pine Island one day.

Chairman Rogan stated you've seen them out there.

Board Member Montesano stated oh yes.

Chairman Rogan stated porcupines.

Board Member DiSalvo stated maybe they don't swim.

Chairman Rogan stated they got their feet wet, they've been out there and it's a (inaudible).

Board Member Montesano stated during the winter months when that freezes over...

Chairman Rogan stated yea.

Board Member Montesano stated the amount of animal activity that you'll see all the way through there, is unreal.

Chairman Rogan stated oh I believe that.

Board Member Montesano stated including lynx, which you don't see to often.

Board Member DiSalvo stated yea, bobcats.

Chairman Rogan stated okay.

Mr. Ford stated just as a footnote, that is one of the differences between table 9-1 and 9-2, table 9-2, which is dealing with the wildlife, doesn't have that column about what was actually seen or found, rather it is more habitat driven.

Chairman Rogan stated understood. What would be expected or anticipated based on the habitat in the area.

Mr. Ford stated right, correct, so that is a subtle difference in answer to your questions.

Chairman Rogan stated well I suspect that it is a little easier to spot the presence to count fauna; they tend to not move around as much. I saw fauna, I mean flora, I apologize. Okay, anything else on that section, anyone. Chapter 10 deals with traffic, parking and public transportation and Charlie had one comment, you had stated that the intersection with [Route] 22, that you're going to do a traffic, I'm sorry, your proposal is to do a traffic impact study, post construction and determine at that point whether or not for instance a traffic light is needed. His question was whether or not you had considered a blinking light given the speed of [Route] 22, having been to your site quite a few times, I don't remember having a problem getting on to [Route] 22 in terms of, actually looking to the south is a little bit more restrictive.

Board Member Montesano stated yes.

Chairman Rogan stated correct, looking towards Putnam Diner, than looking to the north.

Rich Williams stated it is.

Chairman Rogan stated the nice thing is that your residents aren't coming and going on a daily basis like people going to and from their house, they tend to stay on site a bit more.

Mr. Eldred stated that is correct; there is a certain percentage in the evening that will be leaving between six and seven that we train later in the evening. We had applied to the DOT at an earlier time with the idea of a traffic light and their answer was putting the traffic down at Haviland Hollow and then trying to gate the 311 and Haviland Hollow lights because the basic thought of the DOT was they didn't want to try to stop truck traffic more.

Chairman Rogan stated sure.

Mr. Eldred stated we don't feel at this point with what we got in the traffic study would justify asking for a light but we thought after the fact, we could do an additional study and see if the DOT might be interested at that time and working with us on something. We would pay for it but they just plain didn't want to put one in at our site.

Chairman Rogan stated well it seems like you just get the momentum coming up the hill from the bottom of the hill, right.

Board Member Montesano stated right.

Mr. Eldred stated that's correct.

Chairman Rogan stated you just, some of these bigger trucks, then they stop and they are like uh.

Board Member DiSalvo stated what I've noticed going up and down [Route] 22 where the entrance is to your facility is especially in the summer and the spring, you want to get across the street with your mowers and your little quads and they are always waiting...

Mr. Eldred stated that is correct.

Board Member DiSalvo stated and they are always ready to dodge out, so I could see a blinking light for that purpose for them.

Chairman Rogan stated good point.

Mr. Eldred stated it would be helpful, that's for sure.

Board Member DiSalvo stated not so much for car traffic but the lighter traffic.

Chairman Rogan stated good thing...

Mr. Eldred stated also, I think it's distributed to the DOT for their review and they'll come back with some questions as well.

Chairman Rogan stated sure, that is a real good point though about the crossing, you wonder whether you can have something, consider these timed lights where they only turn on when you have...

Mr. Eldred stated when you have a pressure there.

Chairman Rogan stated the pressure of people backed up into Watchtower or somebody who wants to cross and says hey, I can push the button and not get killed crossing with my quad or you know.

Rich Williams stated just so you're all aware, there is a cattle crossing there that they can cross under [Route] 22.

Chairman Rogan stated under, okay.

Mr. Eldred stated for the cattle yes.

Board Member DiSalvo stated I didn't see that.

Mr. Ford stated and foot traffic.

Chairman Rogan stated but not big enough for equipment.

Board Member DiSalvo stated not for a gator or the tractors.

Rich Williams stated well you can get an ATV through it.

Board Member DiSalvo stated no, you'll get stuck in the mud down there.

Mr. Eldred stated no, you'll be putting them down in the stream and I think it would be better to try something where we have, we have good sight distance in both directions, we can think about it a little bit more.

Board Member Montesano stated no bridges please.

Mr. Ford stated might just.

Board Member Montesano stated you'll have too many people staring up at it.

Mr. Ford stated just for clarity, this point here on page 1016, with that traffic study, it is not necessarily that Watchtower is saying we feel there is a need or there is a problem.

Chairman Rogan stated understood and that was clear.

Mr. Ford stated okay, it's just the highway capacity manual and the industry standards are the same, you're at the point where you might want to study it and see what comes out of this.

Chairman Rogan stated thank you for pointing that out, I think was pretty clear though that looking towards a future of an assessment and if it meets the criteria then we take a hard look at it. Air Quality, that is a pretty straight forward section.

Mr. Ford stated people who have offices and residences are in New York City, it doesn't get much better than here.

Board Member Montesano stated you can all be transferred to Brooklyn real easy, just to acquaint yourself with the city.

Unknown Speaker stated I thought he liked you Richard.

Board Member Montesano stated I didn't say Richard, almost 25 years, isn't it.

Mr. Eldred stated yes, its been many years.

Board Member Montesano stated there are not too many of us left that were here at the beginning of that.

Board Member DiSalvo stated control the dust, right.

Chairman Rogan stated oh yeah.

Board Member Montesano stated you got one flea in a crowd.

Chairman Rogan stated historic and visual resources and this is something that will get interesting, again the historic and natural portion of it. We will make sure that we forward to the proper people for that but visual resources, you know one thing that we do need to consider is the visual impact of the expansion, it does change...

Board Member DiSalvo stated my view.

Chairman Rogan stated you're view, changes the view but probably does not change, would argue it does not the character of you know, we're not adding a structure where none exist. That's been long done we are just maybe lengthening the buildings, the view of the buildings from certain areas but its something we want to consider and take a look at. There are a number of areas over off of, I don't know from Couch Road but certainly from Cornwall...

Board Member DiSalvo stated Cornwall, the top of my hill.

Chairman Rogan stated yeah, that the.

Rich Williams stated you can see this from Couch Road and 164.

Board Member DiSalvo stated 164.

Chairman Rogan stated actually on my way here, I was driving and I had not noticed a particular view of Watchtower, it only caught my eye because the sun, the setting sun was reflecting off some of the glass, probably around the visitors center of somewhere in that area. I saw the orange, it actually looked like something was on fire and I caught my head around and I saw a view of Watchtower that I had never noticed before but only because of the setting sun and that was because...it had to be Cornwall. It was either near the highway garage or slightly up hill by the DEC property, somewhere in that because I caught Pine Island, I think I just caught the corner, it must have been across from Kessman.

Board Member DiSalvo stated Kessman, yea.

Chairman Rogan stated yea because I just caught the corner of Pine Island as I saw the building.

Board Member Montesano stated we'll have to get a filter for that.

Mr. Eldred stated there should be a picture in there from that general, looking across, at least we have one in the first one.

Rich Williams stated twelve...

Board Member Montesano stated you want me to go home and get it.

Unknown Speaker stated 12-20.

Chairman Rogan stated thank you.

Board Member Montesano stated gee, can Rocco use that.

Chairman Rogan stated these were great photos because you showed the post, you really do get a sense of what your changing, in fact I had marked them up. I thought you were very kind in adding Rocco's Pizzeria...

Board Member DiSalvo stated you should frame it and give it to him.

Chairman Rogan stated that was very nice, you were very kind.

Board Member Montesano stated then everybody else is going to want to have a picture of their business.

Chairman Rogan stated I like these pictures because you can kind of mark out what was new and compare it, the sections that are not shown. Actually the one you referenced, 12-20 is the more significant change, to me anyway, 12-19 and 12-20 because you're on higher ground and the buildings are more prominent in the pictures that you've given us. I would ask that you confirm that the scale of the buildings shown in the post simulation, especially 12-20, to confirm if the scale is correct as they are shown because compared to the other buildings, it looks rather large on that particular view.

Mr. Ford stated okay.

Chairman Rogan stated not so on the one before on 12-19, the new construction looks to be the same size, roughly the same size in scale as the existing but on this particular view it does look somewhat out of proportion. Maybe its just the angle the way it was taken.

Mr. Eldred stated we can get (inaudible).

Chairman Rogan stated see how the scale is so much different on the size of the buildings, it makes them look like they are monstrous compared to the existing.

Rich Williams stated it does look out of.

Chairman Rogan stated out of scale.

Board Member Pierro stated I think part of that may be the difference in the elevation.

Board Member DiSalvo stated yea.

Mr. Eldred stated that part.

Chairman Rogan stated right, because they are on a higher.

Rich Williams stated when you're trying to blend a building in, its not always the easiest thing to do, right.

Mr. Ford stated we can very easily go back and confirm the scale.

Board Member DiSalvo stated this one doesn't look bad because you're coming around the turn and it kind of curves with the contour of the land.

Chairman Rogan stated yea, all of a sudden it goes from little buildings to big buildings.

Andrew Fetherston stated you have the roadway in front of the offices and then with the main building and then you have the retaining walls, so it is a little more prominent, a little more up in the air. It may be accurate just think about the topography and how its set into the scene.

Mr. Eldred stated you'll notice behind it, the hill is still rising behind it which causes the buildings to set down not right up on the crest of the mountain but set down.

Chairman Rogan stated right.

Mr. Eldred stated but they still will be seen, we're not saying it won't.

Chairman Rogan stated of course and since not to jump over the pictures that you provided but I think and again very nice of you to include Rocco's, I think the character and the architecture of the buildings that you have along with the existing structures that you've noted that are on site. If you follow through with the architectural elements that are existing at Watchtower as I think, what I've seen that you planned, I think that is appropriate, I don't think we want you to make your new building look like Rocco's Pizza.

Mr. Eldred stated one of the problems that we ran into, is if you take the new and you go off on and a different architectural tangent, then you actually destroy what you already have there...

Chairman Rogan stated exactly.

Mr. Eldred stated so its better to stick with the original theme and I believe that is the impression I get the architect are going to be following, that is what they are trying to project.

Chairman Rogan stated I think that obviously makes sense. Okay, again, Charlie has a note of historical resources to have the Historical Society do a review of that section; he was asking that question, if we wanted to do that. Everyone kind of agree with sending that section over.

Board Member DiSalvo stated yea.

Chairman Rogan stated okay, thirteen, Economic Analysis; I don't think I had any comment on this section.

Board Member Pierro stated I have one question, is all of your construction done by your own contractors, your own people.

Chairman Rogan stated it says that in there, three quarters.

Board Member DiSalvo stated it says it in there.

Board Member Pierro stated three-quarters.

Mr. Eldred stated yea, the majority of it is done but there are some things that we do sub-contract out, some of the concrete work and things of that nature that we would probably be...

Board Member DiSalvo stated I think in the previous chapters it's broken down to a percentage (inaudible).

Board Member Montesano stated got rid of the batch plant.

Chairman Rogan stated yea.

Mr. Eldred stated we still have the batch plant but sometimes the pours will be bigger than the batch plant would be able to handle.

Chairman Rogan stated so there is potential to create some outside jobs for some of the work with this but the majority of the labor is your volunteer assistance.

Mr. Eldred stated that is correct.

Chairman Rogan stated as Maria had said, I think its about three-quarters is what you had stated, which is fantastic.

Mr. Eldred stated we still have to buy the materials.

Chairman Rogan stated sure.

Board Member DiSalvo stated right, I was going to say that, another expense.

Chairman Rogan stated hopefully you won't be buying any gravel, crush that all up.

Mr. Eldred stated we will crush up...

Mr. Ford stated you won't have to worry about that.

Chairman Rogan stated you have lots of volunteers, we were thinking of we could ask Don Smith to send over some of his guys with hammers and make big rocks into small rocks, right Mike.

Board Member Montesano stated they're trained for it, only problem is they may take more rock than they break in.

Mr. Eldred stated it is kind of interesting, we were over at the Town ball park helping out a little bit with our backhoe and some of the fellows came over from Don Smith's place and one of the Sheriffs came over with a big fancy brand new red pick up. He told our backhoe operator, he says, my guys are going to take

care of you good, he said but the one thing I don't want to see on my red truck is any yellow paint showing up. In other words he didn't want our backhoe operator scratching his truck.

Chairman Rogan stated no rub marks, that's good. Okay, fifteen, unavoidable adverse impacts, obviously you build something, you are going to have unavoidable impacts, you're not going to have apples anymore where the buildings stand, things like that. In terms of anything missing or anything anyone wants to see, it's a pretty straight forward one page. You have 743 acres.

Board Member Pierro stated that is total, both sides of the road.

Chairman Rogan stated yea, its amazing.

Board Member Pierro stated 365 on the west side, on the east side, roughly. 365 on the east side.

Mr. Eldred stated on the west side we have 285 plus the 34 on the Great Swamp.

Board Member Pierro stated oh right.

Mr. Eldred stated so that's 319, then up on the hill we have the 350 and the 12 for Patterson Inn plus we have a couple of combined sites up there that used to belong to a gentleman back in the 1800's that we acquired just simply so we would know what would be up there, open space.

Chairman Rogan stated nice. Under the alternatives section, I know that we spoke about this earlier, this sentence or paragraph under alternative site plan layout, speaks a little bit about to that square footage coverage. Dave, you mentioned 186,000 [square feet] and its states that basically an alternative would be to sprawl and you'd have almost twice as much coverage. Is there some sort of plan in here and I thought I might have seen one that shows that...

Mr. Ford stated yes.

Chairman Rogan stated okay.

Mr. Ford stated there is.

Chairman Rogan stated I thought I remembered looking at it but I wanted to ask anyway.

Unknown Speaker stated figure 16-1.

Chairman Rogan stated 16...

Unknown Speaker stated it's the next page over, I think.

Board Member Montesano stated yea.

Chairman Rogan stated one.

Board Member Montesano stated and then two is easy to look at because it's colored.

Board Member DiSalvo stated (inaudible) surface.

Chairman Rogan stated yea.

Unknown Speaker stated so you see that extra building, kind of down towards the bottom of the page that is part of the sprawl and then the residence buildings you end up with four instead of two.

Andrew Fetherston stated it would be more sprawled also because some of the buildings are where the stormwater detention basins are proposed to be, so then you'd still have to account for that and they'd have to be bigger you would think because you have more impervious coverage.

Chairman Rogan stated exactly and again getting back to the conversation that I, right at the on set about coverage, what we would want to consider is that the plan that you've shown us for the sprawl isn't a plan that we see ten years from now that these are the new buildings and these here are the ones we built, these are the other, so. If that is the plan, somewhere deep in your thoughts, let's hash some of that out now and look at the coverage, Rich it sounds like you've got a handle on what we need to look at.

Rich Williams stated I'm working on it, yet.

Chairman Rogan stated thank you. I don't think anyone is against you using what you can up there, I think it is more a matter of considering the impacts and how they fit within the site.

Mr. Eldred stated right.

Andrew Fetherston stated can I ask on that chart...

Chairman Rogan stated sure.

Andrew Fetherston stated are you looking for a plan that shows if the original build out was not with a height variance and it got sprawled, plus this current development sprawled, where would you be today.

Chairman Rogan stated correct.

Andrew Fetherston stated to see if you can have more at a later date because that plan partially answers it, it answers it for the current development but it does consider...

Chairman Rogan stated you are correct.

Andrew Fetherston stated I mean it didn't happen that way, does it matter.

Rich Williams stated that is why I've got Sarah going back through the old documents.

Chairman Rogan stated yea.

Rich Williams stated I have to say, the original DEIS on this was a short read.

Board Member DiSalvo stated a long time ago.

Rich Williams stated not like this.

Board Member DiSalvo stated it was a different world then too.

Chairman Rogan stated you're absolutely correct.

Andrew Fetherston stated I only mention it for my own understanding...

Chairman Rogan stated oh absolutely.

Andrew Fetherston stated I wanted to see what you're looking for.

Chairman Rogan stated I think its just, its good for, especially for the Zoning Board who has to consider these variances to look at, okay, if we're doing them, its for a reason, the reason is so we avoid the sprawl, we don't avoid the sprawl and give variances so there is more room to build in the future, you know it has to be a balance of things and a compromise. That was really the only reason I, not the only reason but the main reason why I brought it up. It will be interesting to see what we come up with and...

Andrew Fetherston stated I'm thinking right now that the site would be limited to that, that would be permitted to and pertain to height or are you saying well, you get a cluster development if you will, if you went up, so now we'll give them a bonus.

Chairman Rogan stated well I think it could be...

Andrew Fetherston stated try to feel the whole thing out.

Chairman Rogan stated I think it could be any number of things but at least it gives you the information to consider the totality of what you're doing.

Andrew Fetherston stated right.

Chairman Rogan stated you know...

Mr. Eldred stated the original development, we didn't, I don't think the Planning Board at that time considered it to be the total build out there.

Chairman Rogan stated no, I'm sure they didn't.

Mr. Eldred stated that was what we needed at that particular time, we spent a bit of time figuring out the site and we figure that was the location that would be best to develop and we did do a couple of alternative studies and at that time a lower two and half story buildings, you know...

Chairman Rogan stated yea.

Board Member Montesano stated (inaudible).

Chairman Rogan stated one thing you have absolutely going for you is your topography works to help you as well because having that hill behind, having a 75 foot building projecting out of the ground isn't as bad when you have a hill behind it. If it was flat property, I think you'd have a harder sell.

Mr. Eldred stated yea.

Rich Williams stated they can only last so long.

Board Member DiSalvo stated you're not going to share your Halloween candy over there.

Chairman Rogan stated we don't want Dave to have a sugar lapse here.

Board Member Montesano stated we're going to have a twenty-five year reunion with the original Planning Board.

Board Member DiSalvo stated I'm having a thirty-five next Saturday.

Chairman Rogan stated oh boy.

Mr. Eldred stated the original findings statement was signed by somebody by the name of Michael Montesano.

Board Member Montesano stated whose that.

Chairman Rogan stated never heard of him.

Board Member DiSalvo stated you're giving your age away Mike.

Board Member Montesano stated I'm trying to remember O'Neil, Semo, Gasspar...

Board Member DiSalvo stated Herbie.

Mr. Eldred stated that's true.

Board Member Montesano stated and Mr. Dunning.

Chairman Rogan stated wow, good memory.

Board Pierro stated so you're the only antique left.

Board Member Montesano stated that is why I'm waiting for Richard to retire so we can do something together.

Chairman Rogan stated well he's going to get a stream named after him, what would you like.

Board Member Montesano stated exit.

Chairman Rogan stated growth inducing aspects, chapter 17, pretty straight forward, anybody have anything from here to 19, irreversible and irretrievable commitment of resources, also extremely contrite and straight forward.

Board Member Pierro stated where did Charlie stop.

Chairman Rogan stated we, Charlie and I both stopped at 19.

Board Member DiSalvo stated at the ends.

Chairman Rogan stated effects on the use of conservation of energy resources. I know throughout the document they talk about building these structures in a very environmentally conservative and lead compliant approach.

Board Member DiSalvo stated right.

Chairman Rogan stated and I would expect that.

Board Member Montesano stated I've got one question.

Chairman Rogan stated only one.

Board Member Montesano stated on that, do we cover those windmill type, they've got the hills and they've got the wind up there, when I'm looking at the Town is the Town have anything considered for windmill type.

Board Member DiSalvo stated (inaudible).

Board Member Pierro stated generation.

Rich Williams stated do we have regulations relative to windmills.

Board Member Montesano stated yea.

Rich Williams stated not specific to windmills, we do have a height limitation of 38 feet in the residential area and 35 feet in most other areas, which won't cover the blades on a typical windmill.

Board Member Montesano stated well we already have a 75 foot variance on one building and...

Rich Williams stated but it's specific to the buildings.

Board Member Montesano stated I realize that but I'm wondering if there is anything with the possibility, we have a height limit, that's fine, what I'm looking at is the variance can be gotten for a height limit if I recall.

Rich Williams stated for somebody that wants to put a windmill up.

Board Member Montesano stated yea.

Rich Williams stated they can ask.

Board Member Montesano stated I just wondered if the opportunity is there.

Rich Williams stated I don't know that that will be well received.

Mr. Eldred stated I think by the environmental groups in the area, they would have some strong reservations. I saw a lot of windmills when I was over in Austria back in August but they were on much flatter ground than.

Board Member Montesano stated take a ride up [Route] 390 one day...

Board Member DiSalvo stated right up on Quaker Hill.

Chairman Rogan stated I just saw on Interstate Route 80, going through Nebraska, I think it was Nebraska or Iowa, one or the other, they are so similar. On the northern side of the highway, there was a row of them, you could only see because of the distance you could only see like five or six deep but it was over 20 miles long, there had to be ten or twenty thousand of these windmills.

Mr. Eldred stated they've gotten some good governmental funding out in those areas.

Chairman Rogan stated it has created a lot of jobs.

Mr. Eldred stated windmills do have limitations, they don't operate below a certain speed when the wind is blowing and if the wind gets much over thirty, thirty-five miles per hour, then they turn them off.

Chairman Rogan stated what I've heard is that this area is so inconsistent with its wind that its not something that will ever be...

Board Member DiSalvo stated (inaudible).

Chairman Rogan stated that is basically it, they are all solar.

Board Member Montesano stated going up towards Rochester on 390, they were there, of course they have the hills that were, and its just you're looking for the plane along with the props.

Board Member DiSalvo stated you're not proposing any alternative energy that way.

Mr. Ford stated not windmills, no.

Rich Williams stated they are looking at solar on that.

Chairman Rogan stated solar would be great.

Board Member DiSalvo stated I think they are putting it on the barn at the polo farm.

Rich Williams stated are they.

Board Member DiSalvo stated putting it on the roof of the indoor roof and putting it back to his meter, not selling it through the grid or anything like that.

Mr. Eldred stated we are getting some input on putting some piping in the ground to see if we can take advantage of the ground and the heat...

Board Member Pierro stated geo-thermal.

Mr. Eldred stated yea but we haven't seen a situation where you do a really big building, so its more of a modern size building.

Chairman Rogan stated Rich, have you ever spoke to Henry Boyd about geothermal, Henry Boyd one of the local well drillers.

Mr. Eldred stated I've spoken with Henry quite a bit about different things.

Chairman Rogan stated he gave a presentation to the Health Department, two or three years ago and he seems to be really trying to promote that technology and I know he's really big in the well drillers association. The wealth of first hand knowledge, he talked a lot about where they run the geothermal not only underground but under water and I'm thinking of your reservoir and it amazes me that they can suck a couple degrees out of water and turn it into heat. Really interesting, something worth...

Mr. Ford stated are there actual geothermal installations in this area.

Board Member DiSalvo stated where.

Chairman Rogan stated sure and Henry, they are permitting, actually Health Department doesn't permit ironically, its not under their jurisdiction, I guess they haven't figured out all the because they don't look at them as...

Board Member DiSalvo stated they don't permit them or they don't license them.

Chairman Rogan stated they don't license them, they don't permit, they are not regulatory authority there.

Rich Williams stated Kent Town Hall.

Mr. Ford stated Kent Town Hall has geothermal.

Chairman Rogan stated right, once they got rid of some of the kinks in it, they are doing all right.

Rich Williams stated they put it in backwards...

Chairman Rogan stated Henry would be good, just for ideas, he's really on the cusp of doing a lot of the work, they go all over the state doing this stuff and he's a real easy person to talk to, as you know.

Mr. Eldred stated yea, we've got a good working relationship with Henry.

Unknown Speaker stated we went and visited the Bear Mountain facility which actually has a similar idea with what you're talking about with using their reservoir just to try to gather some information as far as possibilities, it is an interesting idea.

Chairman Rogan stated yea.

Mr. Eldred stated you might mention the cultural resources...

Chairman Rogan stated yea.

Mr. Eldred stated the ecological thing that we have, when we did our first DEIS, there wasn't too much being done with that at that point but when we were applying to the DEC for our water wells, then they asked us to do a cultural resources study, so we did a part I a and b on our site and developed that and then when we came back on this, AKRF advised us that it would be good to update that and maybe even get a little bit more information and that is how come we included that in our study here. It wasn't in the original scoping document because it wasn't in our original EIS but we did do one subsequent to that so AKRF did theirs on a, they didn't just simply refresh, they came out and did the little digs and all that kind of stuff, so it is something that they consulted with, the group up in Albany at the state the...

Rich Williams stated parks and recs, historic preservation.

Mr. Eldred stated yea, so anyhow that is cultural resources that is part of that chapter, whatever it is, 12 or something like that.

Chairman Rogan stated okay, the question I have for the Board and for Rich and for Andrew, we got through tonight the text portion, a lot of this is correspondence and the you know, the supporting information, which I believe is more technical in nature and more relevant to your reviews. Based on what I'm seeing, I'm not sure that the Board needs to have another special meeting on this, train, the train always comes through.

Board Member Montesano stated well...

Board Member DiSalvo stated do you want to (inaudible due to train whistle).

Chairman Rogan stated what I would like to do is Charlie and I did talk about his comments and I did bring them all up tonight, anything that he had that was a question or a concern of his, it doesn't mean that the Board doesn't have additional opportunity to bring up, we are certainly not finishing this DEIS...

Board Member DiSalvo stated tonight.

Chairman Rogan stated and Charlie is back for the meeting on Thursday and we are going to get reviews from Rich and Andrew and there will be revisions addressing those. So what I think we need to do as a Board is see what they've got, kind of think about what we've spoken about tonight, take a look at this supporting documentation, you know a lot of it is very technical in nature but you know there are supporting correspondence. Again, a lot of it supports their findings, the engineer.

Board Member Montesano stated we have a month between this next meeting and the work session, if we review any of it, which we can kind of...

Chairman Rogan stated well you're going to read every page of that aren't you.

Board Member Montesano stated well I've done that before and I can prove it to you, now I'm wearing these, so I have to look a little closer, no what I am saying is I don't think we are going to have, if we have any questions we can always sit, when we have the work session or whatever, if we decide, there, if there is enough interest from the Board to have another one, we can always request it.

Chairman Rogan stated okay, seems reasonable, okay.

Board Member Montesano stated because I have to compare this to the other one.

Chairman Rogan stated yes sir.

Mr. Ford stated just one question just so I understand where we are and the timeline so to speak, we talked about some valuable input that we need to get from the historical...

Chairman Rogan stated you're being kind.

Mr. Ford stated I'm assuming its going to valuable based on the relationship you described.

Chairman Rogan stated no, they are very good, I'm just teasing.

Mr. Ford stated I wondering where are we in the SEQR timeline as far as determination of completeness.

Chairman Rogan stated the process, we are going to get comments that you are going to need to take a look at from our technical staff, we haven't heard from our wetlands inspector but we will, even if its for him to say I have no concerns, at least we get that right off. There will be some information that will need to be addressed from both gentlemen and wait until you get Michelle's correspondence; she's going to knock your socks off. You get the information that satisfies those questions, comments, concerns and anything we brought up tonight and we can move forward with deeming the document complete, then we can put it out to the public for public review at a public hearing at some point. So in terms of the SEQRA process, to answer his question specifically, do you want to tackle that one.

Rich Williams stated I would suspect at the November meeting its going to be a consideration for the Board whether the document is complete, based on the reviews done by the consultants and I can say based on what I have done so far, I imagine my recommendation anyway would be that if we deemed it complete with the provision of addressing some of the issues that are going to be raised.

Andrew Fetherston stated I don't disagree with that, I think complete and there are some technical issues that need to be ironed out, that is what I'm seeing so far, we are about half way through the document, we did traffic, geotechnical, we did archeological, going through the stormwater, we have to do fiscal water, sewer, some of the other chapters, we are getting through it, I think by November we are going to be in pretty good shape, we'll have a decent memo.

Chairman Rogan stated and that certainly speaks highly of the amount of effort that was put in by your staff because that is a lengthy document and to get it virtually so close to being right on that submission is, speaks highly. Take some comfort in that, if you can boil that down to 45 pages you know, we are using this as calisthenics.

Board Member Montesano stated a golf cart.

Mr. Eldred stated we appreciate your taking time.

Chairman Rogan stated motion to adjourn.

Board Member DiSalvo seconded the motion.

Chairman Rogan stated we appreciate you coming in and spending the time with us.

Chairman Rogan asks for all in favor:

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

Motion carries by a vote of 4 to 0.

The meeting adjourned at 8:30 p.m.