

**TOWN OF PATTERSON**  
**PLANNING BOARD MEETING**  
**November 1, 2012**

**AGENDA & MINUTES**

**APPROVED**

	<b>Page #</b>	
<b>1) Harmony Chiropractic – Sign Application</b>	19 – 21	Negative Declaration of SEQRA granted. Sign permit granted with conditions.
<b>2) Ricardo Ribeiro – Fill Permit</b>	21 – 24	Negative Declaration of SEQRA granted. Fill permit granted with conditions.
<b>3) Donald H. Flood II – Site Plan Waiver</b>	2 – 6	Site Plan Waiver granted. Discussion of plans.
<b>4) East Putnam Development Corp. – Site Plan Discussion</b>	6 – 19	Discussion of parking, grades, phasing of project, site walk TBD.
<b>5) Genovese Site Plan</b>	24 – 49	Discussion of Putnam County IDA, products, materials, green practices, Planning Board procedures.
<b>6) Minutes</b>	49 – 50	September 27, 2012 Approved

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**TOWN OF PATTERSON  
PLANNING & ZONING OFFICE**

**ZONING BOARD OF APPEALS**

Lars Olenius, Chairman  
Howard Buzzutto, Vice Chairman  
Mary Bodor  
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**PLANNING BOARD**

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

**Planning Board  
November 1, 2012 Meeting Minutes**

Held at the Patterson Recreation Center  
65 Front Street  
Patterson, NY 12563

**APPROVED**

Present were: Chairman Rogan, Board Member Taylor, Board Member Brady, Rich Williams, Town Planner, Ted Kozlowski, Town of Patterson Environmental Conservation Inspection, Michael Griffin, Supervisor for the Town of Patterson, Andrew Fetherston of the Town Engineer's office Maser Consulting and Michael Liguori, of the Town Attorney's office Hogan & Rossi.

Chairman Rogan called the meeting to order.

There were approximately 4 members of the audience

The meeting was called to order at 7:03 p.m.

Michelle Lailer was the Secretary and transcribed the following minutes.

The Secretary stated here comes Harry.

Supervisor Griffin stated I thought that was, somebody was trying to place the music for Jaws, they're not doing a very good job.

Rich Williams stated that's interesting that Harry comes in with the bass playing.

Chairman Rogan stated so Rich, any particular order you want to go through this, since Don is here...

Mr. Liguori stated hey Harry.

Chairman Rogan stated you want to jump around.

Rich Williams stated you want to jump down to Don, that's fine.

Chairman Rogan stated yeah, let's do that, in fairness to him.

Board Member Brady stated I didn't get a copy of that.

Supervisor Griffin stated there you go.

**3) DONALD H. FLOOD II – Site Plan Waiver**

Mr. Donald Flood was present.

Chairman Rogan stated Don, what do we have going on, what's the site plan waiver.

Rich Williams stated Don has a site plan approved February of 2003, on the site plan it showed at 12' by 30' shed, Don's seeking to replace that with a new shed, the same style, correct Don.

Mr. Flood stated correct.

Rich Williams stated same style but the new shed is going to be a little bit bigger, 28' by 40', he's not creating any new impervious coverage really because it's an open air shed, no impacts to any wetlands, pretty straight forward. I do have the site plan, the original site plan here if anybody wants to take a look at it.

Chairman Rogan stated yeah let's just open that up real quick.

Board Member Taylor stated so this is a pole building.

Chairman Rogan stated because there's a few people who...

Mr. Flood stated yeah, a shed.

The Secretary stated you do have a copy, there is like a scaled down...

Board Member Taylor stated but its poles buried in the ground or you've got it on a foundation or...

Mr. Flood stated no.

Board Member Taylor stated just poles.

Mr. Flood stated in the ground, yup.

Chairman Rogan stated okay, there is almost nothing filled out.

Rich Williams stated it was a fairly simple application, I would have gone through it in more detail but we've had other issues going on.

Chairman Rogan stated no, I understand, a little bit of wind blows and all of a sudden...

Supervisor Griffin stated it gets everybody's attention.

Rich Williams stated no here's the original site plan with the entrance coming in off of Route 22 to the building, there is an antique store in this building right here, you drive back into the site where he keeps his trucks and materials and there is the existing, well yeah there was the existing shed...

Mr. Flood stated it's still there.

Rich Williams stated it's still there, it's under the other, but and he's proposing a slightly bigger shed.

Chairman Rogan stated okay.

Rich Williams stated he's seeking a site plan waiver.

Chairman Rogan stated and what's use of the shed, just storage.

Mr. Flood stated yeah for equipment.

Chairman Rogan stated equipment, so what's the size of the new shed.

Board Member Taylor stated 28 by 40 Rich said.

Mr. Flood stated yeah.

Chairman Rogan stated you said 28 by 40.

Rich Williams stated 28 by 40 is what I scaled it to be, I don't know, Don do you have better dimensions.

Mr. Flood stated the new shed is about 40 by 32.

Chairman Rogan stated 32 by 40, okay and what kind of material is the outside, what's it look like, the new one, are you building it or are you buying it or...

Mr. Flood stated no, we're going to build it.

Chairman Rogan stated okay, timber frame or stick built.

Mr. Flood stated it's open, it's going to be stick built.

Chairman Rogan stated okay.

Mr. Flood stated just posts and trusses.

Chairman Rogan stated and what kind of siding are you going to use on it.

Mr. Flood stated it only has regular, rough sawn siding.

Chairman Rogan stated oh rough sawn, oh okay.

Mr. Flood stated that's what's on there now.

Chairman Rogan stated beautiful.

Mr. Flood stated we only have siding on two sides so you can drive through.

Chairman Rogan stated oh I see, the side facing 22 and the side uphill.

Mr. Flood stated correct, east and west.

Chairman Rogan stated and rough sawn is, does it run horizontal or board and batten.

Mr. Flood stated board and batten.

Chairman Rogan stated I bet that looks sharp, got to take a look at that, not for this but out of curiosity. And Rich, no issues from site layout or anything with the larger size turning radius or anything.

Rich Williams stated no, it doesn't affect the turning radius or flow through traffic lanes, no impact really at all.

Chairman Rogan stated so Rich procedurally, since there are such insignificant impacts, we can waive public hearing and all that, right.

Rich Williams stated yeah, what you would be doing is approving a motion to issue a site plan waiver for the Don Flood site plan application.

Mr. Liguori stated and it's a type two Shawn, it's under 4,000 square feet of commercial expansion, it's commercial right.

Rich Williams stated yeah.

Chairman Rogan stated got it, any questions from anyone on the Board, anything, anybody have anything. Don, the height of, I would say the first floor but I know there is not a ceiling in it, how tall is this thing.

Mr. Flood stated twelve feet.

Chairman Rogan stated twelve foot and what kind of pitch do you have the roof.

Mr. Flood stated I think it's four.

Chairman Rogan stated 4:12, okay so that's pretty flat, so it's about eighteen foot tall, roughly. Right Mike that makes, what's the pitch on a 4:12, 32 wide...

Supervisor Griffin stated 4 inch is...

Chairman Rogan stated so you're...

Supervisor Griffin stated yeah, you're talking about the height...

Chairman Rogan stated so you're a 4' rise on that.

Supervisor Griffin stated yeah, you can try to be about 6 ½ to 7'.

Chairman Rogan stated so it's about an 18 to 20' tall structure and it's more or less hidden from the other building. Anything from anyone, no. On the motion, I make a motion that the Planning Board in the

Matter of Don Flood, grants a site plan waiver to allow for the reconstruction of a shed in the same location as the existing shed shown on the approved site plan with the dimensions 32 by 40, so moved.

Board Member Taylor second the motion.

Chairman Rogan asked for all in favor.

Board Member Brady	-	aye
Board Member Taylor	-	aye
Chairman Rogan	-	aye

Motion carried by a vote of 3 to 0.

Chairman Rogan stated okay, anything else.

Rich Williams stated you're done.

Mr. Flood stated that's easy, thank you.

Chairman Rogan stated it's supposed to be easy, right.

Mr. Flood stated yeah.

Chairman Rogan stated I'd like to stop out at some point, just to take a look at it and that's more curiosity just to see how it looks, it sounds sharp, so...

Mr. Flood stated you can give me a call, my cell phone is 914-525-7487.

Chairman Rogan stated after the storm and all that, thanks, appreciate it Mr. Flood.

Mr. Flood stated thank you.

Chairman Rogan stated have a great day, or evening I guess.

Mr. Flood stated you too.

Chairman Rogan stated all righty, Teddy, how are you doing.

Ted Kozlowski stated my park is devastated.

Andrew Fetherston they're trees, they grow back.

Rich Williams stated no, did 4 cancel.

Ted Kozlowski stated yeah, on your agenda.

Rich Williams stated no.

Chairman Rogan stated number 4, East Putnam Development, that's Harry isn't it.

Mr. Nichols stated yes.

Rich Williams stated did 5 cancel...

Supervisor Griffin stated oh is it number 5, is...

Rich Williams stated Joe knew to be here, I talked to...

Supervisor Griffin stated Joe is supposed to be here.

Rich Williams stated I talked to Joe this afternoon.

Ted Kozlowski stated listen 684 was a mess coming home, so.

Board Member Taylor stated we've got to go back to 1 then.

Chairman Rogan stated 4, Harry's here for 4.

Rich Williams stated ma'am are you here for the Planning Board meeting.

Mrs. Nichols stated Harry's my husband, so I'm in here...

Rich Williams stated I'm sorry.

Mrs. Nichols stated so I don't freeze to death out there.

Rich Williams stated welcome.

Mrs. Nichols stated thank you.

Rich Williams stated Harry is a much loved guest around here all the time.

Ted Kozlowski stated he used to bring us candy.

Rich Williams stated yeah, well we stopped that.

Chairman Rogan stated alright, so you want to do number 4.

Rich Williams stated ah, no, well yeah, we can if you'd like.

Chairman Rogan stated Harry's here, yeah.

#### **4) EAST PUTNAM DEVELOPMENT CORP. – Site Plan Discussion**

Mr. Harry Nichols, the engineer, was present.

Chairman Rogan stated the floor is yours Harry.

Mr. Hausman stated hello Rick, how are you.

Rich Williams stated how are you.

Mr. Nichols stated I guess we'll lay the plans on the table.

Chairman Rogan stated yeah.

Board Member Taylor stated yeah, there is a chair over here.

(Inaudible – too many speaking at one time).

Supervisor Griffin stated down at the end with the brain trust, now you can sit in that nice leather executive chair.

The Secretary stated please move the microphone down by Ed, thank you.

Chairman Rogan stated you're welcome.

Rich Williams stated he's in Florida, yes he did, he's stuck.

The Secretary stated no, there were flights coming in and out today.

Ted Kozlowski stated I feel like I'm sitting on the (inaudible).

Board Member Taylor stated jack it up.

Chairman Rogan stated that's alright.

Mr. Nichols stated good evening.

Chairman Rogan stated good evening.

Mr. Nichols stated since there's no place to hang them up, can you open up a set down there, do you have any extra set, you have one. East Putnam Development Company is proposing to repair a significant amount of the existing, what is now a residence on the site and add an addition to it, which would be in basically two Phases. Phase one would be the restoration of the existing structure part, along with the delivery service bay which will service the total development when it's placed, to complete. We are proposing about 6,500 square feet, mainly the building footprint and the size of the building was based on the need for parking and for the subsurface septic design, sewer system. We are proposing 36 parking spaces of which 33 are required by code and the different type uses will be retail, personal service and that would be about it, all are permitted by code.

Chairman Rogan stated does it all fit Harry.

Mr. Nichols stated it all fits, it's sort of a, it was a back and fill process finding, see what we could get for maximum building coverage.

Chairman Rogan stated okay.

Mr. Nichols stated and it's going to meet all the required setbacks, required amount of green space and we are, coverage is limited to 65% and we do have a 60% coverage, that's impervious surface versus the total site. We have already done our test holes and perc tests with the Putnam County Health Department and they meet their criteria and the system has basically been pre-designed in order to allocate enough room for both the primary septic and for the 100% expansion. There is an existing drilled well on the site, actually, it's off the site, actually it's off the site, what the site is using, there is also a hand dug well on the site which will be abandoned in accordance with the Health Department requirements. The well that is serving the site is not on the property but the service will be terminated and the well itself would revert back to the owner of the parcel and of course the new well be located at the front of the property and it will meet its required setbacks from other wells and septic on the adjacent property, as well as the septic that's proposed on site. The acreage of this lot is slightly less than one acre, the code requires two acres, so we have a preexisting nonconforming requirement here.

Board Member Taylor stated and you received a variance for what.

Rich Williams stated you don't need a variance.

Chairman Rogan stated he doesn't need it.

Board Member Taylor stated but you applied for some kind of a variance, did you not.

Rich Williams stated no.

Mr. Nichols stated our first stop here was with the Planning Board, if the Planning Board so directs us, we would seek whatever variances are necessary.

Board Member Taylor stated but he checked that he had a variance from the Zoning Board.

Mr. Nichols stated I believe he meant a waiver from the, the acreage, it was the acreage that's the...

Rich Williams stated yeah, let's back up, you know, because of the storm I didn't get to do an in depth review, a lot of these questions on the application and we had talked about a few such as the, the issue with the 239 M referral, I think it's questions 12 or 13...

Board Member Taylor stated 22.

Rich Williams stated 22, sorry, just a little off, so we haven't done an in depth review on the application at this point and we will get to that once we get power back at Town Hall and get an opportunity to review and we'll clean up a lot of these ministerial issues as far as the questions go.

Board Member Taylor stated but you did get a variance for the acreage.

Mr. Nichols stated no.

Chairman Rogan stated no.

Board Member Taylor stated no.

Rich Williams stated they did not get a variance, there isn't a variance required at this point for what he's proposing.

Board Member Taylor stated so did he get a variance for something.

Rich Williams stated no, not that I'm aware of.

Board Member Taylor stated no, he just checked the wrong box.

Chairman Rogan stated correct, okay.

Board Member Taylor stated okay.

Mr. Nichols stated since my client is not here, I'll have to take responsibility for that.

Chairman Rogan stated you're a good man, isn't that always the case.

Mr. Liguori stated Harry, the bus is going this way.

Chairman Rogan stated when, Harry, when do you think we can have this all staked out for some kind of a site walk, before the snow flies.

Mr. Nichols stated absolutely, I think the building corners have been staked out.

Chairman Rogan stated okay.

Mr. Nichols stated and I believe the center of the driveway has already been marked, this was in anticipation of the Board going out for a walk.

Chairman Rogan stated it's not a very big lot, so...

Rich Williams stated okay.

Mr. Nichols stated now before you go out for a walk, let me confirm this tomorrow and I'll get back to you and let you know.

Chairman Rogan stated sure.

Rich Williams stated we need you to have it confirmed and Tommy, the applicant should be back and you know we'll take a look at it.

Chairman Rogan stated well we're not doing it Saturday morning, so.

Rich Williams stated we're not...

Board Member Taylor stated I would hope not.

Chairman Rogan stated no, we're going to wait until the widow makers fall down.

Board Member Brady stated you've got a little sawing to do, huh?

Board Member Taylor stated I've got a little sawing to do.

Chairman Rogan stated okay.

Mr. Nichols stated however, we are asking for a waiver from the Board on the, not the number of parking spaces but the size...

Chairman Rogan stated size.

Mr. Nichols stated of the parking spaces, we are requesting, instead of the 9 ½', we're requesting 9' with the exception of the few spaces that are parking head on towards Route 22.

Chairman Rogan stated Harry, could you do a calculation for us not necessarily by changing the plans and you don't have to do it tonight, telling me, telling us how many space you would have if you met Code, in other words...

Mr. Nichols stated yes.

Chairman Rogan stated you obviously wouldn't meet the Code but I don't think you're meeting it now with parking spaces, correct.

Mr. Nichols stated yes we are.

Chairman Rogan stated oh you are with the 9'...

Mr. Nichols stated with the number, with the number, we're actually 3 spaces over.

Chairman Rogan stated do if you could just give us, the Board a number for the next meeting of...

Mr. Nichols stated okay.

Chairman Rogan stated because in the past I've been a proponent of reducing the number of spaces but keeping the size, especially for us pickup truck drivers that can't seem to fit in these spaces.

Mr. Nichols stated okay.

Chairman Rogan stated if it comes down to 4 less spots, I think I'd rather be, I'd probably be in favor of that and keep them the appropriate size.

Mr. Nichols stated okay.

Chairman Rogan stated in fact I think we should make them 12' wide.

Mr. Nichols stated you have that much trouble with them.

Chairman Rogan stated well, me yeah, I probably do but you know, it depends on the price of gas, the gas price down, the vehicles get bigger.

Board Member Brady stated yeah.

Chairman Rogan stated you see some of those small, the ones you can fit in the back of the truck, then you can put 6' wide spots, you know. When gas hits \$8 a gallon, we'll all be driving mopeds so then you can really crunch them in.

Mr. Nichols stated bicycles.

Chairman Rogan stated yeah, anything from anyone.

Rich Williams stated if I could just jump in, in addition to the typical waivers regarding bedrock outcropping and trees which I'm sure Harry is going to be asking for, there are 3 waivers actually that the Board is going to need to consider, one has to do with driveway width, the width of the driveway has been reduced from 24' to 22', the width of the stalls which Harry has touched on and the parking lot grade, our code requires a 5% grade of parking, maximum grade and they are proposing areas that are up to 10%.

Mr. Nichols stated somewhat of a large differential between the front and the rear, the front being not the highest part, it actually goes up and then drops back down and what we have down with our grading concept is we're developing a scheme where it's balance the cut will balance out of with front, as part of Phase I, we are proposing to do a total earth work, rather than leave anything in an unsightly fashion before the second Phase comes along. We'll be stabilized, top soil and seeding would be the most appropriate, minimum amount of top soil because part of it will become a parking area in the future. The septic itself, we would probability build the total system, have it there and ready because once, once you start putting up structures and then try to get to the rear, there will be limited access to get to the rear, we are proposing coming through the loading bay, a driveway access which would be a, like an item 4 material, gravel, if there is something else the Board would have in mind that they would think is more appropriate, we certainly would consider that.

Chairman Rogan stated Rich, what was the third waiver you said, you said it was the width, the slope, what was the third one.

Board Member Brady stated the grade.

Rich Williams stated the driveway width...

Chairman Rogan stated slope was the width.

Rich Williams stated the parking stalls and the parking lot grade.

Chairman Rogan stated oh, so width the between the stalls, width of the stalls, width of the driveway between the stalls which is should as 22 feet, so we're at, we have a 9' wide stall, 22' driveway, 10% grade.

Rich Williams stated yeah but the stalls go like this, right...

Chairman Rogan stated these are 9...

Rich Williams stated right.

Chairman Rogan stated this is 22...

Rich Williams stated so you're going and this is 22, just so we're looking at this right.

Chairman Rogan stated right, yeah and this is 10.

Rich Williams stated right.

Chairman Rogan stated yeah.

Mr. Nichols stated and the depth of the stall is shown as 18'...

Chairman Rogan stated okay.

Mr. Nichols stated so it will be head-on parking for the most part against the curb line which...

Rich Williams stated I'm sorry the depth is 18'...

Chairman Rogan stated we have 20 and 18, 20 on the left, 18 on the right.

Rich Williams stated okay, so we've got 4.

Chairman Rogan stated 4.

Mr. Nichols stated 20 on the left because we can't take advantage of any overhang on the right we'd like to take advantage of it.

Chairman Rogan stated I asked you Harry whether this fit and you said it does but we've got 4 waivers.

Rich Williams stated well what Harry said I think is currently they meet the code requirements for the number of parking spaces.

Chairman Rogan stated yeah I know but when I said does it fit, I mean the cul, of the, the totality of this application but we've got to see it but it looks like everything is being crunched on.

Mr. Nichols stated we are proposing a, on the north side of the property, we are proposing a 3' high, maximum 4', it says in the detail, stone masonry retaining wall to make up the difference in the grade change that will take place with the re-grading because currently the slopes are not conducive the development and we have to be able to get down to the rear and provide a proper septic area as well as we are showing a small sediment basin the rear, it, due to the acreage it probably would not be required but we see the benefit of using the piece of land to create something that's going to control the sediment from the site. So we would, this would be required to meet 3,600 cubic feet of storage for sediment which is about 1 acre of land is disturbed according to the regulations but we would propose that this be put in and become a permanent feature. We are showing lighting, we have a low mounted fixture with a 12' mounting height, it's more of a decorative type fixture, and probably the type of light would be a metal halide, which is more of a white light.

Chairman Rogan stated you know what Harry, I think we've got enough detail at this point to move forward with a site walk and get a little better feel for this. Anybody have any specific questions at this time.

Board Member Taylor stated yeah, why do you have this blank corridor running along here, Harry, is this an offset that's required, why can't you move the driveway...

Chairman Rogan stated you mean where the retaining wall is or the opposite side.

Board Member Taylor stated no, the...

Rich Williams stated at the driveway entrance.

Board Member Taylor stated yes.

Rich Williams stated that's the property line.

Chairman Rogan stated no, he's saying...

Board Member Taylor stated no, no, he's got a...

Chairman Rogan stated you see the grading.

Board Member Taylor stated you have a difference between the property line...

Chairman Rogan stated it's this section between here and here.

Board Member Taylor stated this is the property line, right and this is your driveway.

Chairman Rogan stated it's for grading.

Mr. Nichols stated oh okay, we have a building setback that we have to meet and by meeting that setback, its more room than we need to provide access to get a loading bay in there, so we're just providing a little more separation between the property that's, I believe it's a residence that is on the left.

Board Member Taylor stated to do that you're reducing the size of your driveway.

Mr. Nichols stated but the driveway is a maximum, the width he's talking about the 22' is the driving aisle, it's located on the other side.

Chairman Rogan stated yeah but I think what Ron is saying though is rather, is and I think this is where he's going is, I'd almost rather try to get a shorter setback and gain on safety, on public safety because this is whatever it is, 40' and instead we make it 36' that's less of a, that's a better way to go and gain the space here, it would be more supportive for public safety to inch this over, I think that's what you're...

Rich Williams stated but you've got an existing structure there.

Mr. Nichols stated we have, yeah.

Chairman Rogan stated oh this is all existing, the white.

Rich Williams stated no, the blue.

Chairman Rogan stated what.

Mr. Nichols stated half of the blue is the existing structure.

Chairman Rogan stated let's get out there and take a look, I think that's where we're at.

Mr. Nichols stated yeah.

Board Member Taylor stated but, okay what Shawn's, that's where I was going, I mean but your proposed main structure which is constraining the parking here...

Rich Williams stated it's going to open up in the back but you're still going to have the same issues in the front.

Chairman Rogan stated the existing one story looks so tiny.

Board Member Taylor stated so but you could slide it over, if you slid it this way, I don't know what this, south...

Chairman Rogan stated yeah.

Mr. Nichols stated south.

Board Member Taylor stated if you slid it south, then it gives you space here, you've got this space here that you're not using...

Chairman Rogan stated the existing building...

Mr. Nichols stated no I understand but again that would require a variance.

Chairman Rogan stated well yeah but I'd rather...

Board Member Taylor stated but you're asking for a waiver...

Mr. Nichols stated is that a waiver from the Planning Board or is that a variance from the Zoning Board.

Chairman Rogan stated no, it's a variance, right, it's a variance.

Rich Williams stated what.

Chairman Rogan stated if we were to shift over closer to the side yard setback, that's a variance.

Rich Williams stated if it doesn't meet the setback requirement, it's a variance.

Chairman Rogan stated yeah but I think the point is that this existing 2 story building and existing 1 story with the new roof, is 25% not even of the entire application and that part doesn't impact on the drive aisle as much as the proposed 1 story office and retail, the five, the 5,000 square foot. Let's kick around some ideas because I think that that's worth looking at and I would certainly be supportive of encroaching on the side yard to gain on the drive, without narrowing down the building and further, so just the thought but I think you were on the right track Ron.

Mr. Nichols stated well we certainly would have no objection to that.

Chairman Rogan stated you used a pencil when you drew those right, you have an eraser on that pencil.

Mr. Nichols stated I wore the eraser out before I wore the pencil down.

Chairman Rogan stated very good, very good, anything from anyone else, no.

Andrew Fetherston stated how many full time employees, I'm asking because of the well, the commercial well, any idea.

Mr. Nichols stated well typically, let's see we have about, we're required 36 spaces so that would be 6,000 square feet of building at 5 per thousand, we're a little more than that. We're providing the 36 spaces, how many employees, I would say you would have maybe 10 employees at the most.

Andrew Fetherston stated okay.

Mr. Nichols stated specifically the small retail stores whatever they might consist of would only have 1 or 2 employees, East Putnam is going to be occupying the existing building which is being renovated and that certainly, he has not had a very high employment in his company so they would be a small usage and it works out to be about 1 person per 200 square feet.

Andrew Fetherston stated okay.

Mr. Nichols stated in gross building area.

Andrew Fetherston stated okay, thank you.

Chairman Rogan stated okay, all right Harry.

Mr. Liguori stated Harry is this the limit of the septic area, this line, the outer box.

Mr. Nichols stated the outer line is the bottom of the grading yes, we're putting in 2 feet of fill, we hit rock at 5 feet.

Mr. Liguori stated okay.

Mr. Nichols stated so that's the new plan, that's the outside line then to have 10 foot before you get to the trenches, everything in accordance to the Health Department, 3 on 1 slope...

Chairman Rogan stated is this top of slope, this dotted line.

Mr. Nichols stated yes.

Chairman Rogan stated and your trenches can go right to top of slope or they have to be 10' in.

Rich Williams stated this way, it should go...

Chairman Rogan stated yeah, 2' fill pad.

Mr. Nichols stated no, this is actually the outline of the septic...

Chairman Rogan stated oh the trenches.

Rich Williams stated this is just the concept plan.

Mr. Nichols stated so 10', that's the 10' required plus...

Chairman Rogan stated all right, so this, you're saying this is like 20' from here to here, you have your scale.

Andrew Fetherston stated here you go guys.

Board Member Taylor stated scale.

Andrew Fetherston stated its 20'.

Chairman Rogan stated here, this is 18' scaled right here and that's not 18', that's 10'...

Mr. Nichols stated that's 20'.

Chairman Rogan stated oh its 20', it can't be 20', 20' from the property line.

Mr. Nichols stated what's the scale...

Chairman Rogan stated you're on 40 scale, it's 10.

Mr. Nichols stated it's 10.

Chairman Rogan stated so that's 10' from your toe of the slope...

Mr. Nichols stated this is to the center, here's the slope, this is the slope here I'm sorry...

Chairman Rogan stated so the toe of the slope is at the property line, I see.

Mr. Nichols stated this is, the toe of the slope is at the property line.

Chairman Rogan stated okay, top of the fill...

Mr. Nichols stated top of the fill and this is the beginning of the actually structures.

Chairman Rogan stated okay, so the inside dotted line is the actual absorption...

Mr. Nichols stated that's correct.

Mr. Griffin stated I'm just curious, hey Harry, what am I looking over here, what is this, these boxes.

Mr. Nichols stated those are just gradients.

Chairman Rogan stated no you're looking on the other side here.

Mr. Griffin stated flower beds, I'm on the same side as the pond.

Chairman Rogan stated he's on the narrow side.

Mr. Nichols stated those are contours

Chairman Rogan stated just your grades.

Mr. Griffin stated no, they're nice rectangular boxes.

Mr. Nichols stated which ones.

Board Member Taylor stated no, they're contours.

Chairman Rogan stated those are your grades, your contours.

Mr. Nichols stated those are my contours.

Board Member Taylor stated he's recreating contours.

Chairman Rogan stated he's coming...

Mr. Griffin stated oh you're going to put retaining walls or something in here or just grade it out...

Mr. Nichols stated no, we're stepping the building...

Mr. Griffin stated okay.

Mr. Nichols stated and there will be walls, there will be for instance, the lower portion, the southerly rear portion is a very, is like off, will be for one use...

Mr. Griffin stated oh okay...

Mr. Nichols stated for a sporting type usage...

Chairman Rogan stated okay.

Mr. Nichols stated and that will be a concrete building.

Chairman Rogan stated okay, let's move along, I think we've pretty well hammered this for tonight, okay...

Mr. Liguori stated Andrew, do you have minimum separation distance between impervious surface and septic system, I'm only asking...

Mr. Nichols stated 10'.

Chairman Rogan stated from here...

Mr. Liguori stated 10' okay.

Andrew Fetherston stated I don't think so...

Chairman Rogan stated okay.

Mr. Liguori stated it's not.

Rich Williams stated impervious coverage and septic.

Andrew Fetherston stated no, I don't think so...

Mr. Nichols stated if you have a driveway, you have to keep it 10' away from the actual trenches.

Andrew Fetherston stated I don't know if there's a number but common sense you don't want a vehicle to stray on to it.

Mr. Liguori stated yeah, I was just curious.

Mr. Nichols stated Health Department typically looks for the 10' separation.

Andrew Fetherston stated yeah, I think it's more, not written.

Mr. Liguori stated I was thinking you know, stall width, you can bump out, even just two more spots, if you can caddie the septic just a little bit, you can get the two spots you can achieve the stall width on at least one side of the parking lot, which you know, there's some grade issues down there but...

Andrew Fetherston stated it could be kicked out if it was a wall...

Mr. Liguori stated right just a bump.

Andrew Fetherston stated yes.

Mr. Nichols stated we could get rid of the three extra spaces and we could make it 9 ½.

Chairman Rogan stated let's do that.

Rich Williams stated I think we go back to what Shawn says, we've got a lot issues here to still look at.

Mr. Nichols stated yeah, we're going to look at it and get the answers back to you.

Chairman Rogan stated alright Harry, your lovely bride is waiting for you to go.

Mrs. Nichols stated there's no hurry, there's no heat there.

Chairman Rogan stated there's no heat, she's waiting to go take karate lessons down in...

Mr. Griffin stated waiting for you to take her out to a nice dinner in Brewster.

Mr. Nichols stated no heat, no electricity.

Chairman Rogan stated alright Harry, we're going to move along in fairness to the other people, thank you.

Ted Kozlowski stated good night Harry.

Mr. Nichols stated no approvals tonight.

Chairman Rogan stated no.

Rich Williams stated you want to take care of the first two real quick.

Chairman Rogan stated yeah sure.

Mr. Nichols stated is there a review memo on this.

Chairman Rogan stated no, the power's been out Harry, you were taking notes while you were, weren't you.

Mr. Nichols stated yes.

Chairman Rogan stated okay great.

Mr. Liguori stated and Andrew's from Jersey so, you can...

Andrew Fetherston stated no, I'm not.

Mr. Liguori stated I'm just teasing.

Andrew Fetherston stated I've got power.

Chairman Rogan stated take care, good evening.

Mrs. Nichols stated thank you for letting me sit in.

Chairman Rogan stated absolutely.

Mr. Griffin stated a couple more storms Andrew, you'll have ocean front property.

**1) HARMONY CHIROPRACTIC – Sign Application**

Applicant did not appear.

Chairman Rogan stated Rosemary Osborne and Edward Cook, this is...

Rich Williams stated alright, you're doing Harmony Chiropractic.

Chairman Rogan stated Route 22, okay.

Rich Williams stated this is up by the bicycle shop that we just approved the sign for, Patterson Nursery...

Chairman Rogan stated okay.

Rich Williams stated they are going to occupy a portion that is currently occupied by the massage parlor that's up there and he's looking to...

The Secretary stated she, she...

Rich Williams stated put up a sign on the building, the building's got 60 linear feet, so he's actually permitted 75 square feet in signage...

Chairman Rogan stated she.

Rich Williams stated he's proposing 15 square feet.

The Secretary stated she.

Chairman Rogan stated okay.

The Secretary stated it's a she.

Rich Williams stated excuse me.

The Secretary stated she.

Rich Williams stated she, what did I say, he, she.

Chairman Rogan stated so Dr. Lisa, she is, so the sign is well within code. Any lighting on this or is it existing.

Rich Williams stated the original application came in as a free standing sign and there, it wouldn't have met the code requirements, so we explained that to them, ultimately they amended the sign application put the sign on the building, the original sign application, the free standing sign, they showed that it was going to be solar powered lighting. They are still, they have carried that over onto this existing application but I'm not entirely sure they're going to do solar mounted, solar lighting on the sign if it's going to be building mounted and I was hoping they were going to be here so they could answer that but that's what the application says, is solar powered lighting.

Chairman Rogan stated well let's approve it with the solar lights and then if they have to do something...

Mr. Houseworth stated Armaclad is here.

Rich Williams stated okay, just two seconds.

Chairman Rogan stated if they have to do something else, then they'll have to come back.

Rich Williams stated I guess they flew in.

Mr. Griffin stated wow, I wonder if they parachuted in...

Chairman Rogan stated anything, seems reasonable, okay...

Board Member Taylor stated contingent on appropriate lighting.

Board Member Brady stated this.

Board Member Taylor stated yes.

Chairman Rogan stated in the matter of Harmony Chiropractic, I make a motion that the Planning Board grants a negative determination of significance of SERQA and approves the sign application for the chiropractic office located at 3194 Route 22 for the sign as submitted, not to exceed 15 square feet and to include solar lighting at this time. Second...

Board Member Taylor seconded the motion.

Chairman Rogan asked for all in favor.

Board Member Brady	-	aye
Board Member Taylor	-	aye
Chairman Rogan	-	aye

Motion carried by a vote of 3 to 0.

## 2) **RICARDO RIBEIRO – Fill Permit**

Applicant did not appear.

Chairman Rogan stated Ricardo Ribeiro fill permit, he's getting the material from Paddock View, so that's good.

Rich Williams stated this is one of the lots in the Astro Subdivision...

Chairman Rogan stated oh, big house.

Rich Williams stated it's currently a vacant lot, it's up in the back.

Chairman Rogan stated oh okay.

Rich Williams stated they are proposing to put in, to cover an area 50' by 110' or 5,500 square feet...

Chairman Rogan stated you say up in the back of Astro, not up in the back of the house, right.

Rich Williams stated up in the back of the Astro Subdivision, the fill is going in the front of the house.

Chairman Rogan stated got it.

Rich Williams stated in comparing their drawing with the approved I saw that they're proposing a shift in the driveway, so the current, their proposed driveway is not going to line up with the driveway cut, so we're going to have to deal with that.

Chairman Rogan stated okay.

Rich Williams stated if the Board finds favorably, we'll deal with that separately from this application.

Chairman Rogan stated that's fine, okay, it's not a tremendous amount of fill.

Rich Williams stated there is nothing on the application that was submitted showing the existing floor elevations, so I'm assuming that the house is going to be put in with the floor elevations as they were shown on the plan, in which case the 4' of fill shouldn't really be an issue.

Board Member Taylor stated why are they putting fill here.

Rich Williams stated to level out the front.

Chairman Rogan stated grading.

Rich Williams stated it's a sloping lot that slopes in the back.

Board Member Taylor stated okay.

Rich Williams stated and there is probably about a 6' drop from the road to the house location.

Chairman Rogan stated and you said this is a vacant lot, currently.

Rich Williams stated it is currently a vacant lot.

Chairman Rogan stated so this will be done by the builder and it's going to be done as they develop the lot.

Rich Williams stated I'm not exactly sure of the timing of it all, which is one of the questions that I have, I mean they are basically bringing in fill and it is certainly good fill if anybody's seen it, it's really good fill...

Chairman Rogan stated it's like all sandy material.

Rich Williams stated it is not certainly top soil, it is not going to be covered, it's not going to do well growing grass.

Chairman Rogan stated the control measures that we have in this case is that it's a vacant lot and they're going to be building a house, so the C of O, ultimately, if they screw up anything with this fill pad, anything too close to the property line, the slope on the grade where they go from the fill back to the existing grade, we can, that can all be watched by the construction process.

Rich Williams stated well certainly we can watch it but I would ask the Board that they impose the conditions of there being erosion controls put into place and that at least a 4' layer of top soil be placed when the fill is put in place...

Chairman Rogan stated how many...

Board Member Brady stated 4'...

Rich Williams stated 4", I'm sorry.

Chairman Rogan stated thank you, I'm like damn.

Rich Williams stated 4" is good...

Chairman Rogan stated you're going and doing a garden in the front yard.

Rich Williams stated and seeded and stabilized because if they don't build out there for 2 years, I don't want to be looking at bare soil.

Chairman Rogan stated and what's the code on grade, on catching back to grade, 1 on 1, 2 on 1.

Rich Williams stated our code prefers 3 on 1 but we'll take 2 on 1 if we have to.

Chairman Rogan stated well no, we shouldn't have to take 2 on 1, in this case.

Rich Williams stated but they're going to ultimately have to grade this lot out, according to the plans, so it's not going to be an issue.

Chairman Rogan stated 800 yards on a big lot like this, is not a tremendous amount of material.

Rich Williams stated yeah, no.

Chairman Rogan stated and it's good clean material, I drove past there the other day and it looks like all sandy soil they're digging out of there, out of Paddock.

Rich Williams stated it is, it's very sandy soil, and it's beautiful.

Chairman Rogan stated yeah just beautiful.

Andrew Fetherston stated except for the rock.

Chairman Rogan stated well, that's where the sand comes from right.

Andrew Fetherston stated yes.

Chairman Rogan stated all that friction.

Rich Williams stated rock the little things.

Chairman Rogan stated Ed, anything.

Board Member Brady stated no, I'm good.

Chairman Rogan stated Ron.

Board Member Taylor stated no, contingent upon...

Chairman Rogan stated okay, fill permit, we need SEQRA on that Rich.

Rich Williams stated yes, you probably should.

Chairman Rogan stated Ricardo Ribeiro, 10 Foxwood Terrace, that's not the address though of the lot, it's Astro, right...

The Secretary stated its 57 Vista Lane.

Rich Williams stated 57 Vista Lane.

Chairman Rogan stated 57 Vista Lane, move that the Planning Board grants a negative dec. and approves the fill permit not to exceed 800 cubic yards and the fill coming from the Paddock View Estates, clean fill, erosion control to be placed at the time the fill is brought in and to be finished with 4" of top soil and seeded, so moved.

Board Member Brady stated I second it.

Chairman Rogan asked for all in favor.

Board Member Brady	-	aye
Board Member Taylor	-	aye
Chairman Rogan	-	aye

Motion carried by a vote of 3 to 0.

Chairman Rogan stated okay, we can get our guests in here.

##### **5) GENOVESE SITE PLAN – Discussion**

Mr. Burt Houseworth of the Putnam County IDA, Mr. Joe Buschynski of Bibbo Associates, and Mr. Mike Pabon of GFS/Armaclad were present.

Rich Williams stated I guess they flew in.

Mr. Griffin stated where the really smart kids are, I'll just hang here.

Rich Williams stated do we need chairs.

The Secretary stated no.

Mr. Houseworth stated you know I'll sit here.

Mr. Liguori stated hey Burt.

Mr. Griffin stated hi Burt, hi Joe.

Mr. Buschynski stated how are you.

Board Member Taylor stated that one's low to the ground.

Mr. Liguori stated that's okay.

Chairman Rogan stated how are you Mr. Buschynski.

Mr. Buschynski stated very well, thanks.

Chairman Rogan stated just make sure you speak up tonight.

Mr. Houseworth stated Mike Pabon and Mike Pabon junior.

Board Member Taylor stated a real time huh.

The Secretary stated I'm sorry, I was sweating and it was not okay, you can close it, its fine.

Mr. Griffin stated we'll get you...

The Secretary stated do you need me to move.

Chairman Rogan stated no, you're fine.

The Secretary stated bumper chairs, be careful.

Rich Williams stated before we get going here, Ron...

Chairman Rogan stated Ron.

Board Member Taylor stated yeah.

Chairman Rogan stated you almost knocked the coffee.

Rich Williams stated Mike, you want a plan, Mike, Rich.

Mr. Houseworth stated hey how are you doing.

Rich Williams stated glad you came in.

Mr. Pabon stated 2 hour wait in the City...

Rich Williams stated I told you it wasn't going to be a big deal.

Mr. Griffin stated no it's not, it's up to the chairman, I'm not running this meeting, Mr. Chairman, Shawn...

Chairman Rogan stated yes sir.

Mr. Griffin stated Mr. Houseworth would like to be leadoff batter.

The Secretary stated introductions please, I don't know who anybody is.

Chairman Rogan stated make sure you state your name for the record so that Michelle can get everything into the minutes.

The Secretary stated and please speak up.

Chairman Rogan stated and just make sure you speak up so we get you on microphone because if we don't pick you up on the record, we usually deny the application, so you need to use your outside voice.

Mr. Houseworth stated my wife says I shout.

Mr. Griffin stated well now's a good time.

Mr. Houseworth stated my name is Burt Houseworth and I am the CEO of Putnam County Industrial Development Agency and we have been working with the GFS/Armaclad group for nearly two years and the development of what we consider to be one of the most exciting and important projects in developments in Putnam County in many, many years. If I may, I'd like to take two or three minutes just to give you a little background on the general plan and then Joe Buschynski will cover the plan, the area which is being consider and the manner in which is it likely to be developed. As I said, it's a very exciting development for Putnam County, not only does it represent a significant entry into the energy or sustainable energy efficiency category but it is also a three Phase development with the first project constituting a 70,000 square foot manufacturing plant to manufacture energy efficient windows, we call it fenestration, do we not...

Mr. Pabon stated fenestration.

Chairman Rogan stated excellent.

Mr. Houseworth stated okay, GFS/Armaclad, GFS is Mike Pabon, he's president, Armaclad is a Chicago based corporation who is partnering with Mike Pabon and it becomes GFS/Armaclad. Armaclad has been in the business for a number of years and their first project will be to develop a 70,000, is it 70 or 72 now...

Mr. Pabon stated 70.

Mr. Houseworth stated 70,000 square foot plan on a site at, I believe is 2160 Route 22, on a 17 acre plot and I think you're probably looking at the scale plan. The first plant will be developed ideally within the next 6 to 9 months, they then intend to work on the 60 acre site that is immediately behind the 17 acre site that they are now in contract...

Mr. Pabon stated no we're in contract with the 17 [acres] and we're looking to acquire the 60 acres behind it.

Mr. Houseworth stated if they are successful, they'll develop the second plant which is a 65,000 square foot facility to support state of the art pultrusion and then after that they are looking to develop a third plant, so it will be like year one, year two, two and a half and maybe year three, three and a half, we don't know exactly...

Chairman Rogan stated can I interrupt you for a second...

Mr. Houseworth stated you can always interrupt me, sir.

Chairman Rogan stated those, that extra acreage you said is behind this property, meaning it doesn't have road frontage on [Route] 22.

Mr. Pabon stated ah...

Rich Williams stated it does not, it would be the Taggart Subdivision.

Chairman Rogan stated okay, so would access be via this roadway to the secondary parcel.

Mr. Pabon stated we haven't even considered that yet.

Chairman Rogan stated okay, then the reason I ask is because if that's the case, we want to make sure that this access brought up to exactly what we would need, I don't want to be in a position where we say great, we have 60 acres...

Mr. Pabon stated right.

Chairman Rogan stated but this is not going to handle the traffic, so let's make sure we think that through...

Mr. Pabon stated right, sure.

Mr. Houseworth stated my opinion Jim, is that you really need to look at it as though it must handle the pass through traffic because until we identify that they clearly have access to Route 22 through another source, then they have to come through that property.

Chairman Rogan stated okay.

Mr. Houseworth stated but there is 17 acres and that is an abundant size parcel I believe to handle...

Chairman Rogan stated okay.

Board Member Taylor stated but there is a wetland that runs right down through the middle of it, so...

Mr. Houseworth stated the third facility, which...

Chairman Rogan stated okay, go ahead.

Mr. Houseworth stated the third facility is, would be a 50,000 square foot facility to be utilized to research and development, research and development for a biomass fuel production facility and there they expect to grow certain plants and convert that to biomass fuel. The employment Phase I would 105 associates, Phase II and additional 98 and Phase III 75 to 100 associates, so we're looking at something close to, in excess of 300 hundred employees over the three projects. The project has been awarded 1.9 million in grants and tax credits from the state of New York, we have that in writing. Armaclad's Ron Spielman, who is president and CEO, is located in Chicago, as I explained has been operating in fenestration design and fabrication for over 40 years, Armaclad established a subsidiary called Sound Solutions in 206 to specialize in commercial fiberglass and they have done work with the homeless, the residents, the city I guess it is and state owned residences in Boston and New York for the homeless, replacing windows and doors and other such things. In the last three years the Armaclad/Sound Solutions has done an excess of 50 million in sales, so it's a good, clear, strong financial background. Mike has more than 20 years working in fenestrations with industry leaders such as Chevron, Texaco, Cummins Metropower and Superseal/Veha Windows...

Mr. Pabon stated Veka.

Mr. Houseworth stated well I got an h where it should be a g. Ron Spielman, president and CEO of Sound Solutions and Armaclad Windows and Doors, 40 years' experience in fenestration field. Mike Stover, executive vice president, 7 years in fenestration industry managing revenue and cost forecasting market and operations, Jon Neely vice president of engineering and tech services, 25 years' experience and Larry Wedoff, vice president manufacturing plant manager with 25 years, so they have a strong team, a strong financial background, I have received a very solid business plan which I will be glad to, with your permission, circulate copies at the proper time.

Mr. Pabon stated we're going to give everybody a copy of this plan, it's a little antiquated now because this is actually a year old and a lot has happened but we will give you an updated version of all of this because it's going to be more of an overview of all three Phases. What you're going to see, now, you can give that, my son, Michael...

Mr. Houseworth stated one last comment about that, excuse me...

Mr. Pabon stated okay.

Mr. Houseworth stated right, Shawn, the IDA has induced this project and we are prepared...

Chairman Rogan stated has what, induced...

Mr. Houseworth stated induced, the IDA, the Industrial Development Agency reviews business plans, reviews the plan overall, looks at the financial and we pass it through our legal staff, both administrative staff, Shawn and the bond underwriting staff and we are prepared to underwrite 13 million dollars in bonds to support the project, 10 million of which will be tax exempt and I already have the allocation from the state. So a lot of activity and a lot of things have been done and I believe we're coming to you with a reasonably, good strong organization, good strong financial backing and we'll leave it up to them to tell you about the specifics.

Chairman Rogan stated thank you.

Mr. Houseworth stated thank you for your time.

Mr. Pabon stated for the record my name is Mike Pabon president of GFS/Armaclad, first of all I want to extend my apologies on behalf of my partner Ron Spielman, who was scheduled to be here before Hurricane Sandy happened, he was going to land here with our director of operations in Laguardia and of course we all know what happened then, so...

Chairman Rogan stated the best excuse he'll ever have.

Mr. Pabon stated so much for that...

Mr. Houseworth stated he'll come by boat now.

Mr. Pabon stated GFS/Armaclad is when Burt says it's a fenestration, fenestration basically is a term, is an industry term for openings, of course you guys know what fenestration is, who am I talking to over here, the folks, the architects, engineers who understand what the terminology means.

Chairman Rogan stated I have no idea.

Mr. Housewrth stated Shawn wants you to explain it.

Chairman Rogan stated fenestrations...

Mr. Pabon stated fenestration is basically an all-encompassing term that talks about the openings in building structures, feel free to jump in Joe if you want, such as windows, doors and the like and that's what we do, we are not, we do not, this particular project is for fiberglass fenestration, we'll be building fiberglass, high-performance fiberglass, we're working, one of our material partners, our biggest material partner is Bayer Material Science, they are multi-national, multi-conglomerate, multi-billion dollar corporation and the reason they want to be our material partner, is not only because they want a market entry into the State of New York and to be near the city but because of our Phase III, they are very interested in the IP, the technology that we're developing for this particular project so I will just go through the first Phase. The first Phase is basically fenestration, what Burt was mentioning in terms of some of the projects that we've done, Boston Housing Authority basically came to us because they wanted to, if you look at the executive summary, you'll see pictures of basically 20, 22 story buildings, this is indicative of many of the housing authorities but basically what they are trying to do is they foot the bill, they pay the electricity costs, they pay the utility costs and what's happening is that the very aluminum windows that many multi-family buildings have, many high rises have, are very thermally inefficient, everybody knows this but they didn't have a alternate technology that they can turn to because of vinyl can't do it because of it's, not because we can't reinforce vinyl but because of the E-84 standards, meaning high flame spread, and of course smoke density, so you can't use vinyl and besides the environmentalist will rail against it because of the toxins when it burns, alright, fiberglass doesn't have those issues, it's stronger than aluminum, it will last 50 years, it's about, our product is about 33 to 50% more thermally efficient than the aluminum that's out there right now. For the high rises as well as for the commercial establishments, Boston Housing Authority basically got 63 million dollars from HUD, from the Federal Government, to embark on an energy conservation project and they chose us above all other because we're one of the few that have the technology for high rise at an affordable cost and that's an important issue when we went to NYSRDA and when we met with the governor's people. NYCHA, which is the largest housing authority in the country, here in New York City, as you'll see through some of the executive summary, came to us also at NYCHA to create a design specific for their needs and we've done that. The ACR, New York States Housing Authority, also came to us and wants to use our technology and integrate it into the tens of thousands of multi-family buildings that they have because they recognize that there are 10's of millions of dollars that they will save in energy...

Mr. Houseworth stated is your hand in the process.

Mr. Pabon stated yes, not all of it, a lot of it is and that's the primary issue why this is a safe bet because Phase I, it's not something we're going to create, in terms of all of these agencies wanting us to design and integrate our product line and our technology into their housing stock, that's something that we already have, it's already out there in the market, what we're going to do, is we're creating the 2.0 version here in Patterson, with the permission of the city, I mean rather with the township, and the approval of the Board and of course with the tenacious help of people like Burt Houseworth, this gives us an opportunity, this particular plan gives us an opportunity to get started right away versus where we were looking at which is quite frankly in the Town of Southeast because of the geographic location and access to major roads such as 684 and 84 but long story short, we're here and this gives us an opportunity to be here and get started sooner rather than later and for our technology for what's happening in the Federal Government and what's happening in New York State Government, the monies are available and support is available right now and the technology has to be out there now, Phase III, very quickly, Phase I is a simple one because basically

it's fabrication, we're just going to fabricate the fiberglass lineals that we're going to source from elsewhere and we're going to source it from elsewhere because we don't have a pultrusion plan available that will build the complex lineals that we need, I wish I would have, if I would have known we were going to have this much time, I would have brought you some lineals so you can see exactly what they look like...

Mr. Liguori stated these are the areas around the glass, right.

Mr. Pabon stated right, it's the framing, the framing, those like those framings that you see there on say aluminum are very simple designs, when you see our lineals, they are very complex designs and it's even harder to build those complex designs in fiberglass, so there's special machinery, where I can get a lineal design or shape made for let's say a couple of thousand dollars, it would literally take us maybe about a million dollars to do the same pultrusion, so it's the reason why you don't see a lot of players in this market, you have the Marvin's, you have the Andersen's, but they are in residential, they don't have the commercial lines like we've established, we've made that investment, we made the investment early and we're going to continue to make that investment with the support of people like Burt Houseworth and the IDA and New York State Government, who are very supportive. Mario Cuomo, was one of the first, when he was the secretary of HUD under the Clinton Administration to recognize that fiberglass was going to be an important player in the building industry.

Ted Kozlowski stated you mean Andrew Cuomo.

Mr. Pabon stated Andrew Cuomo, I'm sorry, what did I say Mario for, and so Andrew Cuomo made it very clear to HUD that they should support this technology, the only thing that held this technology back was price, so you can go to a luxury house anywhere and find beautiful fiberglass windows made by Andersen, Gelwin, Marvin, you know all the major players out there but you're not going to find, they will cost you literally 600, 800 dollars a window, where as our method, our means, our technology is going to allow us to make windows for the affordable housing industry which are the last whoever have energy star and energy conservative, conservation products at an affordable cost. Better still the government is willing to provide tax credits for that conservation, so all of that means that the more products we sell in our factories, in Putnam County, the more people will be hired because that will make, obviously make more sense because the only reason why NYSRDA and DHCR and NYCHA were concerned about using our technology, they were concerned about not having the capacity. We can't build everything in Chicago, there's just not enough capacity there so we have to open up a new factory and this made the most logical choice, so when we brought this idea to people in Albany, they were excited, they were thrilled you know about doing something here in New York State, to be quite frank and honest with you, we started in Glen Falls, right next to Albany, great IDA, great people but the logistics were all wrong, our biggest customers are in New York City but we didn't want to be in New York City, so logistically this is an ideal place.

Chairman Rogan stated we don't want to be in New York City either.

Mr. Pabon stated I just came from New York City, trust me you don't want to be in New York City right now.

Chairman Rogan stated now do you sell through dealers or do you sell through places like Home Cheap, Home Depot I'm sorry.

Mr. Pabon stated we are, we are, we are manufacturers, we sell to everyone.

Chairman Rogan stated okay.

Mr. Pabon stated so this doesn't displace, this is only going to augment, the window installers out there, the contractors, this distributors are going to have something more to sell, better to sell, just open up a whole other market for them. Now Phase II is pultrusion, Phase II is making the lineals that are required in fabrication and that's where Bayer Material Science comes in and that's why they're very excited about partnering with us and Phase III, very quickly, is I'm going to show you something and just pass it around because I only have two copies, what you're going to see on the colored copy is basically what you see there are the raw materials, commodity chemicals, secondary commodity chemicals and the intermediates and then what, at the end of all of that, those chemicals, what they normally, petroleum based products usually make, whether its textiles, supplies, transportation, goods, housing, recreation, communications, now what's going to happen in Phase III with our partner, which is Pure Vision Technologies, will be that we will be taking a biomass feed stocks which is going to be a miscanthus grass and we're going to take that grass and we're going to use that as an energy crop and what's going to happen is that through the process that patented, through Pure Vision which is a Phase III partner with us, we're going to be taking the C4 and C5 carbon sugars and creating a lot of those intermediates that are now used through petroleum based products. So we're going to replace what's not being used with oil, as you can see there, and we're going to use a sustainable, green, responsible product that is going to create paint, resins, siding, aluminum, fuel if we want but more importantly, the reason why we're involved and Bayer Materials is involved is because they want us to create some of the resins that they are now acquiring from petroleum based products and that's where the excitement is in Phase III, the USDA asked if they can partner with us as well, so we're considering working with the USDA because it would give us access to 60, 70% guaranteed loans because they are interested in the agricultural part, they are interested in the fact that a lot of farmers can take this perennial grass and grow it on marginal properties, it's great for the wetlands also, so it's sort of like a win-win for all of us but right now, one thing at a time, Phase I, fabrication, Phase II pultrusion, Phase II is the biomass and bioengineering which then will create a multitude of products and when we say 75, 100 jobs that's conservative because if we do this right, it could be 200, 300 just in Phase III alone, yes sir...

Board Member Taylor stated now these resins that you'd be creating, are these resins you'd be using in your pultrusions.

Mr. Pabon stated we're only going to create the intermediates of those, of what we need for those resins, then we would ship that to people like Bayer Material Science who actually create the resins for us, what the USDA and the Federal Government has done, has said that for those resins now that are now 100% made from poly oils and petroleum based products, they said to us, they've actually created a program, not just to us but everyone in fenestration industry, any industry actually, anyone that can replace petroleum based products okay, with sustainable green chemicals, they will and it has to be 25% of whatever it is that you're making, they will give you a special designation which is a bio-based stamp which them means basically, you just to the heard of the line in procurement.

Board Member Taylor stated alright, so the short answer is ultimately yes, it will be, it will go into your pultrusions.

Mr. Pabon stated yes, that's the, the idea here is to create a completely green product...

Board Member Taylor stated *inaudible – spoken over*.

Mr. Pabon stated and take away from what is now being use through petroleum and create it through energy props or biomass.

Board Member Taylor stated now these grasses, can they be grown here.

Mr. Pabon stated yes and we have a brand proposal in right now to the USDA for that feasibility study to ensure that but let me make it perfectly clear, there is already another player which I'll be happy to send you an e-mail on that's already in New York State, actually a little bit further upstate that is trying to partner with many of the agricultural farms over there to do this but they're only interested in using these grasses to create fuel because they are being subsidized by an oil company, so they just want to get their foot in the door because they see this as a tremendous market that may open up.

Mr. Houseworth stated in my opinion this will be a state of the art project and a model to the state and it will bring great credibility to this County.

Mr. Pabon stated and revenue.

Mr. Griffin stated what's it going to smell like.

Mr. Pabon stated it's not going to smell, it's going to smell like grass, I mean, we're low voc's...

Mr. Griffin stated I mean you're talking, talking about a lot of fiberglass, you're talking about a lot vinyl production...

Mr. Pabon stated no, there's no vinyl, no vinyl...

Mr. Griffin stated okay well...

Mr. Pabon stated no voc's...

Mr. Griffin stated production, heavy electric heat, production area must be plumb for air along with state of the art ventilation and vacuum system for nuisance dust control.

Mr. Pabon stated right.

Mr. Griffin stated yeah, what are you going to be, I'm just wondering because there are residential neighborhoods, not far away from there.

Mr. Pabon stated there is no, whether it's aluminum lineals that you cut, whether it's wood windows that you're making, like anything it creates dust, when you're cutting because it's basically, even this, you know you cut it and then you snap it together and whether you're screwing it or whether you're welding it, whatever the case may be, when you make that cut, there is dust, so there is only nuisance dust, our state of the art vacuum control basically eliminates dust, not because there's any danger to the community at large, it's for our workers, it's to make sure that you know, they don't have to walk around with masks or anything like that, so it's...

Mr. Griffin stated so fiberglass and all of that, is...

Mr. Pabon stated our fiberglass has to styrene...

Mr. Griffin stated okay.

Mr. Pabon stated this is not fiberglass like in fiberglass with styrene and cancer...

Mr. Griffin stated I'm looking at your list here and there's a lot of funky chemicals on here.

Mr. Pabon stated but look at what you're looking at, petroleum based products.

Mr. Griffin stated right.

Mr. Pabon stated this is what we're, which one is it, it's out there somewhere, ours is the green version, it's over there, okay, no voc's, no styrenes, no harmful chemicals.

Mr. Griffin stated oh okay.

Ted Kozlowski stated can you just, you know I'm a little lost here, this proposed building, what's going in it.

Mr. Pabon stated fabrication only, that's just to make the windows, same thing with what we're doing in Chicago right now and...

Mr. Griffin stated now there's a site walk for you.

Chairman Rogan stated that's what we just said.

Mr. Pabon stated you know that's, that's, that's, that's it.

Mr. Griffin stated I've had some great steaks in Chicago...

Ted Kozlowski stated so you're basically, your workers, your people that will be working there are going to be constructing things...

Mr. Pabon stated right, construction, fabricating basically, just like a tinker toy, you just put it together, put the IG in, which is the glass...

Ted Kozlowski stated this is not the manufacture of chemicals.

Mr. Pabon stated no, absolutely not.

Chairman Rogan stated not in Phase I.

Ted Kozlowski stated so there's, well okay, Phase II...

Chairman Rogan stated this plan in front of us is Phase I, Phase II and Phase III are a separate property.

Mr. Pabon stated right.

Chairman Rogan stated contiguous or not, it's a separate property, not an application before us at this point.

Mr. Pabon stated right, absolutely not.

Chairman Rogan stated just so we're more clear.

Mr. Pabon stated this is just real straight, clear, clean...

Chairman Rogan stated you're just giving us kind of an overall...

Mr. Pabon stated a building to basically bring...

Ted Kozlowski stated assemble.

Mr. Pabon stated assemble, it's an assembly line, it's straight up line by line assembly line, you bring it in from the north and it goes out from the south.

Mr. Griffin stated what goes on in Phase II.

Mr. Pabon stated Phase II is going to be, what we hope is going to be the pultrusion process that will create some of the resins for making the pultrusions, making the lineals, that's what we'll be working with Bayer Material Science on, Bayer Material Science actually makes the resins for us, okay, what we do is, we house those resins, we're going to hope to with the technology proving out for the C4 and C5, to take some of those intermediates that they normally use petrol products for and replace that with these sustainable green products and that's what we're doing there and then those resins are then used to make the lineals that they go into the fabrication that are then cut to size and cut to order for whatever the orders are and shipped out.

Mr. Griffin stated so will you be fabricating your frame material on site.

Mr. Pabon stated on site, yes, in Phase II.

Mr. Houseworth stated if there are any other questions, give them the plan.

Board Member Brady stated I have a question.

Mr. Pabon stated sure.

Board Member Brady stated in Phase I, what's the intent, how soon to get this built, forget about the planning issues...

Chairman Rogan stated whether we approve it tonight is what he's...

Board Member Brady stated yeah right.

Mr. Pabon stated depending on what you distinguished members of the Board do, whether it's the Federal Government, whether it's HUD, whether it's DHC on the state side, whether it's NYCHA or HPD on the City, they're ready to rock and roll right now, they just want the capacity so as soon as we can build it that's how soon we're going to do it.

Board Member Brady stated what happens if Phase II is never approved or you never get the property for Phase II.

Mr. Houseworth stated it won't affect them.

Mr. Pabon stated it doesn't affect us, if we're not doing this here...

Mr. Houseworth stated just an inspection of the business plan.

Board Member Brady stated the better question I guess is probably are you, if you don't get the property or get Phase II, are you going to walk away from Phase I after it's started.

Mr. Pabon stated no, no, no...

Mr. Houseworth stated absolutely not.

Mr. Pabon stated the capacity is needed now, remember everything for us is time sensitive, you've got a good idea, a good invention, you want to get it out to market as quickly as possible.

Board Member Brady stated right.

Mr. Pabon stated and that's what we have right now, we have a good idea, we have a great product that needs to get out in the market as soon as possible and so this gives us the opportunity to get to market right away.

Chairman Rogan stated okay, if I could just interrupt you for a second...

Mr. Pabon stated sure.

Chairman Rogan stated Rich, procedurally this is already an approved site, we have an approved site plan on this for Genovese.

Rich Williams stated you have an approved site plan, essentially.

Chairman Rogan stated now this is larger...

Rich Williams stated this is larger, what you're looking at, at this point would be an amended site plan.

Chairman Rogan stated correct, it's larger by how many square feet, how many thousand square feet...

Ted Kozlowski stated there is a wetland...

Chairman Rogan stated how many thousand square feet than what was approved.

Rich Williams stated what was the increase...

Mr. Buschynski stated 68,000.

Chairman Rogan stated 68 is what was approved and we're only 70.

Mr. Buschynski stated 85...

Rich Williams stated 85...

Chairman Rogan stated oh, sorry, oh I see there's 15, 85, so...

Ted Kozlowski stated you've also got the intrusion into wetland, which you didn't have with the other one.

Chairman Rogan stated right, okay, so really procedurally what we would be looking at is a new public hearing for the amended site plan, a recommendation from our ECI in terms of the intrusion and what needs to be done and public hearing and an approval, it's really a couple of month process, two months...

Rich Williams stated yeah.

Chairman Rogan stated two months at the latest.

Rich Williams stated we can do it in two to three months, a lot of it is going to depend on the engineering.

Chairman Rogan stated and that's where I was going with this, we say this to everyone and but since you've never heard it, it will be the first time, we always promise we'll do our if you do yours, so in other words, if you stay on top of your professionals and I have the highest regard for Joe...

Mr. Pabon stated that helps.

Chairman Rogan stated we don't stand, we try not to stand in the way of anyone but if we ask for something or we put it in a letter, comments et cetera, we like to get response to those things instead of having to guess whether something was done, so Joe has a very good track record of responding point by point to things so that there's no question as to where we stand month to month because there is nothing more frustrating than six months down the road the applicant comes back and says you guys held me up when the reality is the applicant didn't their job or the applicant's professional staff. So, the promise that we make to you is that we will not stand in your way and we will not slow down for the sake of slowing down and I think what you're saying, I mean it's really a matter of if it fits and we can manage the impacts, I think this is you know, I'm very excited about you being here, I hope that all of these phases all work out, I think it sounds like a great idea, I'm real happy that you're in Patterson and hopefully we can work out any kinks that come up but as a general, a general overview I think it sounds great.

Mr. Pabon stated well we're excited to be here, like I said we started we were in Glen Falls and then we were thinking about Southeast and then we finally decided that Patterson is probably the best fit for us...

Chairman Rogan stated okay.

Mr. Pabon stated and so we're happy the technology and the jobs to the Town of Patterson.

Chairman Rogan stated wonderful.

Mr. Houseworth stated I will say this to both parties, we need to move as rapidly as we can the State awards of a million nine, we're trying to protect them.

Chairman Rogan stated fair enough, fair enough, you don't have to say anymore in that regard.

Mr. Houseworth stated and you know how the state is.

Chairman Rogan stated and to go back to what I just said, we will move as rapidly as we can but we're not going to just skip corners and nor would you, you nor anyone expect us to...

Mr. Houseworth stated if, I would appreciate one thing, if there is any major negative that occurs, that would delay the project, I'd like to know because...

Chairman Rogan stated well you'll know because you'll be at every meeting, right...

Mr. Houseworth stated let me...

Chairman Rogan stated well, no honestly, I'm being serious now, we have a meeting once a month...

Mr. Houseworth stated thank you for the invite.

Chairman Rogan stated so it's a public meeting, you should be here every, especially since you're so concerned...

Mr. Houseworth stated that's fine, I will do that.

Chairman Rogan stated and then if anything comes up, you will be first to hear about it.

Mr. Houseworth stated the reason I'm saying all this is that our process, the IDA process is that we, they've already been induced, we've reviewed the plans, reviewed the finances, now we understand the property and the site construction and the ultimate extensions of the whole business plan, we want to underwrite the bond issue and the bond issue will take two to three months...

Chairman Rogan stated understood.

Mr. Houseworth stated but I'd like to start the process.

Chairman Rogan stated sure.

Mr. Houseworth stated and if there are any negatives that come up that would delay it, I would rather overcome it and not start the process until...

Mr. Griffin stated you want to know what the questions are going to be from the political side of the stream, I can tell you that right, what's it goes to smell like, what's the dust going to be like and what's the noise going to be like, are you going to run 24/7, are you going to work Monday to Friday, am I going to be smelling fiberglass or chemicals or anything like that, I mean my daughter went to school...

Mr. Pabon stated no, for the record no.

Chairman Rogan stated in fairness remember also, this is the Route 22 corridor, not, no not a residential community.

Mr. Griffin stated I'm not trying to be a wise guy here but my daughter went to school in Buffalo and if you drive to the end of Buffalo, heading for Grand Island and what, it stinks, so, the residents, this is a residential community essentially and the residents concern is going to be what's going to be the impact on me...

Mr. Pabon stated right.

Mr. Griffin stated am I going to sit out on my deck at night and go oh man, what stinks or am I going to go, I didn't even know they were there.

Mr. Pabon stated the latter.

Chairman Rogan stated right.

Mr. Griffin stated that's what the public's concern is going to be.

Mr. Houseworth stated its going to be like Brewster Plastic and Fryer...

Mr. Griffin stated well Brewster Plastics, nobody knows they're there.

Mr. Houseworth stated that's a plastic resin, it's a molded plastic...

Mr. Griffin stated it's injection mold plastics and what, they've...

Mr. Houseworth stated they've managed to control it...

Mr. Griffin stated everybody is going to be very excited about the ratables...

Chairman Rogan stated that place is like a hospital that way they run that.

Mr. Griffin stated and everything else, it's just everybody's going to want assurances that I'm not going to get up in the morning and have to brush the dust off my car...

Mr. Pabon stated right.

Mr. Griffin stated I'm not going to have to close my windows at night because I can't sleep because of the smell and is it going to banging and clanging and going crazy at 2 in the morning because when we had injection molds across the street from my house, they'd show up at 4 o'clock in the morning and fill the silos and they had this really nice high whine compressors that pumped pellets out of the truck, into the silo for four hours every morning and you sit there and go oh man. So, I mean those are the impacts on the residential neighborhood is the only thing that could be raised as an issue and...

Mr. Houseworth stated is there a way to demonstrate it.

Mr. Pabon stated if you want to come to Chicago...

Chairman Rogan stated I've driven past Chicago several times, I'm not looking to really go for a site walk but why don't you get some, you have video of your production that you can use for a public hearing...

Mr. Pabon stated I'm sure we can conjure that up, we're very, we're going to be a very good neighbor, trust and believe, there are going to be no smells, no odors, nothing like that, when we say it's nuisance controlled, it's nuisance dust, it's when you saw you just don't want dust anywhere and so...

Mr. Houseworth stated environmental friendly...

Mr. Pabon stated we are a green company, this is a green company, when you say fiberglass, it's kind of a misnomer because there are no voc's, I will get you that certification from Bayer Material Science, a multi-

national, multi-billion dollar company because we made sure, we're in a watershed community, we made it very, very clear to all of our material partners the sensitivity that's in this area, do there are no styrene's so when you say fiberglass, it's not fiberglass as what you know fiberglass to be.

Mr. Griffin stated I fixed a hole a boat once and it stunk.

Mr. Pabon stated it's not that at all, it's not at all.

Chairman Rogan stated if I can interject, we want to get to everybody, Ted, you have some questions/comments, Ted is our wetlands inspector just so you know.

Mr. Pabon stated okay.

Ted Kozlowski stated Mike [Griffin] brought up some community issues and right here, at this site is showing some removal of wetland, local wetlands, I'm not opposed to that as long as we can justify that and make up for it which it looks like you're doing on the plans, I'd like to go out to the site as soon as possible with whoever wants to go and Joe...

Chairman Rogan stated I'd like to go.

Ted Kozlowski stated so we can look at how we can mitigate that, I just drew some notes on the plans that were provided tonight that might be very helpful, so I'm positive that we can work this out but I want to assured from you guys that you're flexible, that this is, you know you're flexible to tweak this a bit.

Mr. Buschynski stated this was our best effort, we didn't want to infringe...

Ted Kozlowski stated right.

Mr. Buschynski stated but to make the needs of Armaclad work here, we had to.

Ted Kozlowski stated I understand that Joe, when I'm talking about tweaking, maybe doing a few other things that's in that wetland area, that's not affecting the road, that's not affecting the building but just maybe some improvements...

Mr. Buschynski stated understood.

Ted Kozlowski stated to the mitigation of your wetland plan.

Chairman Rogan stated compromise.

Mr. Buschynski stated yeah, the...

Rich Williams stated Shawn, if I can jump in here real quick...

Chairman Rogan stated sure.

Rich Williams stated I mean you've got 3 Planning Board members that haven't been out to the site, ever, certainly when we did go out there was no intrusion to the wetland proposed so we kind of glossed over that, it might be a very good time for the Planning Board to go back out to the site, with Ted, take a look at the wetlands, take a look at the wetlands, take a look at the functions of the wetlands and the conditions,

and some of the other conditions of the site, you know, they're proposing some retaining walls along Route 22, a fairly steep embankment, you should look at that and get a better handle on the site so that when it comes back in, you know, we can make some constructive comments.

Chairman Rogan stated great.

Board Member Taylor stated yeah I agree, I just want to correct what you said Rich, Ed's the only one that hasn't been on the site, Tom and I have been out there, we were out at the site.

Rich Williams stated with the original.

Board Member Taylor stated not with the original but with the approval, we were out there, so we've seen it, we walked the site...

Rich Williams stated okay.

Board Member Taylor stated the problem with the back and the wetlands.

Board Member Brady stated I don't mind traipsing through the woods, I'd like to go.

Chairman Rogan stated it's a great site, okay, Joe, you know, we should give you an opportunity to breeze over some of your site designs.

Mr. Buschynski stated I don't know if there's a need to do a comparison with these...

Board Member Taylor stated I think if we're going to do a modification, instead of a new plan, we need to see what was approved before, do we not.

Mr. Liguori stated nice job Vanna.

Rich Williams stated we have what was approved before.

Board Member Taylor stated okay, so then I think Joe I think you need to show us...

Mr. Buschynski stated gentlemen, that was the 68,000 square feet of floor space in that building, parking for 77 vehicles, we have shown the proposed plan a...

Chairman Rogan stated sorry, how's that.

Mr. Buschynski stated we've got 72 cars in front of the building with the ability to add additional parking to the rear, bringing us I believe it was up to another 39, so we do have room for any increase over what they currently anticipate, the coverage as I explained in the cover letter is on an overall basis, on a percentage basis it's another 4% of impervious coverage over the approved plan, the approved plan was about 125,000 square feet, 17% impervious coverage and we're asking for about 23% impervious coverage, an increase of about 35,000, as I indicate in the letter, we're still well below the C-1 limits for coverage. The needs of the building are to bring materials to one end and remove from the other end, that's the reason for the dual loading arrangement, the drainage for the site, we want to adhere to the stormwater pollution prevention plan that was approved for Genovese, make modifications necessary to increase volumes in the basins out front, the former plan was approved under a design manual which did not require at the time

green practices and that would change the picture dramatically on the property, if we had to bring it up current general permit.

Board Member Taylor stated I see you changed the access road to the septic in the back.

Chairman Rogan stated is that just that gravel drive.

Mr. Buschynski stated that's the gravel drive to the back, that's flexible, it can really go either way.

Board Member Taylor stated it looks better on this one, doesn't it.

Andrew Fetherston stated yeah, it does.

Board Member Taylor stated it looks like they reduced it, they brought it more uphill and you made it narrower...

The Secretary stated sorry.

Mr. Buschynski stated the only down side is that there currently is a path in this area when you go out there, you'll see it.

Board Member Taylor stated yeah, right, we'll see it.

Chairman Rogan stated this is an access to the absorption area correct, not the tank.

Mr. Buschynski stated yes.

Chairman Rogan stated so anything you're doing out there, you're using a backhoe anyway, its not like it needs to be a, you know...

Mr. Buschynski stated yes, it's a utility road.

Chairman Rogan stated a utility road.

Mr. Pabon stated just a small point if I may interject is that that the building when it's built, we are building to Lead Silver standards or better and that's a commitment that we're not going to go back on, so whatever we do, we're going to do to you know green standards.

Chairman Rogan stated well given the product you're making, it falls in line.

Mr. Pabon stated you want to walk the walk, you gotta talk the talk, you gotta walk the walk.

Chairman Rogan stated exactly.

Mr. Pabon stated we're going to be there.

Chairman Rogan stated what we were saying was, let's get out there and site walk it, if we get everybody's comments in here and get a good meeting next month, with any luck we'll be shooting to get a, I'm trying to think forward, we're in November, next month December we get a meeting, possibly a January public hearing and wrap up in February, that's assuming everything goes smooth.

Rich Williams stated breaking ground in the spring.

Ted Kozlowski stated can I ask you a question...

Mr. Pabon stated yes sir.

Ted Kozlowski stated you're into the green thing and I'm, this is not a wise guy question...

Mr. Pabon stated okay.

Ted Kozlowski stated is the roof going to be a green roof.

Mr. Pabon stated well...

Chairman Rogan stated how much is a gallon of green paint, come on.

Mr. Griffin stated that's one place to grow your bio-product.

Mr. Pabon stated yeah, the USDA is trying to convince us to and so is NYSRDA, to put solar panels to make the entire roof, entirely solar panels.

Chairman Rogan stated that would be great.

Ted Kozlowski stated so you're going to go, I mean...

Mr. Houseworth stated one way or another it will be energy efficient.

Ted Kozlowski stated you're going to look to do green things.

Mr. Pabon stated yeah, yeah, absolutely.

Ted Kozlowski stated with regard to the landscape and the building itself.

Mr. Pabon stated if it were up to me, yeah it would be a green roof but considering the nonsense we're going through with energy right now, I think we would probably...

Ted Kozlowski stated no, I mean, I would like to see solar panels...

Mr. Pabon stated yeah, there are going to be solar panels.

Ted Kozlowski stated if you're going to be in this, it would be nice to set the example.

Mr. Pabon stated talk about setting the example when you see our parking lot, our parking lot is a solar parking lot...

Chairman Rogan stated a geothermal type...

Mr. Pabon stated it's literally going to have a canopy made of solar panels and the reason for that is going to be in advance of the electric cars, so you'll be able to plug into, you know, we're working with GE, who

are going to make the devices that you plug into so literally while you're working, you can plug in and you know by the time you get out of your shift, your car is recharged.

Andrew Fetherston stated I took my daughter down to Richard Stockton College down by Atlantic City, they have a lot of that, shades the cars, you get into a nice cool car, it's hot, you're down by the shore.

Mr. Pabon stated exactly.

*Inaudible – too many speaking at one time.*

Mr. Griffin stated a lot of it's gone.

Mr. Pabon stated and a lot of it is also that we also get the benefit of the excess energy being fed back into the grid and lowering our payments...

Andrew Fetherston stated that stuff, like green roof stuff and all of that stuff, if you're doing Lead Silver, you're doing the landscaping and other things like that but yeah.

Mr. Pabon stated right, right, yeah, so it's going to be a solar roof and we're also doing the solar parking lot.

Andrew Fetherston stated that's great.

Mr. Pabon stated yup.

Chairman Rogan stated quick question, why aren't we using more of our stormwater, roof runoff et cetera for flushing toilets...

Andrew Fetherston stated are you doing that.

Ted Kozlowski stated yeah.

Chairman Rogan stated you know, capturing that water and using that as non-potable...

Rich Williams stated there are places where they're actually using it, putting it into cisterns and using it for irrigation.

Ted Kozlowski stated I'm using it now.

Board Member Brady stated yeah.

Chairman Rogan stated yeah, I bet you are.

Rich Williams stated that's more common than actual toilets, there are a few places I believe that are using for non-potable water...

Chairman Rogan stated non-potable water, irrigation, I mean whichever.

Mr. Pabon stated irrigation, absolutely, there's no reason why you shouldn't do that.

Board Member Brady stated irrigation is Florida, they use it all over.

Andrew Fetherston stated the irrigation is one this, when you start using it for flushing toilets, it gets a little more expensive with filtering it...

Mr. Pabon stated you have to filter it, right.

Andrew Fetherston stated you have to have it a little clean, aesthetically it's not pleasing.

Mr. Pabon stated you gotta filter it, yeah.

Andrew Fetherston stated yeah.

Chairman Rogan stated okay, just curious.

Mr. Pabon stated you can still use it for irrigation.

Rich Williams stated the bottom line answer, stormwater management really is a very new science that we're just getting into...

Mr. Pabon stated right.

Rich Williams stated so the technology hasn't caught up to that.

Chairman Rogan stated alright.

Board Member Taylor stated a question for Joe, parking, how many traffic, are you increasing the amount of traffic that was approved, do you know what was approved before.

Mr. Buschynski stated no, we were...

Board Member Taylor stated or do we have to look at that again.

Mr. Buschynski stated the approved plan proposed 77 parking spaces...

Mr. Pabon stated right.

Mr. Buschynski stated we're got approximately 72 [parking spaces] on this plan.

Mr. Pabon stated right.

Board Member Taylor stated do you know.

Rich Williams stated yeah, I'm guessing that they're...

Mr. Pabon stated we're in the ballpark, sure.

Mr. Buschynski stated generally we're meeting your requirements.

Rich Williams stated I would think based on what I've heard, they're increasing the traffic out onto [Route] 22 by about 30%...

Board Member Taylor stated that was my question.

Rich Williams stated coming out of the site but compared to the traffic on [Route] 22, the average daily traffic demand, that is not a significant number.

Chairman Rogan stated okay.

Board Member Taylor stated so we're not going to have problems there then.

Rich Williams stated no, probably more of a concern is the tractor trailers, there are going to be significant tractor trailers coming in and off the site but again where this is located, you'll see when you get out there...

Chairman Rogan stated yeah, it's great.

Rich Williams stated it's got great visibility both ways, so and it's just a quick shot over the hill down into Southeast and to 84.

Chairman Rogan stated Mike, anything from you, you've been quiet.

Mr. Liguori stated no, I don't, not until we get a submittal.

Chairman Rogan stated okay.

Rich Williams stated site walk.

Chairman Rogan stated yeah.

Rich Williams stated you want to do it in a couple of weeks.

Chairman Rogan stated yeah.

Rich Williams stated okay, do you want anything staked out, being as we've already been on the site and everybody should be prepared.

Chairman Rogan stated yeah let's just do, let's do 4 corners of the building, let's do just the 4 corners of both the buildings, so it's, and then centerline of roadway.

Ted Kozlowski stated Joe, especially put a note in the field where the road and wetland are going to conflict.

Chairman Rogan stated yeah, good point, right through here Ted, sorry. You get that done, we'll get out there, a month from now we should have a lot more information from Ted, from a few other people, I hope you get a sense we're looking to move.

Mr. Pabon stated I certainly...

Board Member Taylor stated so what date is that we're talking about.

Mr. Pabon stated the sooner...

Chairman Rogan stated we're not sure yet.

Rich Williams stated Joe's going to tell us when it's going to staked.

Board Member Taylor stated we shouldn't have to wait for Joe, we should be able to set a date and Joe should have it staked for us. If you guys want to move, you need to be able to move, can we just, not this Saturday, the next Saturday, what date is that.

Ted Kozlowski stated the 17<sup>th</sup>.

The Secretary stated no, next Saturday is the 10<sup>th</sup>.

Ted Kozlowski stated the 10<sup>th</sup>.

Chairman Rogan stated the 10<sup>th</sup>, next Saturday, I won't be here.

Board Member Brady stated and I won't be here for the 17<sup>th</sup>.

Chairman Rogan stated but, you know what, we might, we'll figure it out, don't worry, we'll figure it out, even Ed and I have to go on a solo mission, don't wait for us because for some reason we tend to be a little bit hard to find after cutting firewood.

Board Member Brady stated I'm gone for 10 days.

Rich Williams stated do you want to shoot, are you hear the 17<sup>th</sup>.

Board Member Brady stated no.

Rich Williams stated Shawn...

Chairman Rogan stated no, I'm not either, not the 17<sup>th</sup>.

Rich Williams stated you know this deer season is getting to be a problem.

Chairman Rogan stated I'm here Saturday after Thanksgiving, I'm here the Saturday after Thanksgiving, you're not.

Board Member Brady stated no.

Chairman Rogan stated we'll do it, he and I will get it done.

Board Member Brady stated even if I have to take time off of work and go up, I'll do that.

Chairman Rogan stated don't worry about us, we'll do it, you guys set up what works well the other three members.

Board Member Taylor stated that will work for me.

Ted Kozlowski stated what about Election Day.

Board Member Taylor stated Joe, can you have it staked by the 10<sup>th</sup>.

Chairman Rogan stated November's a tough month.

Ted Kozlowski stated Election Day.

Chairman Rogan stated election day I'm working all day.

Ted Kozlowski stated you are.

The Secretary stated so are we, we're not off.

Ted Kozlowski stated you're not.

The Secretary stated no.

Chairman Rogan stated we're not off either.

Rich Williams stated the 10<sup>th</sup>, you can do it the 10<sup>th</sup> that was a question, did you say yes.

Chairman Rogan stated 9 days from now.

Mr. Buschynski stated I'd have to speak for our surveyor whose not here.

Ted Kozlowski stated aren't you his boss.

Mr. Buschynski stated no.

Rich Williams stated you're going to e-mail me when you can it done and then I'll contact everybody, now that I have power and so does Mr. Griffin.

Board Member Taylor stated oh yeah.

Mr. Griffin stated the electrons have landed, yes, we are back on.

Mr. Liguori stated one of Terry's...

Rich Williams stated you're not.

Ted Kozlowski stated oh jeez.

Mr. Liguori stated Evans has been sitting for the LS exam, which has delayed things a little bit, so.

Mr. Buschynski stated I'm going to hear it.

Mr. Houseworth stated do you have a chart of the power grid, NYSEG's power grid.

Rich Williams stated no.

Mr. Griffin stated speaking of which, have you talked to them, you going to have enough electricity to get that up.

Mr. Liguori stated when do you guys head back to Chicago.

Mr. Pabon stated no, I'm actually heading back to NYC and I'm hoping that one of your gas stations open so I can...

Chairman Rogan stated Mobil on the corner.

The Secretary stated Mobil's out of gas.

Rich Williams stated they're out of gas.

The Secretary stated they're out of gas.

Mr. Griffin stated Mobil has no gas.

The Secretary stated Patterson Auto Body was open, I don't know if they're still going to be open.

Mr. Griffin stated they might, that's probably your best shot when you get, head south and you get down to the bottom of the hill there, there's a traffic light and a gas station, they've been out of power for days and days and days, so they haven't been able to sell gas so they have some.

The Secretary stated they were open tonight.

Mr. Liguori stated yeah, they were open tonight.

Mr. Griffin stated there might be a line but that's the probably the place.

Mr. Pabon stated well it's better than the 2 hour line we just came for.

Chairman Rogan stated there's a diner on the left, you'll see it.

Mr. Griffin stated my son in law works in the Bronx and he said they're just about having riots down there, all for gas.

Mr. Pabon stated they're losing their minds.

Chairman Rogan stated a pleasure meeting you sir.

Mr. Pabon stated thank you so much.

Chairman Rogan stated I didn't get your name, I apologize.

Mr. Pabon stated my son Mike.

Chairman Rogan stated Mike, I'm Shawn, a pleasure to meet you.

Mr. Pabon stated thank you Shawn, thank you distinguished members and hopefully we'll be back soon, we'd love to do a full presentation with the PPT's and the...

Mr. Liguori stated sir, how are you, good to see you.

Chairman Rogan stated alright.

Mr. Pabon stated thank you sir.

*Inaudible – too many speaking at one time.*

Rich Williams stated so I get electricity back and I can't go anywhere.

Mr. Houseworth stated thank you Shawn.

Chairman Rogan stated thank you sir, pleasure meeting you.

Mr. Griffin stated otherwise my little brother is going to be very angry with me.

Mr. Pabon stated they won't know we were there.

Chairman Rogan stated okay, what else do we have on the agenda.

## 6) MINUTES

Board Member Taylor stated minutes.

Chairman Rogan stated August 30<sup>th</sup> and September 27<sup>th</sup>, motion to approve.

Board Member Taylor stated very nice minutes.

Ted Kozlowski stated congratulations.

Board Member Brady stated I have to abstain from the 30<sup>th</sup>, I wasn't here.

Chairman Rogan stated okay, alright, let's do, we don't have a quorum then.

Board Member Taylor stated we don't have a quorum.

Chairman Rogan stated we can do the 27<sup>th</sup>, September 27<sup>th</sup>, second.

Board Member Taylor seconded the motion.

Chairman Rogan asked for all in favor.

Board Member Brady - aye

Board Member Taylor	-	aye
Chairman Rogan	-	aye

Motion carried by a vote of 3 to 0.

Chairman Rogan stated okay, we have to wait on the august one because we don't have a quorum.

The Secretary stated that's fine.

Chairman Rogan stated okay, anything else from anyone.

Mr. Liguori stated are you going to thank Vanna White for holding the billboard.

Chairman Rogan stated Vanna, you did an awesome job and just know that if you ever get tired of working for the Town, you have Broadway career.

The Secretary stated I have something to fall back on.

Chairman Rogan stated okay, motion to adjourn.

Board Member Taylor seconded the motion.

Chairman Rogan asked for all in favor.

Board Member Brady	-	aye
Board Member Taylor	-	aye
Chairman Rogan	-	aye

Motion carried by a vote of 3 to 0.

The meeting adjourned at 8:38 p.m.