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PLANNING & ZONING OFFICE**

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**Planning Board
December 29, 2015 Work Session Meeting Minutes**

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

Present were: Chairman Thomas E. McNulty, Board Member Ron Taylor, Board Member Robert Ladau, Board Member Michael Montesano, Rich Williams, Town Planner, Ted Kozlowski, Environmental Conservation Inspector and Ron Gainer, Town Engineer.

The meeting began at 7:00 p.m.

Sarah Mayes was the Secretary and transcribed the following minutes.

Chairman McNulty called the meeting to order.

1) Anna Wieland – Driveway Waiver

Ms. Alice Wieland was present to represent the application.

Chairman McNulty: This is the Planning Board Session on December 29th, 2015. First on the agenda we have Anna Wieland. Is that how you say it?

Ms. Anna Wieland: Yes.

Chairman McNulty: Okay, you're here for a driveway waiver.

Ms. Wieland: Yes.

Chairman McNulty: It looks like you want to change the entrance of your driveway or modify it.

Ms. Wieland: Sure.

Board Member Taylor: Change it.

Ms. Wieland: We want it to come...My parents acquired some land that is adjacent to another street and it's much more level entry than the other street. The driveway now is very steep. And so

we would like to put in a driveway from the side except if the...According to the permit, we have to asphalt it. And that becomes very, very expensive. So if we could use just Item 4, that would be very helpful.

Chairman McNulty: Okay. And the reason for this? Because I did go on and...Is this the correct property? [Referring to a picture].

Ms. Wieland: Let me see.

Chairman McNulty: Is that the...

Board Member Taylor: That's where they want to come in.

Ms. Wieland: That's the house, yes. I'm not sure...

Chairman McNulty: How do you say that? Xenia Road?

Rich Williams: Huh?

Ms. Wieland: Xenia, yes.

Chairman McNulty: Xenia.

Ms. Wieland: Xenia.

Rich Williams: Xenia.

Ms. Wieland: Xenia. I'm not sure...

Rich Williams: Xenia and Young [Roads].

Ms. Wieland: if we'll come in through this way because it's very long around. There's a shorter way that we can come in from...Xenia Road goes this way, so there a shorter way we can come in from the side. But asphaltting this is very expensive.

Chairman McNulty: Mmhmm.

Ms. Wieland: And you can see, this is a steep driveway going up, if you show him. It's very steep. In some places, it's probably 45 degree angles. And in the winter, it becomes hazardous.

Board Member Ladau: It becomes exciting. What do you mean it's impossible?

Ms. Wieland: Not impossible. Just...

[Laughter]

Ms. Wieland: a little exciting in the car. Yeah.

Board Member Taylor: So where you took those trees down, you're not coming in anymore with the driveway?

Ms. Wieland: I'm not sure. I have to talk to the driveway person and ensure that we do not go over the...Because the fields, the septic fields, are right in front of the house. So in conjunction with my mom and looking at where the septic is, we just want to make sure that we don't come in over any of the septic fields. So, if we can still use that entry way, that's great. But, we just have to avoid where the septic is.

Chairman McNulty: So Rich, you have any background on this?

Rich Williams: Yes. I was out there today; did the history. I have photos if anybody wants to see.

Chairman McNulty: Yeah, I got this here.

Rich Williams: Yeah. No, I've got photos.

Chairman McNulty: Okay.

Ms. Wieland: Hi.

Rich Williams: Hi. How are you?

Ms. Wieland: Good.

Rich Williams: So, taking a look at this, the original driveway comes in off of Young...Young Road. I would say it may be 15%, but it's likely steeper than 15%.

Chairman McNulty: Okay.

Rich Williams: So I don't know how the original driveway was approved to begin with. It's very, very steep. Not something that I would recommend going forward. The proposed driveway is coming off of Xenia [Road]. It is flatter. It is leveler. Xenia is an 18 foot wide Town Road that dead ends. There are three other driveways currently on it. It's a very limited use road, so the 18' is perfectly adequate. I agree with the Fire Inspector's analysis. This is something we really should do because the current driveway is not safe for anybody. That being said, the devil becomes in the details for the cost.

Ms. Wieland: Right.

Rich Williams: So, one of the issues that they have with abandoning the original driveway is if you're going to abandon it, you need to do so in a way...so people can't continue to use it.

Chairman McNulty: Mmhmm.

Rich Williams: Probably the easiest way to do that is put a wood guardrail up there. Metal would be better. I don't know if we can the Highway Superintendent to put metal guardrail up across the driveway. It may be part of his, you know, issuance of a permit because he will have to issue a permit.

Chairman McNulty: Mmhmm.

Rich Williams: That you're going to have to put a wood guardrail up on top to...Because the driveway currently is right on a corner.

Chairman McNulty: Yeah, I saw that.

Board Member Ladau: Yeah.

Chairman McNulty: That was my question, is if this takes place, do we abandon the original driveway? And how does a 911

Rich Williams: Yeah.

Chairman McNulty: address...That has to be reassigned?

Rich Williams: Well... Yes. If we're going to do this, then I have to reassign...I have to assign a new E-911 number to the property.

Chairman McNulty: Okay. And is there...You say you're weighing cost. Is there a way to modify the existing driveway? In your mind...I haven't seen it, up front...

Rich Williams: No...

Chairman McNulty: you'd have to bring in fill.

Rich Williams: The existing driveway comes down a steep slope. Again, I don't know how it was ever approved in the first place.

Board Member Montesano: Been there a long time.

Rich Williams: But it's something that really should not be used going forward because it is so steep. And it does cross over the septic system if the septic is accurately shown on the...

Chairman McNulty: Yes, I'm looking at it.

Rich Williams: on the survey.

Chairman McNulty: Yeah.

Rich Williams: The second part of this is the new proposed driveway and coming in. It comes in through some rock ledge that's sticking up. You know, that's going to be an issue.

Board Member Taylor: Here. Open it up.

Ms. Wieland: That's okay. I can see where the septic is on this.

Rich Williams: It also drops off considerably. The level of the road versus the level of the current grade is probably a 9 inch,10 inch drop right there. So...

Chairman McNulty: So that would have to be graded.

Rich Williams: Well, I think the drop is too severe to put in a swale so that they would be coming through a swale.

Chairman McNulty: So you need a culvert under the driveway?

Rich Williams: So I would think the Highway Superintendent's going to want either a culvert or a catch basin; not a culvert. Again, you know, that's going to add to the cost. It definitely needs to be paved within the first 15' of the road. After that, you know, I would like to see it paved long term. But if you wanted to waive it until the sale of the house, that would be fine.

Ms. Wieland: Well...So, we're not planning to sell the house. And so I don't want anything on it when it is sold. Right now, we're trying to get the house...If you went by it today, you see it's in disrepair. So...

Rich Williams: Mmhmm.

Ms. Wieland: that house will, including the driveway, cost a lot to make it livable at this point. So, just the cost of a paved driveway at \$10,000 knowing there are mold issues that we have to take care of and everything else, if there is any waiver we could do just to pave, I think somebody said we need an apron off the street and before it used to not be required that you had to pave it all the way to the house. But now, I was like, it said right on the permit for the Highway that it had to be asphalted. So, what I was hoping we could do here is just approve that it doesn't have to be asphalted all the way to the house but have that apron so we don't damage the road.

Rich Williams: Well, that apron is...

Chairman McNulty: Well...

Rich Williams: the 15' that was off of the...

Chairman McNulty: Yeah. That's the 15 [feet]...

Ms. Wieland: And that's 15...That's 15 whole feet?

Rich Williams: Yeah. The Code since the 60s has required the paved driveways...

Ms. Wieland: Fifteen feet.

Rich Williams: from the road to the house. So I don't know when you're referring to. It didn't...

Ms. Wieland: Okay. I don't know. I talked to...

Rich Williams: you know, 1800s maybe. But...

Ms. Wieland: somebody. And then when I drive by, I see other ones that are just rock to the...

Board Member Ladau: Gravel.

Ms. Wieland: Garage.

Rich Williams: Right.

Ms. Wieland: Gravel to the garage, yeah.

Chairman McNulty: They probably predate the Code.

Ms. Wieland: The Code.

Rich Williams: Or at a time when anybody was...

Chairman McNulty: Paying attention.

Rich Williams: properly monitoring the Code.

Chairman McNulty: Yeah.

Ms. Wieland: Okay.

Chairman McNulty: So...But what Rich is saying, because of the drop off at the new entrance, the Town...the Highway Department has a permit as well, as you know.

Ms. Wieland: Right. Yes.

Chairman McNulty: So they may require you to...

Ms. Wieland: A-huh.

Chairman McNulty: add drainage in underneath that apron off the road.

Ms. Wieland: Off the road.

Chairman McNulty: So that would be incurred cost...

Ms. Wieland: To us to do that.

Chairman McNulty: there plus the abandoning of the existing driveway.

Ms. Wieland: Driveway.

Chairman McNulty: Which would be a rail or fence of some sort. Stonewall.

Rich Williams: Right.

Chairman McNulty: You know, something...

Ted Kozlowski: How about just plantings?

Chairman McNulty: Well, then you'd have to dig up the asphalt.

Ted Kozlowski: Oh, it is asphalt? I didn't see.

Chairman McNulty: Yeah, the existing...

Ms. Wieland: It's asphalt.

Chairman McNulty: driveway's asphalt. So that would have to be dug up or...

Ted Kozlowski: Right.

Chairman McNulty: Or you could put a rail in.

Ms. Wieland: So...But that I could work with the Highway Department on, right? Because the most...least expensive cost for that would be a wood post, a wood post and some wood going across.

Rich Williams: Maybe.

Chairman McNulty: But it would have to be a guardrail structure. It can't just be a post and rail fence.

Ms. Wieland: Okay.

Chairman McNulty: It would be a heavier type...Something like you see at the Rec Center.

Ms. Wieland: Oh.

Chairman McNulty: If I'm correct.

Rich Williams: Right. Maybe. Under DOT warrants in this area, would need a DOT warrant, it would have to be a metal guardrail. The only question I have is whether we can pull it back onto your property and put wood up so it's not within the road right-of-way and we're not liable for it.

Board Member Ladau: Yeah.

Chairman McNulty: What it would create though, then, is a pull off for people.

Rich Williams: But we've got...

Chairman McNulty: And...

Rich Williams: It may.

Ms. Wieland: And it's too steep. It wouldn't be a pull off. They can't pull...They can't pull down there. It's...You start going and you're at like...It's pretty...

Chairman McNulty: Yeah. See, that poses a problem. Then people will drive in and they'll drive right over top of your guardrail.

Board Member Taylor: Yeah.

Chairman McNulty: It's no longer a guardrail then at that point. So...

Ms. Wieland: But now is that you guys or is that the Highway Department? Because I'd probably have to...

Chairman McNulty: No, that's a good question.

Ms. Wieland: sit with the Highway Department, as well.

Chairman McNulty: Our role here is to determine a postponement or a waiver on the asphaltting...

Ms. Wieland: Right.

Rich Williams: Correct.

Chairman McNulty: of the driveway and then...

Rich Williams: That would be...

Chairman McNulty: And is the Building Department involved with that?

Rich Williams: That would be an issue with the Building Department and the...

Chairman McNulty: Highway Department.

Board Member Ladau: Highway Department.

Rich Williams: Highway Superintendent.

Chairman McNulty: Yeah.

Ms. Wieland: But...And it's the Building Department as well? This is so scary. It's the Building Department as well or just the Highway because...

Rich Williams: Well, we all work together.

[Laughter]

Ms. Wieland: Okay.

Chairman McNulty: Yeah.

Ted Kozlowski: It's not as scary as you might think.

Chairman McNulty: One...Yeah.

Ms. Wieland: Really?

Board Member Ladau: Yeah.

- Ms. Wieland: Because I went there and they said come here. I'm here and then I go back there. It's scary. But it's okay.
- Board Member Ladau: Highway was (inaudible – too many talking).
- Ted Kozlowski: We just like to (inaudible – too many talking and coughing).
- Ms. Wieland: Oh.
- Board Member Montesano: We just like to get to know all our neighbors, that's all.
- Board Member Taylor: We've done this in the past. We did it on Cushman Road.
- Chairman McNulty: Yup.
- Board Member Taylor: Apron and a stone from down...I see no reason to...I mean, she...
- Rich Williams: The only...
- Board Member Taylor: These other issues are other people's issues, not our issues.
- Chairman McNulty: Correct.
- Rich Williams: The only thing I'd like to see, Ron...
- Ms. Wieland: Thank you.
- Rich Williams: is at some point you start thinking about everybody being in compliance with the Code. And that's why I suggested grant the waiver; it was a financial hardship.
- Ms. Wieland: Thank you.
- Rich Williams: But grant the waiver until such time as the house is sold and then the new owner...There's money being transferred at that point. Now you may stay there for twenty years.
- Ms. Wieland: That may restrict the sale of the house then because that unduly, you know, that increase the buyer's cost on the house.
- Rich Williams: I understand. But at some point we need to think about everybody coming into compliance with the Code. There's no real justification to waive the requirement that the driveway be paved other than this temporary financial hardship. So...
- Chairman McNulty: And it could be that if you improve the house, you say there's disrepair, and if you hold it for 15 to 20 years, you may build enough equity in at that point to say, you know, maybe we can pave the driveway. Or the Code is specific to asphalt? Or can it be a blue stone or another type of surface?
- Rich Williams: It can be asphalt. It can be concrete. Or the Planning Board can, you know, choose another surface.

Ms. Wieland: Can you choose Item 4 at this point and that...Because, I mean...

Chairman McNulty: Well, that would be part of the waiver.

Ms. Wieland: unless you...

Rich Williams: Right.

Chairman McNulty: That would be the waiver, to allow you to put at least an Item 4...and that's when the Highway Department and the Building Department will get together and tell you the engineering that you need to do to make this driveway proper. We're waiving the asphalt or the concrete requirement, is what our role is.

Ms. Wieland: So...

Chairman McNulty: For how long is the question.

Ms. Wieland: Yes, yes. So I would...

Chairman McNulty: So does that become a postponement like we just dealt with?

Ms. Wieland: I would prefer it be indefinitely.

Rich Williams: Or a waiver. I know, she wants it indefinitely.

Ms. Wieland: Thank you so much for understanding.

[Laughter]

Rich Williams: But I'm still...I'm not as that...I'm not that understanding. Like I said...

Ted Kozlowski: Have another donut.

[Laughter]

Rich Williams: Yes, have another donut.

Ms. Wieland: That saturated fat.

Rich Williams: You know, at some point, we need to think about bringing everybody into conformance with our current standards. Those standards have been around for, you know, 30 years or better.

Ms. Wieland: So...

Chairman McNulty: I have one...another question. You talked about a possible, this not being the layout that you want. The...What would you do? Bring it further here? Would that shorten the driveway?

Ms. Wieland: So, I have to see...So the best entrance is where that picture is. Wherever that picture is that we were looking at. This is the best entrance...

Chairman McNulty: Mmhhh.

Ms. Wieland: because it's nice and level and winds around. And no trees. Everything adds to the cost of this. And when there's so much...

Chairman McNulty: Sure.

Ms. Wieland: that has to be done...And there are no trees that have to be cut here. However, I need somebody to inspect where the septic is because if this new driveway goes over the septic in any way...

Chairman McNulty: Well, as per this drawing it...

Ms. Wieland: As for that drawing, it doesn't. But I'm not so sure about that because I know standing at the front door, there's like a manhole cover over here for the septic. So I'm not sure if the leaching fields go out this way or if they're under the current driveway. And so...

Chairman McNulty: Do you know if you have a pump system? Or is it strictly gravity?

Rich Williams: It looks like it's a gravity system.

Board Member Ladau: Yeah.

Chairman McNulty: Yeah.

Ms. Wieland: My guess is it's the old septic. There was a cottage on the house that burnt down in the late [19]80s and they used the same septic. So it would be...

Rich Williams: And it was signed...

Ms. Wieland: a very old septic.

Rich Williams: It was signed off on by Bob Titone.

Ms. Wieland: Is that bad?

Chairman McNulty: I don't know who that is.

Ms. Wieland: Is Bob Titone a bad guy?

Chairman McNulty: Don't know him.

[Laughter]

Ms. Wieland: That's the feeling I have.

Rich Williams: I think he's a lot better since he got out of jail, yes.

Board Member Ladau: We're assuming that he hasn't been buried on the property.

Ms. Wieland: On there.

Chairman McNulty: Okay.

Ms. Wieland: I don't think so. But I will have to have somebody check to make sure that it clears any leaching fields for the septic.

Chairman McNulty: Refresh me again, do we need to do SEQRA on this?

Rich Williams: Not for a waiver, no.

Chairman McNulty: No. Does anybody have any other comment? Everybody feel comfortable granting this waiver?

Board Member Taylor: Well, we haven't determined...

Ms. Wieland: I can step out if you want me...

Board Member Taylor: what we're granting here.

Board Member Montesano: Yeah.

Board Member Taylor: I still got questions about why we're requiring everyone to put in asphalt driveways...

Ms. Wieland: Thank you. Thank you.

Board Member Ladau: Yeah.

Ms. Wieland: Me, too.

Chairman McNulty: Well.

Board Member Taylor: Would you wait a minute?

Ms. Wieland: Okay.

[Laughter]

Board Member Taylor: Stop interrupting. I think we've heard your position.

Ms. Wieland: Okay.

Board Member Taylor: If you haven't said something you want us to hear, you can say it at a later time. But for now...

Ms. Wieland: Thank you.

Board Member Taylor: I wish you would stop interrupting. You look at a lot of driveways around Town and they're horrible because they have...the surface hasn't been properly prepared.

Chairman McNulty: Yup. The blacktop fails.

Board Member Taylor: Yeah. And there's no point in having a lousy blacktop driveway as opposed to...I mean, you get more debris and more runoff from that than you would from another driveway. So, I understand us trying to come in compliance. But I also understand us recommending to the Town Board perhaps they should change the Code in some cases. I mean, we just granted a waiver, was it this year, last spring, to the guy on Cushman Road. Brand new house. We have the apron and a...

Chairman McNulty: Well, off [Route] 311 or Cushman [Road]?

Board Member Taylor: Cushman.

Chairman McNulty: Wasn't the house off 311?

Board Member Montesano: I thought it was 311 we did that one.

Board Member Ladau: Which?

Chairman McNulty: The guy who was a Marine Veteran or whatever.

Board Member Taylor: Well, that's a different one.

Rich Williams: That's off 311.

Board Member Taylor: That's a different one. We also did it on Cushman.

Chairman McNulty: I'm trying to think which one of Cushman.

Board Member Ladau: Where are...

Ted Kozlowski: Oh, was that the daycare center?

Board Member Taylor: No.

Board Member Montesano: No.

Board Member Taylor: No, farther up. A new house the guy put in.

Board Member Ladau: New house.

Board Member Taylor: Yes. He had horses and...

Board Member Ladau: Oh, the... Yes. Yes, yes, yes.

Board Member Taylor: it goes down the hill and he a big...and he wanted...

Board Member Ladau: Okay.

Board Member Taylor: so...

Chairman McNulty: He's got the barn in front of the house?

Board Member Ladau: Yeah.

Board Member Taylor: All that stuff. So I just... You know, at what point do we...

Rich Williams: Well Ron, I will ask you before you go any further with this...

Board Member Taylor: Yeah.

Rich Williams: Go down Ice Pond Road. Go in from Bullet Hole. Go down till you get the first dip.

Board Member Taylor: Yup.

Rich Williams: And look at the white stream.

Board Member Taylor: Yes. Right.

Rich Williams: And it's white from Item 4.

Board Member Taylor: Yes.

Rich Williams: And the problem with Item 4 driveways is they don't sustain the constant velocity of stormwater running over the top; they wear away. And all that Item 4 gets washed off, you know, into the waterways. And so that's why...

Ted Kozlowski: And I can attest to that from my park that I manage. I have Item 4 roads and...

Rich Williams: So that's why I am not supportive of Item 4 driveways.

Ted Kozlowski: If there's any...

Board Member Ladau: What about gravel?

Ted Kozlowski: If there's any slope, you're going to lose it.

Rich Williams: People don't do gravel driveways. They do Item 4 driveways. They come in and say we're going to do gravel driveways and then go buy Item 4. They go buy Peckham White.

Board Member Ladau: Yeah. But you can specify the size gravel which (inaudible – coughing) Item 4.

Chairman McNulty: Well, that comes back to the tweaking of the Code, do we recommend to the Town Board somewhere along the line to revisit the driveway code to allow...

Board Member Ladau: Yeah.

Chairman McNulty: pea gravel or Bluestone or concrete pavers.

Rich Williams: And the problem with doing that is that depending on the slope and the topo... You know, the slope going in and the...

Chairman McNulty: Mmhhh.

Rich Williams: I'm losing my mind. I'm... Yeah.

Chairman McNulty: Well, you're tired, Rich. It's okay.

Rich Williams: Yeah, I'm tired.

Ted Kozlowski: Grade.

Rich Williams: The landscape around the driveway...

Chairman McNulty: Mmhhh.

Rich Williams: depends on whether a surface may be appropriate. We do Belgium block grass pavers all the time. But you go above 10, 12 percent, they just kick out all the time.

Board Member Ladau: Yeah.

Rich Williams: So, you can't put them in that kind of an environment. So...

Chairman McNulty: Well, that's how the Code could be addressed.

Rich Williams: those particular...

Ted Kozlowski: Pea... Tommy, pea gravel... Pea gravel's going to move, too. It's...

Chairman McNulty: Well, I know. It's... Listen...

Ted Kozlowski: You need ¾ stone...

Chairman McNulty: that's the last thing I would want in my driveway.

Ted Kozlowski: That kind of thing. But the only issue is plowing.

Chairman McNulty: Yeah.

Rich Williams: Oh yeah, you can't plow them.

Ted Kozlowski: You can't plow it.

Rich Williams: So that's why...

- Board Member Ladau: No.
- Rich Williams: That's why...
- Board Member Ladau: They've been plowing it for 40 years.
- Rich Williams: That's why they're not in the Code as of right.
- Board Member Montesano: (inaudible).
- Rich Williams: The Planning Board has the ability to evaluate each one on a case by case basis and look at it. But you've got to look at every one because they're not appropriate in every driveway.
- Ted Kozlowski: Is...Can I ask a question? This proposed driveway you want to put in, is it near a stream or a waterbody in any way?
- Ms. Wieland: No.
- Rich Williams: Nope.
- Ms. Wieland: No.
- Rich Williams: But it does drop off considerably behind. It does slope down and then...it goes down to Little Pond. Then that...You know the floating bog in the back?
- Ms. Wieland: But that's like 200 meters, 300 meters. It's a long walk across to get to that.
- Rich Williams: Meters?
- Ms. Wieland: I don't know. I don't know.
- Chairman McNulty: So...
- Ms. Wieland: Half a mile? A mile?
- Rich Williams: Most people use feet and yards, not meters.
- Ms. Wieland: Oh.
- Chairman McNulty: If we make a decision here...
- Board Member Taylor: Well, 300 meters is 300 yards.
- Ms. Wieland: Is yards.
- Board Member Montesano: Well, close to it.
- Chairman McNulty: Where does it go from here to maintain that what we're approving is based on what we're seeing and doesn't change into a parking area, a new entrance, something different, than what we're looking at?

Rich Williams: I'm not following you.

Chairman McNulty: If we grant the waiver based on the information we have with this little plan and whatever photographs we've seen.

Rich Williams: Right.

Chairman McNulty: How does it maintain from that point on that that's what gets built?

Rich Williams: The Building Department enforces.

Chairman McNulty: So...

Board Member Ladau: Yeah, but I think Tom's point is how do we communicate our concerns with to the Building Department...

Chairman McNulty: Yup, I...

Rich Williams: Oh, we send them a memo.

Board Member Ladau: Oh, okay.

Rich Williams: There's written communication so they know...

Chairman McNulty: So they're going to see our waiver based...

Rich Williams: what's been approved, what hasn't been approved. Then she has to go get the driveway opening permit.

Chairman McNulty: Mhmm.

Rich Williams: So now you've got the Highway involved in it. That goes back to the Building Department. So the Building Department's kind of a catchall for the purpose of enforcement. Now...

Chairman McNulty: Because what I like to include in our resolution is that for sure the old driveway is abandoned, and properly abandoned. And also that...

Rich Williams: But that's not really before you.

Chairman McNulty: So that's not...

Rich Williams: I mean, I think it's a good thing to make a recommendation over, if you want to do that. Just be careful. That's not something you have the authority to do...

Chairman McNulty: So we have the waiver just on the surface of the driveway?

Rich Williams: Right.

Chairman McNulty: Okay.

Board Member Montesano: One other question, if we change that driveway...

Chairman McNulty: That answers my question.

Board Member Montesano: from one street to the other, now we can handle the 911, what does the Post Office do? Does that change the address on the house?

Rich Williams: No, no, no. I change the address. I shoot it over to County OEM, they shoot it out to the Post Office and the telephone company, I think the electric company.

Board Member Ladau: Yeah.

Rich Williams: Definitely the telephone company.

Board Member Montesano: Yeah. Because what is...

Chairman McNulty: But it's up to the owner, then, to put a change of address in.

Board Member Montesano: Yeah, that's the whole thing.

Board Member Ladau: Yeah.

Board Member Montesano: Just to let you aware of...

Ms. Wieland: It would be a change...And I guess the deed would change, eventually, as well.

Board Member Montesano: Yeah, well, eventually that's what they would have to work out.

Chairman McNulty: Okay. Does anybody have anything else? Any comment?

Board Member Ladau: Nope.

Chairman McNulty: Well, I'll make a motion in the driveway...Well, before we do that, we talked about timing, didn't we? How is everybody comfortable with saying until the sale of the house or a postponement for a certain period of time to be looked at again? I don't know...

Rich Williams: I always liked the sale of the house because money is changing.

Chairman McNulty: Yeah. What happens if it goes into foreclosure? How does that work?

Rich Williams: It becomes the responsibility of the bank. Same thing.

Ms. Wieland: Um, so I'll speak here. So actually, if we do nothing, because my concern and this is what I was concerned about, if it's going to be a lot of money to put in this new driveway, I still have the option of doing nothing because the old driveway is already there and it's grandfathered in. And so I can still have that repaved. So if this becomes too costly for me, I just don't...And it's not just for me.

It's for my mom because we're putting in a lot to this house, we just don't put anything new. It means egress and out of the house is difficult. But...

Rich Williams: You have...

Ms. Wieland: we don't...

Rich Williams: You have a current, valid CO for that driveway that there.

Ms. Wieland: But we have a current...So we don't have to do anything.

Rich Williams: Nope.

Chairman McNulty: Nope.

Ms. Wieland: Especially if we're adding restrictions. Now, if we have to...When we sell the house, I mean, that's something that we have to discuss if we want to go forward because now there's another \$20,000 that has to come out of somebody's pocket when we're selling the house. You know, I don't know if it's worth it for us to do anything at that point. Okay, it cost us a little to apply for these permits but then we just leave it as is...

Rich Williams: That is correct.

Ms. Wieland: and repair what's there. Which is...

Chairman McNulty: Or that money brings the value back and making the saleable...

Ms. Wieland: Right now...

Chairman McNulty: because it's an easier driveway.

Ms. Wieland: Maybe.

Chairman McNulty: I'm not looking to...

Ms. Wieland: Yeah.

Chairman McNulty: put in undo cost on you, but Rich brings up a valid point: we're trying to keep things up to Code. And the Code right now says asphalt or concrete.

Ms. Wieland: Right.

Chairman McNulty: So, Ron you brought up a point on the last one, did we put any kind of restriction on that? I don't recall that.

Board Member Taylor: I don't think we've put any restrictions on any of these that...

Chairman McNulty: Well, the only one I recall is the latest one for Frog Hill; the postponement we did last month.

Board Member Taylor: Yeah, that was a postponement. The guy on [Route] 311, it was a postponement, also, until he got back.

Board Member Ladau: Is there some way...

Chairman McNulty: Was it a postponement? Or...

Rich Williams: The guy on 311 was a slightly different circumstance. You had to waive it because so he could have his driveway because it was within the buffer of the DEC wetland. So because it's in the DEC wetland, there was no way DEC was going to let him pave it.

Chairman McNulty: Going to allow him to pave it. Okay.

Board Member Ladau: Is there some way of making a recommendation or our approval based on a driveway material that performs in a certain way. So the concerns are that, you know, the Item 4 trickles off into the road or however the heck it happens to be that we somehow or other...

Chairman McNulty: No.

Board Member Montesano: It still gets cost prohibitive.

Board Member Ladau: A perform...In other words, a performance based limitation as opposed to a specific material.

Chairman McNulty: Well, let's back up one second.

Ted Kozlowski: You're adding on to the cost, though.

Chairman McNulty: I'm not familiar with that area. If you were to guess, are there other driveways that are unpaved in that area?

Rich Williams: Yeah, absolutely.

Board Member Taylor: It's Putnam Lake.

Rich Williams: It doesn't mean, you know...I go back to the fact that going back many, many years, the Town has required driveways to be paved.

Chairman McNulty: Mmhmm.

Rich Williams: We've seen building inspectors who have not always done their job. I mean, we have over at Putnam Lake a situation where we've got five houses...four houses on a driveway because the building inspector felt he could keep issuing building permits and letting him extend the driveway instead of actually building on the road. We've got a lot of issues over in Putnam Lake, and around the whole Town, because building inspectors didn't always fulfill their responsibility. So...

Chairman McNulty: No, I follow what you're saying. It's just the point of if there weren't a number of unpaved driveways because of the diligence that wasn't done. I then begin to think it's unfair to put one property in that, well let's pave it when it's sold.

Rich Williams: But we're not doing that. We are slowly now starting to catch up on all these issues. Again, generally, when the property ownership changes, we are now going out... This property just went through something similar, not too long ago, where the building inspector went out, he found modifications to the property that needed to be corrected. So... And we're doing that on case by case basis. And we are not trying to diligently...

Ted Kozlowski: Isn't it simplest to address the driveway so it's not a burden to the Town, and leave it at that?

Board Member Ladau: That's what I was... where I was going.

Ted Kozlowski: I mean, why are we, you know...

Chairman McNulty: Well, we're only... Our only action is on the surface of the driveway.

Ted Kozlowski: I mean, if...

Board Member Ladau: But that's...

Ted Kozlowski: If there's nothing going onto the road then Russ [Goff] is happy. And we make sure that the drainage isn't going to any wetland, if they have to keep adding Item 4 to their driveway, that's their problem, not ours.

Rich Williams: Because it's running off into our streams.

Ted Kozlowski: I'm saying...

Rich Williams: And our lakes.

Ted Kozlowski: if we take the measures where we divert whatever drainage is coming off that driveway and it's going into...

Board Member Ladau: Right.

Ted Kozlowski: some sort of catch basin on their property containing it, that's their problem.

Rich Williams: Well, that also...

Ted Kozlowski: It's not our problem.

Rich Williams: No, it also becomes our problem because then we have to make sure they're maintaining it.

Board Member Montesano: Have you had anyone check the driveway...

Ted Kozlowski: Well, not necessarily. Once it becomes a problem then it's a violation.

Board Member Montesano: to see if it could be repaired so it would...

Ms. Wieland: I did.

Chairman McNulty: Okay.

Ms. Wieland: (Inaudible – coughing) can repair it but it's not in our best interest to repair it because it's so steep.

Board Member Montesano: Okay.

Ms. Wieland: So it's the same problems. I can tell you we own, like, a whole acre. So if it's going to drive...go off any place, it's probably going to go onto the lands, you know, there. It's not going to go all the way down into the streams there. And we have to pave 15'. We have to pave 15' anyway off the road, that covers a big chunk of it. That whole thing is probably going to be 100' if it's drawn as it should. And it just, I mean...

Rich Williams: With all due respect...

Ms. Wieland: Mmhmm.

Rich Williams: you're asking for a variance from the standards that the Town has put in place...

Ms. Wieland: Yes.

Rich Williams: the Town Board, because they feel this is how they want their community developed. I think I made a reasonable recommendation to the Board...

Ms. Wieland: Okay.

Rich Williams: about, you know, extending it out so it's not a financial hardship to you right now, so that you could put your driveway in. You can have your Item 4 driveway. If the Board feels differently and they think the community should have a different appearance, then they can do what they want.

Ms. Wieland: So, I'm going to step outside and let you discuss this without me.

Rich Williams: No, you can stay.

Chairman McNulty: No, no. You can stay right here.

Board Member Ladau: No, no, no. Stick around.

Ms. Wieland: Oh, okay. And the last thing I want...

Chairman McNulty: Does anybody have anything else?

Ms. Wieland: Yes. The last thing I want to say is that it would be unfair to me if you've allowed other variances in similar situations and won't allow mine. That's the only thing. So I would say just...

Board Member Montesano: But with that in tune, we allowed the variance but there's a time limit...

Ms. Wieland: Okay.

Board Member Montesano: that they have to pave it.

Ms. Wieland: Okay.

Board Member Montesano: So no matter how it comes out, they will do the job. Whether it's in a year or two years, that's been the longest I think we gave a variance. I'm not sure if we gave any...

Board Member Taylor: Two years. Two years was the...

Board Member Montesano: And that's fine. I mean, that's two years. We're trying to avoid that. I think he's got a good idea. It's the sale of the house. Would it help...hurt? It's a possibility but the...If you suddenly hit the lottery, you might be able to pave the whole doggone neighborhood. And then it wouldn't be a problem.

Ms. Wieland: I'd give the house away.

Board Member Montesano: Well, then it would be somebody else's headache, wouldn't it?

Ms. Wieland: Right.

Board Member Montesano: But, unfortunately, we can't say just no point blank. We've got to put limits on what we're allowed to do. So we're trying the best we can to help you out.

Ms. Wieland: Thank you. Thank you.

Board Member Montesano: And this is the whole thing, the sale of the house. If you don't sell it for 40 years or 10 years or 20 [year], it's still there, but we put our...We've covered ourselves in the fact that we have given you a time restriction.

Ms. Wieland: Okay.

Board Member Montesano: That's all we can come up with, I think.

Board Member Taylor: Well, looking at this in another way, if the Town is going to start enforcing its Code when the house changes hands, the new owner is going to be required to bring it up to Code, anyway. Are they not?

Rich Williams: Maybe. It depends.

Board Member Taylor: Well, if the Town is in fact enforcing...

Rich Williams: If there's violations, they're going to have to cure the violations.

Board Member Taylor: Right. So in any case, when the house changes hands...

Chairman McNulty: But if we grant the waiver, though, it's no longer a violation.

Board Member Taylor: No, but if we grant a waiver...What I'm saying, if we grant a waiver until the house is sold, it make no difference one way or another. The next owner's got to calculate that cost into the value of the house anyway.

Chairman McNulty: Or ask for another waiver.

Board Member Taylor: Or ask for another waiver at that point.

Board Member Ladau: Or... Yeah.

Rich Williams: Right.

Board Member Ladau: And in 20 years, I probably won't vote.

Board Member Montesano: That will make two of us, at least.

Board Member Ladau: Yeah.

Board Member Taylor: So, I would say we'll go with at the sale of the house and leave it at that.

Chairman McNulty: Yeah, I'm in...that's where I'm leaning, too.

Board Member Ladau: Yeah.

Board Member Taylor: Okay.

Chairman McNulty: But let's bring this up. You said we do not need SEQRA. It's just...In the Driveway Waiver Application in the applicant's name...owner of record, Anna Wieland, I make a motion to grant a waiver on the asphalt or concrete surface and go with an Item 4 surface and the standard 15 foot apron at the new entrance, and to meet all codes and requirements of the Town Highway Department, if that's part of my recommendation...

Board Member Montesano: Until the sale of the house.

Chairman McNulty: Until the sale of the house.

Board Member Ladau: Second.

Chairman McNulty: All in favor? Motion carried by a vote of 4 to 0.

Chairman McNulty: You have a waiver, but we...it is our obligation to maintain the Code of the Town and try and bring things up.

Ms. Wieland: I understand.

Chairman McNulty: So hopefully this works for you and you'll work with the Highway Department and Building Department.

Ms. Wieland: Okay.

Chairman McNulty: And then... Yeah. Get this done.

Board Member Montesano: Now you don't have to have the saturated fat. Relax.

Ms. Wieland: Thank you.

[Laughter]

Ms. Wieland: Thank you for my half a donut.

Chairman McNulty: Do we want to make a recommendation to the Highway Department in reference to 911 address and... That will all be taken care of?

Board Member Montesano: That's all taken care of.

Rich Williams: Yeah, they...

Board Member Ladau: Yeah.

Chairman McNulty: And the abandonment of the driveway?

Board Member Montesano: That's their job.

Chairman McNulty: Okay.

Board Member Taylor: Let them do their business.

Chairman McNulty: Okay.

Board Member Montesano: And we're doing ours.

Ms. Wieland: Thank you.

Board Member Ladau: You're very welcome.

Chairman McNulty: Good luck.

Board Member Montesano: Happy New Year.

Chairman McNulty: Good luck with the house.

Ms. Wieland: Happy New Year.

Chairman McNulty: Happy New Year.

Board Member Ladau: Happy New Year, to you.

2) BIRCH HILL ASSOCIATES, LLC – Wetland/Watercourse Permit Application – Continued

Chairman McNulty: Okay. We have Birch Hill Estates.

Ted Kozlowski: That's not Pete.

Board Member Montesano: Oh, get Pete in here.

Chairman McNulty: Oh, Birch Hill Associates. I'm thinking...

Board Member Taylor: They're not here.

Chairman McNulty: White Birch, Birch Hill, Black Birch.

Board Member Montesano: You want to get Pete?

Chairman McNulty: Birch Hill, is there anything new on that? There was some comments. I didn't get to see it yet.

Board Member Taylor: Incomplete application.

Rich Williams: Ron, did you get the plans along with their comments?

Ron Gainer: I didn't get the plans. That was missing.

Chairman McNulty: So all we got was this December twenty...

Ted Kozlowski: Did he ever answer your question about the drainage of that pond?

Board Member Taylor: It's incomplete.

Ron Gainer: He did respond partially. He didn't provide the most basic thing we needed.

Chairman McNulty: Okay. So we'll continue this on...

Rich Williams: Table.

Chairman McNulty: to the next meeting. Table this until we get the information.

3) White Birch Realty – Site Plan – Continued Review

Mr. Ralph Alfonzetti, Alfonzetti Engineering, P.C., Mr. Pete Monteleone and Mrs. Christine Monteleone we all present to represent the application.

Chairman McNulty: That brings us to White Birch Realty.

Ted Kozlowski: I just called them in.

Chairman McNulty: Okay.

Ted Kozlowski: Can I just get a clarification because I wanted at the last meeting; I understood that they were going to save the trees.

Board Member Taylor: Yes.

Chairman McNulty: Yes.

Ted Kozlowski: Okay.

Chairman McNulty: And they talked about relocating that pond to the south.

Ted Kozlowski: Right.

Board Member Ladau: Yeah.

Chairman McNulty: Like you recommended.

Ted Kozlowski: Right. Which made much more sense.

Chairman McNulty: Come on in. Would you like a donut?

[Laughter]

Board Member Montesano: Would you like a donut? How about a cup of coffee.

Mr. Ralph Alfonzetti: No, I'm good.

Board Member Montesano: Don't you want to stay awake with the rest of us?

Mr. Alfonzetti: I've had enough through the holidays.

Board Member Montesano: No sfogliatelle?

Mr. Alfonzetti: No.

Board Member Montesano: Good thing I had my fill.

Chairman McNulty: Appreciate you coming in tonight. We have a very light agenda and if we get things done tonight we probably won't have a meeting on Tuesday. So that's why...

Board Member Montesano: Next Thursday.

Ted Kozlowski: Thursday.

Chairman McNulty: Thursday. Thursday.

Board Member Montesano: It's alright. He's going to New Year's. Promise.

Mr. Alfonzetti: A little early.

Chairman McNulty: Okay, so you've gotten your zoning variances from what I understand.

Mr. Alfonzetti: Yup.

Chairman McNulty: Rich, you want to brief us on anything on this?

Rich Williams: They resubmitted the plan. There's very little different from the original plan other than they've got the zoning variance. I had issued a memo on September 3rd that there were a number of items that needed to be addressed. Except for the Zoning, most of them are still outstanding.

Chairman McNulty: For the SWPPP...There was a question about a SWPPP being prepared.

Mr. Alfonzetti: Yup.

Chairman McNulty: Has that been done yet?

Mr. Alfonzetti: It will be very soon. I have all the calculations done.

Chairman McNulty: Okay.

Mr. Alfonzetti: I just have to get it into a format that I want to submit.

Rich Williams: It may be a little premature for that. I mean, he's got some additional details he needs to draw on the plans which I'm sure (inaudible – papers shuffling).

Mr. Alfonzetti: Yeah, I mean, the drainage is kind of worked out: all the inverse pipe sizes. Almost all of that stuff is on there. You know, our intended detention is on there. We had testing with the DEP. We did deep tests and perc tests with the DEP out there, so...

Rich Williams: You're going to need to get us that information, as well.

Mr. Alfonzetti: Okay. Yup. Well, it would be in the SWPPP, so I can submit all of that.

Board Member Taylor: Did you move the doors?

Mr. Alfonzetti: The doors?

Board Member Taylor: Wasn't this the building where...

Mr. Alfonzetti: Nope. That was a different job.

Ron Gainer: No, that's a different one.

Board Member Taylor: That was the other one?

Chairman McNulty: Yeah.

Mr. Alfonzetti: Yeah.

Ted Kozlowski: He thinks anything with the name Birch...

Chairman McNulty: I was looking for that, too.

[Laughter]

Ted Kozlowski: You've got to go to Maple or Oak on your next one.

Board Member Taylor: So, this is pretty much what we've seen before then.

Mr. Alfonzetti: Yes. It's...

Chairman McNulty: Yup.

Mr. Alfonzetti: basically the same. It just has a little bit more information.

Board Member Taylor: Right.

Mr. Alfonzetti: And there's...And like Rich said, the zoning variances in...

Board Member Taylor: Yeah.

Mr. Alfonzetti: in place now.

Chairman McNulty: And again, this is an application to prepare a pad, correct? Or is this to move forward with a building?

Rich Williams: No, no, no. This is a building.

Mr. Alfonzetti: No, this is the one with the building to move forward.

Rich Williams: This is a 33,000 square foot building.

Chairman McNulty: So, this changed from originally as proposing a pad site to be ready to an actual build out.

Rich Williams: That was back in April, yes.

Mr. Alfonzetti: Yes.

Chairman McNulty: Okay, yeah.

Board Member Montesano: Right.

Mr. Alfonzetti: It was a building, and then a pad, and now a building.

Chairman McNulty: Okay. And I think we did a site inspection on this property.

Rich Williams: Yes.

Board Member Taylor: Yes. We did.

Chairman McNulty: It says pending on your notes. That's why I was wondering.

Rich Williams: What notes?

Chairman McNulty: September 3rd.

Rich Williams: Oh.

Chairman McNulty: So, I thought that was done.

Board Member Ladau: That was last year.

Ted Kozlowski: Yeah, we were all up...Rich, I don't know if you were there.

Chairman McNulty: I missed it. But I'm familiar. I've been up there before. I've seen the property.

Ted Kozlowski: We went on a site walk over there.

Board Member Taylor: Yeah.

Board Member Montesano: Yeah.

Board Member Ladau: Yeah.

Board Member Taylor: Yeah, Rich was there.

Ted Kozlowski: I knew...Somebody was.

Chairman McNulty: Okay. That's the only reason I bring it up, because I saw it in there. And I...

Board Member Montesano: The new guy.

Chairman McNulty: Now, the other thing we talked to Pete about up there, I know you have several properties, is the maintenance agreement...

Mr. Pete Monteleone: Yes.

Chairman McNulty: with the other...Have you made any progress with that?

Mrs. Christine Monteleone: Yeah.

Chairman McNulty: Oh, Christine's in charge here.

Mrs. Monteleone: The attorney has all the papers. We sat down with him again probably about two weeks ago. He's got the sample that...

Rich Williams: Mike Liguori had provided.

Mrs. Monteleone: Thank you. That Michael had provided and...as well as the emails back and forth with Rich's comments. And he's got the list of all of the property owners, plot plan. SO he's just calculating the frontages.

Chairman McNulty: What's the structure of the plan? What is it going to be? An association or just an agreement?

Mr. Monteleone: It's going to be an agreement that...

Mrs. Monteleone: X-amount of dollars per year.

Mr. Monteleone: Per year.

Mrs. Monteleone: And if they don't pay...

Mr. Monteleone: Per land.

Mrs. Monteleone: then there's the chance...There will be, not that's a threat...

Rich Williams: The group will be able to enforce it against the individual who is in violation.

Mrs. Monteleone: Right.

Chairman McNulty: The question is then, how do you get everybody on board if there's one guy that doesn't want to sign the agreement?

Mr. Monteleone: Just leave him then.

Board Member Montesano: It's not our problem.

Chairman McNulty: But my question is...

Mr. Monteleone: Just (inaudible) in the face.

Chairman McNulty: The...Everybody's pretty much in tune to it?

Mrs. Monteleone: I...

Mr. Monteleone: Yeah. Everybody is, yeah.

Mrs. Monteleone: I think pretty much everybody's on board.

Chairman McNulty: Yeah. Okay. That's good.

Mr. Monteleone: The only person that we might not be able to get on is...

Mrs. Monteleone: Is the lot next to Black Birch.

Mr. Monteleone: the lot next to Black Birch. But it's a useless lot. It's very...

Mrs. Monteleone: Unbuildable lot.

Chairman McNulty: Is that wetlands area?

Mr. Monteleone: Yeah. It's mostly wetlands.

Chairman McNulty: It borders up against the DEC wetland.

Ted Kozlowski: That lot is almost...

Chairman McNulty: Or it drains into it.

Ted Kozlowski: That lot is almost entirely wetlands.

Chairman McNulty: Yeah. That's on the right as you're going in, correct?

Mr. Alfonzetti: On the right as you're walking into Black Birch, yeah.

Board Member Montesano: Can we sell the air space?

Mr. Monteleone: So that's all we have right now, is a catch basin there. Then it's not that...

Chairman McNulty: Okay, so you're moving forward with that.

Mr. Monteleone: Appreciate...We will be willing to fix it in any way because he's a neighboring...with a neighboring property.

Mrs. Monteleone: Last I spoke with the attorney, he knew that we had a meeting scheduled for the first week in January and said we should have the agreement done by then.

Chairman McNulty: Okay.

Mrs. Monteleone: I didn't call them yesterday knowing we were coming today...

Chairman McNulty: No, it's the holiday

Board Member Ladau: Yes.

Mrs. Monteleone: because it's the holidays.

Chairman McNulty: Nope. Comments?

Board Member Taylor: I think we're ready to move forward.

Chairman McNulty: Can we declare Lead Agency on this yet?

Rich Williams: I don't think we have.

- Chairman McNulty: No, we haven't. That's what I'm saying. Can we at this point?
- Rich Williams: Yeah, umm....There's some clean up on the EAF, cleanup on the application, cleanup with the fees.
- Mr. Alfonzetti: Okay.
- Rich Williams: So, you know...
- Mr. Alfonzetti: And that's all in your September 3rd memo?
- Rich Williams: Yup.
- Mr. Alfonzetti: Okay.
- Chairman McNulty: Yeah, he did outline. Those things I looked through it.
- Rich Williams: Yeah.
- Mr. Alfonzetti: Just...I think there was like a check box or two on the EAF or something like that.
- Rich Williams: Yeah, it wasn't big things. So pending the application addressing those issues, sure. I mean, I have no problem with doing Lead Agency.
- Mr. Alfonzetti: And that has to be done before you guys declare...
- Rich Williams: Hey, what do I care? I'm not going to be here.
- [Laughter]
- Chairman McNulty: No, that's what I'm saying...
- Board Member Ladau: Well, we know where to find you.
- Chairman McNulty: I think we're at the stage we can declare a lead agency and get this so we can move forward.
- Board Member Montesano: Go ahead.
- Chairman McNulty: We still have to go through the SEQRA process, so you'll still have to get the memo up-to-date.
- Mr. Alfonzetti: Right.
- Chairman McNulty: So I make a motion in the White Birch Realty, LLC application, declare Patterson Planning Board Lead Agency.
- Board Member Montesano: Second.

Board Member Ladau: Second.

Chairman McNulty: All in favor? Motion carried by a vote of 4 to 0.

Chairman McNulty: Okay. So we got that done.

Rich Williams: The only thing I would suggest going forward is any memos you get from the Town, if you respond, and almost respond item by item.

Mr. Alfonzetti: Yup.

Rich Williams: And you don't have to get really complicated.

Mr. Alfonzetti: Like comment response kind of thing. Yeah.

Rich Williams: At least we know, you know, whether you've acknowledged it or you don't agree with it or, you know, you've made some provision.

Mr. Alfonzetti: Okay.

Rich Williams: So...

Mr. Alfonzetti: Absolutely.

Rich Williams: Okay.

Chairman McNulty: Do you send him a copy of this in Word document? Or...

Rich Williams: I can.

Chairman McNulty: PDF? That way it's easier for them to edit.

Mr. Alfonzetti: If you can, that will help.

Rich Williams: Sure.

Board Member Taylor: And don't send us comment noted.

Mr. Alfonzetti: Yeah.

Board Member Taylor: What's your response?

Mr. Alfonzetti: Right.

Board Member Taylor: You know, comment noted means it's delayed for another month. You know, just give us a response of some kind.

Mr. Alfonzetti: Yeah, okay.

- Board Member Taylor: You disagree with us. You know, you challenge us or you're going to deal with it.
- Board Member Montesano: You can't say that on paper because then we have a problem. It's in writing.
- Board Member Taylor: So...No, I think we should fast track this as much as we can. We've been through the SEQRA on so many of these that it shouldn't be a problem.
- Chairman McNulty: Yup. It's a matter of the engineers, you know working out the SWPPP...
- Board Member Taylor: working out those details. And the notes outlined in Rich's memo.
- Mr. Alfonzetti: Rich, you think it's too early for the SWPPP? I mean, does...If I remember correctly, nothing in the memo I don't...I thought it was just prepare one.
- Rich Williams: You know, a past chairman once said you do your job, we'll do ours. Those were very wise words. You submit a complete application and put it on our desk, then we're going to review it as a complete application. If you give it to us in pieces, we just keep reviewing the pieces. You've got to decide as the engineer based on working with your client, how quick you want to move this through.
- Mr. Alfonzetti: Okay.
- Rich Williams: Whether you want to do 80% of the work and go to DEP. Or 60% of the work and go to DEP and then come back to us. Are we ready for a SWPPP? Yeah, we're ready.
- Mr. Alfonzetti: Okay. Well, I'll give you...
- Rich Williams: The question is are you ready?
- Mr. Alfonzetti: I'll give you a SWPPP and at the same time I'll send it to DEP.
- Rich Williams: Fine.
- Mr. Alfonzetti: I mean, it's done. It is what it is. It's not, you know, there's not much changes that I can, you know, can do and (inaudible) at this point.
- Rich Williams: Yeah, that's fine.
- Chairman McNulty: Okay.
- Mr. Monteleone: A question of the pad, can I get a blasting permit? I got a little rock in the back that I want to take out.
- Board Member Taylor: More.
- Mr. Monteleone: Yeah.
- Rich Williams: Not without site plan.

Mr. Monteleone: Okay.

Chairman McNulty: That answers the question.

Mr. Monteleone: So you've got to get going on this.

Chairman McNulty:
Building Department. And where would the blasting permit come from? Not from us, would it?

Rich Williams: Next door.

Ron Gainer: Building.

Chairman McNulty: Yeah.

Mr. Monteleone: Okay.

Chairman McNulty: Yeah, but they would need to see the site plan. So they...

Board Member Montesano: Yeah.

Chairman McNulty: And mark out which plan I'm doing, sure. Any other comments?

Board Member Taylor: No.

Chairman McNulty: So we got Lead Agency rolling. You know what you have to do.

Mr. Alfonzetti: Yup.

Chairman McNulty:
And... Ron's...I don't know. Ron and Rich will be taking a look at the latest plans.

Board Member Montesano: And have a nice New Year's Eve.

Mr. Alfonzetti:
review it? Do you want me to meet with you guys before I submit the SWPPP and

Rich Williams: Why? I've seen them before.

Mr. Alfonzetti: Okay. I'm sure you have. I figured just to...

Chairman McNulty: Rich, one thing though, do you...these latest plans we just received, do you want to do a review on that to answer...

Rich Williams: There's not that much in the way of detail that...

Chairman McNulty: has changed.

Rich Williams: Well, that...

Chairman McNulty: I haven't looked at it, so I don't know.

Rich Williams: That I need to review. Or that Ron needs to review. If we have the SWPPP, we've got a little but more meat to look at.

Chairman McNulty: Okay.

Rich Williams: Now, a lot of times, it's easier and cheaper for us to review the SWPPP, then send it to DEP...

Ron Gainer: Right.

Rich Williams: with any changes because we deal with them a lot. We know what they're going to say.

Mr. Alfonzetti: Okay.

Rich Williams: You know, I go back to, you know, the project at the end of the road. You know, we sat down with them and we went through the SWPPP. And by the time we were done, went to DEP. It was the quickest SWPPP I ever saw approved by them.

Mr. Alfonzetti: Okay. I'll do that then.

Chairman McNulty: So the SWPPP is key here.

Rich Williams: Yup.

Mr. Alfonzetti: Alright. I'll give you that then. And then I'll wait for you guys to review and then I'll go to DEP.

Chairman McNulty: Would you need to get on next month's agenda for anything at this point? Just...

Mr. Alfonzetti: Nope.

Board Member Taylor: Nope.

Chairman McNulty: Alright. Get everything to flow.

Board Member Montesano: Just the paperwork.

Chairman McNulty: Okay.

MR. Alfonzetti: Alright.

Chairman McNulty: Any other comment? Good luck. Wish you a happy New Year.

Ted Kozlowski: Thanks for the donuts.

Board Member Ladau: Thank you for the refreshments.

Mr. Monteleone: Thank you.

Ted Kozlowski: Happy New Year, guys.

Board Member Montesano: Now that I'm awake.

Mr. Monteleone: Have a Happy New Year.

Mrs. Monteleone: Happy New Year.

Chairman McNulty: Okay. Alright. Good night.

Mr. Monteleone: Good night.

Chairman McNulty: Just keep us abreast, how you're making out with the maintenance agreement. Okay.

Mr. Monteleone: Alright. As soon as I have it, I'm going to bring it in.

Chairman McNulty: Alright. Good.

Mr. Monteleone: Okay.

Board Member Montesano: Take care.

Mr. Monteleone: Thank you, again. Bye-bye.

Board Member Taylor: Good night.

4) Camp Re: Lake Charles Dam – Wetland/Watercourse Permit Application

Chairman McNulty: Okay. Next on the agenda is Camp Re. Been around for a while now. What are we doing with it?

Board Member Montesano: Damn that camp, again.

Rich Williams: We're just leaving it on the agenda because it's been around for a while. We want to see it move. And, you know, the next step is for Ted to verify the wetland on Re; he's got to get out there.

Ted Kozlowski: Camp?

Rich Williams: Re.

Ted Kozlowski: You mean the dam.

Board Member Montesano: The dam.

Ted Kozlowski: Yeah, as I said before the meeting started, Andrew [Featherston] called me, said he was getting it flagged. It wasn't yet flagged. And that as soon as it was flagged, he was going to send me...let me know it was flagged and send me a map. I have yet receive that and I thought maybe that was in this package today.

Board Member Ladau: No.

Rich Williams: No. No follow-up (inaudible – too many talking).

Ted Kozlowski: I will call him tomorrow.

Rich Williams: Alright.

Ted Kozlowski: Find out where it is. If he says the flagging's out there, I'll go out there before we get any more snow. I can do it...I'm going to be off for three or four days. I can do it over the weekend and be done. But I was waiting for word from him.

Chairman McNulty: Real quick, just to...I feel like this goes round and round...I'll let the train go by [referring to the train going by outside]. I feel like I'm at home.

Board Member Montesano: Huh?

Chairman McNulty: It's just a dam repair, correct? Or is a new dam to be installed? It's a dam repair.

Rich Williams: It's a dam repair.

Chairman McNulty: Okay.

Rich Williams: Well, it's a dam modification.

Chairman McNulty: Okay. The engineering, we really haven't seen it yet, correct? You did get a plan?

Ron Gainer: Yeah, that was (inaudible – too many talking).

Chairman McNulty: But we haven't got it here. Alright. Ron, has Ron seen it? So you're still looking at it. Anything glaring? Major?

Rich Williams: No. Pretty straight forward. He's putting a new outlet structure in the Lake. He's bring it out to a stream, he's daylighting it, and he's putting an emergency overflow.

Ted Kozlowski: They are going to be digging in and around Town regulated wetland. And I, you know, just because it is concern...it is a dam and there is potential downstream and impacts, I feel I should see it and I feel, probably, the Planning Board should have a site walk out there to see what's going on.

Chairman McNulty: The dam does not get repaired, say the wetlands...it's too intrusive and we deny it. What are the...

Ted Kozlowski: I'm not looking to deny it.

Chairman McNulty: Deny it, but...

Ted Kozlowski: I fully agree: If DEC has told them that the dam needs...

Ron Gainer: Right. They've got to do something.

Ted Kozlowski: They've got to do something. And I don't have a problem with that. I just think that it's probably our due diligence to look at what they're doing on the other side of the dam and it will make sense.

Chairman McNulty: Okay.

Board Member Ladau: Mmhmm.

Chairman McNulty: So, we're waiting for the wetlands to be flagged.

Ted Kozlowski: I'll call...

Chairman McNulty: And then you're going to take a look at it and you'll...

Ted Kozlowski: I'll call Andrew tomorrow and I'll send you all...

Chairman McNulty: You'll have a better idea?

Ted Kozlowski: I'll send you all an email when I get his response on where this all is.

Chairman McNulty: Okay. Because initially, I'm thinking, we don't need a site walk. It's an existing dam to be repaired. Your recommendation, to me, would be sufficient in this situation.

Ted Kozlowski: I just think though, Tom, because it is a major dam repair and it has, you know, I just think the Town should look at it a more closely than just relying on a wetlands inspector to verify the wetlands.

Chairman McNulty: The dam in that big?

Ted Kozlowski: It's holding back over a million gallons of water.

Chairman McNulty: Oh. See, that's...

Ron Gainer: What class is it?

Rich Williams: B.

Board Member Ladau: Well, let's do a site walk.

- Chairman McNulty: Well, let's let it...Let's let it get flagged...
- Ted Kozlowski: I just think...
- Chairman McNulty: and then we'll take it from there.
- Board Member Taylor: Yeah. We need some plans.
- Chairman McNulty: This is just...Without a plan, I don't know what I'm looking at.
- Ted Kozlowski: You don't have plans. He's only...
- Chairman McNulty: I think...
- Ted Kozlowski: He submitted one copy of plans, but those plans didn't have the soils on it. It didn't have the wetland flagging on it. So I saw no reason for the Board to have it.
- Board Member Taylor: Right.
- Ted Kozlowski: Because you'd be looking at something that is incomplete.
- Chairman McNulty: Okay. So let's get it flagged, let's get the details and then we'll take it from there.
- Board Member Montesano: Sounds good.
- Chairman McNulty: Alright.
- Ted Kozlowski: Alright.
- Chairman McNulty: And other comment?
- Board Member Ladau: No.

5) Other Business

a) Revised 2016 Meeting Schedule

- Chairman McNulty: Okay. Moving along, that brings us to Other Business. We have a revised agenda schedule which we saw tonight. Basically the changes we made last time adopted it.
- The Secretary: No. The March date was incorrect.
- Board Member Montesano: Incorrect. It was...
- The Secretary: It was on...It was a Friday so I changed it to the Thursday. So it should be March 3rd, which is a Thursday.

Chairman McNulty: Okay.

Board Member Montesano: Instead of the 4th? I was waiting for a Friday.

Chairman McNulty: So we have this... This is a Tuesday, and then next year, does it fall on a Tuesday again?

Board Member Montesano: Yes.

The Secretary: For the December?

Chairman McNulty: Yeah.

Board Member Montesano: December and November.

Chairman McNulty: And November.

Board Member Montesano: November and December.

The Secretary: No. December is for this year.

Board Member Montesano: Oh.

Chairman McNulty: And November, before Thanksgiving next year.

The Secretary: That's the only one that's...

Chairman McNulty: Okay.

Board Member Montesano: Alright.

The Secretary: not a Thursday.

Chairman McNulty: Alright. I'll make a motion to adopt the 2016 meeting schedule.

Board Member Ladau: Second.

Chairman McNulty: All in favor? Motion carried by a vote of 4 to 0.

Board Member Taylor: As revised.

Board Member Montesano: As revised.

Board Member Taylor: Since we already adopted one.

Chairman McNulty: I thought we did.

Board Member Taylor: We did.

Board Member Montesano: Yeah. So...

Board Member Taylor: We just revised it.

The Secretary: You revised it. I just want to make sure that you're aware...

Chairman McNulty: Okay.

The Secretary: that there's a revision...

Chairman McNulty: As revised.

Board Member Ladau: Yeah.

Chairman McNulty: Okay.

Board Member Taylor: We assume that you do your things right. You know, we would have shown up on a Thursday no matter what the date on the paper was.

Ron Gainer: That's the truth.

Chairman McNulty: Yeah, ask Ed.

[Laughter]

Board Member Montesano: We're trained.

Board Member Ladau: It's kind of like Ed Brady, he forgot. It's not Thursday.

b) Issues for Planning Board to deal with in 2016

Chairman McNulty: Ok, other business. I had a couple of things. Maybe in the coming year, we can tackle, as a Planning Board, and we've been together a little bit now getting a little more seasoned. And we're probably going to lose some of our leadership, or assistance.

Rich Williams: You only hope.

Chairman McNulty: A couple things: I want to look at is the Hamlet. The Hamlet came in front of us with a plan earlier in the year but yet we couldn't act because we didn't have water. And we didn't have a parking plan. So, maybe items...I know water's...

Rich Williams: You want to solve one of those problems?

Chairman McNulty: I want to solve both of the problems.

Rich Williams: Well, I could start you off on one.

- Chairman McNulty: Which one?
- Rich Williams: I'll give you a pick.
- Chairman McNulty: Well, give us a pick and we'll tell if we want it.
- Board Member Taylor: Let's do water.
- Rich Williams: I'll give you a pick and you can tredge it out for the water.
[Laughter]
- Chairman McNulty: Well, we'll get some volunteers. Well, water we know is a money issue.
- Board Member Ladau: Does that count as a site plan?
- Chairman McNulty: We need to raise money.
- Ted Kozlowski: That cough medicine you took is affecting you tonight.
- Chairman McNulty: The other...
- Board Member Montesano: He keeps drinking it (inaudible – too many talking).
- Chairman McNulty: What I'd like to do as a Board is to take a look at these things and let's come up...Is there a private, municipal partnership that can be looked at down the line to help share the cost of the water? Is there bonds available? It's the Town Board, but these...are these recommendations we can look at to send to the Board to motivate the Town Board to some degree? Or put it on...Bump it up on the list...
- Board Member Montesano: That's his job.
- Chairman McNulty: I know.
- Rich Williams: You don't have to motivate anybody. If you've got a solution...
- Chairman McNulty: But as Chairman of the Board, living in this Town for 30 years...
- Rich Williams: We'll push it through.
- Chairman McNulty: there's things I've seen done and there's things that haven't been done. And the Hamlet, as well areas of Putnam Lake, that need to have a little plump.
- Rich Williams: And (inaudible) it goes...Those of us who have been doing...
- Board Member Montesano: New candidate.
- Rich Williams: appreciate the fact that everybody keeps bringing up the fact that we haven't done enough.

Board Member Montesano: Gee, how hard.

Chairman McNulty: What have you done for me lately routine. I know that all the time.

Rich Williams: Yeah, I know.

Chairman McNulty: But...So these are just things I want to bring up...

Rich Williams: I got a \$20,000 grant to consolidate fire departments. That's...

Chairman McNulty: Good for you.

Rich Williams: Yeah.

Chairman McNulty: Congratulations. But the parking, what does that take to get for...I know that it's a dollar issue with the water. And it's an engineering standpoint. And there's engineering to parking, as well. But, how do we get it started? How do we, as a planning board, push it along...

Rich Williams: Well, you have to...Listen.

Chairman McNulty: just as we did the B&Bs.

Rich Williams: One of the things that we've been...haven't got done yet but we're closer, is we're scanning a lot of the old plans in to get rid of them. Some of the old plans, when I find them, should be a build out of the Hamlet. And that's really where you need to start. You need to start with a buildout of the area that you're looking at. Figuring out with that build out what you're parking demand, and then start figuring out where you're going to place that parking. You know, how are you going to do it in a manner that is convenient to the people that are using it because if it's not, they're not going to use it and everything doesn't work.

Chairman McNulty: No, it's got to be smart.

Rich Williams: Right.

Chairman McNulty: And it's limited so we have to work within our limitations. And so you're preparing...or you're working on a buildout plan of the Hamlet...

Rich Williams: We have...

Chairman McNulty: if every lot was...

Rich Williams: We have a build out that was done by Regional Plan Association. You can take a look at that.

Chairman McNulty: Okay.

Rich Williams: That will...That may give you some ideas. You can go do your own.

Chairman McNulty: Yup.

- Rich Williams: You can make suggestions and we'll go do it for you.
- Chairman McNulty: Yup. And I'm not looking to set anything in stone. But if a developer... Say there's a windfall of State money and there's a grant that comes available to hook a water district up.
- Rich Williams: Yeah. We're about, what, 18 billion ahead of projections.
- Chairman McNulty: Well, let's just be...
- Rich Williams: (Inaudible – too many talking).
- Chairman McNulty: Let's just be optimistic.
- Rich Williams: So, I'm waiting for Mr. Cuomo to call us up any day now.
- Chairman McNulty: Let's just be optimistic and say a developer comes in and he's willing to foot the bill. How about that?
- Board Member Montesano: Oh, yeah. Wait a minute, Donald Trump's coming?
- Chairman McNulty: I'd like to be able to look at the area...
- Board Member Ladau: He's part of the wall he's going to build.
- Chairman McNulty: as a group and say, you know, let's not put it in stone but let's think about it. Let's make some recommendations.
- Board Member Montesano: Can we put up municipal parking right over here? We'll put up a 6-story parking lot...
- Chairman McNulty: Three-story. No bigger than three stories.
- Board Member Montesano: Six-stories. Don't worry about it, we find us a bigger ladder. And then you go over here and you charge them, see?
- Board Member Ladau: Well Mike, apropos that, there are developers out there that have proprietary robotic parking, whatever...
- Rich Williams: Elevators. I love them.
- Board Member Ladau: Well, okay. But...
- Rich Williams: You drive in, it goes up. You drive in...
- Board Member Ladau: Yup. And...
- Chairman McNulty: We might have a guy that's well versed in it. We have an application that's talking about a... We don't have an application, but we've heard rumors of a parking garage...
- Board Member Ladau: Yeah.

Chairman McNulty: that's going to be automated to some degree, I think, and climate control.

Board Member Montesano: Does this have to go on the minutes?

Chairman McNulty: This is all on the minutes right now.

Board Member Montesano: Oh, okay.

Chairman McNulty: So, I'm just bringing up...

Board Member Montesano: I tried.

The Secretary: Thank you.

Chairman McNulty: for this coming year, as a board, things to look at, I'd like to think ahead a little bit and see if we can make some recommendations even if they're not set in stone. And other parts of the Town as well. I don't know what Putnam Lake needs are. Parking's an issue over there as well; in and out of and behind buildings and around buildings. So, there's an old gas station there that's just sitting there. I don't know. Maybe it works for a municipal lot.

Board Member Taylor: So let's make a list, prioritize it, and work our way through it.

Chairman McNulty: Yup.

Board Member Taylor: Yup.

Chairman McNulty: Ron and I spoke briefly, too, about the B&B recommendation we sent up to the Town Board. We know that the...I don't know if I'm stealing any thunder that you wanted to talk about but...

Board Member Taylor: No. I just thought we should revisit it. Because I was thinking one of the reasons that...I mean, we all like the idea of a floating zone. And one of the reasons that was proposed for not setting...putting a floating zone was the Town Board wouldn't understand it. But now there are three people that used to be on planning...

[Laughter]

Board Member Taylor: who are on the Town Board. Maybe they can't understand the concept of a floating zone...

Chairman McNulty: That's true.

Board Member Taylor: maybe we should suggest we go back and put the floating zone in and send it in.

Chairman McNulty: So maybe a recommendation back to the coming year Town Board is to tweak...Start to look at the Comprehensive Plan and tweak it. I don't think it needs a complete overhaul. But maybe we can add a floating zone in for B&Bs. We've already put the effort into it.

Rich Williams: Mhmm.

Chairman McNulty: We've already made the recommendation. Maybe we can get it established. So the next applicant that comes along or person of interest, we're not sitting here for six months trying to develop it. So these are the things this year that I'm hoping as a board...Last year we trained a little bit. We did SEQRA. We all did our other training and...Just my thoughts. My little extra circular.

Ted Kozlowski: Just some quick from me, I know you guys need training or whatever, if you want something at my facility like we specialize in rain gardens, I don't know, does that qualify for his stuff?

Rich Williams: Didn't they already go down for rain gardens?

Board Member Taylor: We went down already.

Chairman McNulty: We did that once.

Ted Kozlowski: You did?

Chairman McNulty: Yup.

Board Member Taylor: Yeah.

Ted Kozlowski: No, you did wetlands. But...

Chairman McNulty: Well, we did a rain garden down by you.

Board Member Taylor: We did rain gardens, yeah.

Ted Kozlowski: Did you?

Board Member Taylor: Yeah.

Chairman McNulty: Yeah.

Board Member Montesano: We looked at yours.

Chairman McNulty: Yeah, we went down there,

Board Member Taylor: Yeah.

Chairman McNulty: We were early there one Saturday morning, I remember.

Ted Kozlowski: Oh.

Board Member Montesano: He never forgets.

Chairman McNulty: Anybody have anything else on other business for that? Any input.

Board Member Taylor: Well, I still...I think what we didn't get to do this year was your checklist idea. I think that still would be helpful to us if we had...

Chairman McNulty: In the progression of an application? Yeah, I've kind of put that...I was working on one and it kind of went to the side.

Board Member Ladau: Yeah, you had something developed. I don't...

Board Member Montesano: Yeah.

Chairman McNulty: I still have it somewhere. Alright, put that down on the list.

Rich Williams: I have it.

Chairman McNulty: Okay. Also, anything else on that? One other thing on training. There is training in Saratoga this year, correct? For Planning Board, I think we got something in the notice.

Board Member Ladau: Yes.

Chairman McNulty: Me, personally, I've been to one.

Board Member Montesano: Yes.

Chairman McNulty: Not interested in going to that again. But if there are Board members that are...Bob's never been.

Board Member Ladau: Nope.

Chairman McNulty: You know, Mike's been. I don't know if Ed...Is there any money in the budget to send anybody?

Rich Williams: A little bit.

Chairman McNulty: Okay.

Board Member Montesano: I won't go if you've got to get the new guys to go. I've been up there. Unless you want to go...

Chairman McNulty: You don't have to go, Mike. I'm not saying you have to.

Board Member Montesano: No, I'm just saying, I'm not worried about going.

Chairman McNulty: Yeah.

Board Member MONTESANO: I'm sure the newer guys that have not gone...

Chairman McNulty: Bob and Ed have not been to one of the seminars. I've been to one of them.

Board Member Taylor: I went to one.

Board Member Montesano: They will have to sleep with each other in the same room.

Chairman McNulty: Yeah, I don't need to go to another one. I would rather do localized training.

Board Member Montesano: So get a cage.

Chairman McNulty: But if...I want to extend it out there to you and Ed if...

Board Member Ladau: Yeah. Fine, sure.

Chairman McNulty: you're interested.

Board Member Montesano: It's really interesting because you will meet other people...

Chairman McNulty: I think it's in April, right?

Board Member Montesano: with the same problems we have and they may have a solution that gives you an idea to work with.

Board Member Ladau: Yeah. No, I have no problem with it.

Chairman McNulty: State Planning Federation.

Board Member Montesano: But don't listen to the guys giving the lectures.

Board Member Ladau: Yeah.

Board Member Montesano: They don't (inaudible – too many talking) much.

Chairman McNulty: It's well done.

Board Member Ladau: I don't know if I still have that flyer that I got. So if somebody's got an extra copy.

Chairman McNulty: Would you have it, Sarah?

The Secretary: yeah.

Chairman McNulty: Could you float it out there, again, to us?

Board Member Ladau: Okay.

Chairman McNulty: And then we'll see. Maybe Ed and Bob are interested in going.

Board Member Montesano: Yeah. No hunting in the meantime, though.

Board Member Ladau: Don't hunt, so there's no problem.

Board Member Montesano: You're going up that far...With Ed, he might go right up...

Board Member Ladau: Yeah.

Board Member Montesano: and do some work.

6) Minutes

Chairman McNulty: Minutes. There were minutes on the schedule, on the agenda for October 29th. I appreciate you getting them out, Sarah. I just didn't get a chance to look at them.

Board Member Ladau: Yeah. Nor I.

Chairman McNulty: Okay.

Board Member Taylor: Well, we approve them in January.

Chairman McNulty: January work session.

Board Member Montesano: Yeah.

Chairman McNulty: Now, I don't see a need for a meeting on Thursday night. Is everybody comfortable with that? Will you let Ed know? Or I'll shoot him a...

Board Member Taylor: Or just let him come.

[Laughter]

Board Member Montesano: Oh, geez. Wait, he's still got that shotgun sitting in the truck, you know.

Board Member Taylor: Oh, he's got a meeting to make up that he missed.

Ted Kozlowski: Uh-oh.

[Laughter]

Ted Kozlowski: That would not be good.

Board Member Montesano: If the guy comes through with his wetlands flagging, we can...

Board Member Taylor: Yeah.

Board Member Montesano: pick that up for next month, too.

Board Member Ladau: Oh, yeah.

Chairman McNulty: Okay. So we'll table those minutes. And anything else? I just wish everybody a Happy New Year and motion to adjourn.

Ted Kozlowski: Do you...Before that.

Board Member Montesano: Second.

Ted Kozlowski: Do you want to setup a tentative date for site walk?

Chairman McNulty: No. Not until we know the flagging's done.

Ted Kozlowski: Well, if it gets done this weekend, we're not meeting next week, you might want to...If you want to, you know, if you wait another month, there's probably going to be snow on the ground.

Rich Williams: We could...

Board Member Ladau: Why don't...

Rich Williams: We could still reach out to them and get something set up.

Chairman McNulty: We can do something...

Board Member Montesano: Yeah.

Chairman McNulty: over the email.

Ted Kozlowski: Okay.

Board Member Montesano: We could email it...

Board Member Ladau: Yeah, just email...

Chairman McNulty: Okay.

Board Member Ladau: what works.

Ted Kozlowski: Okay. I'm just, you know...

Chairman McNulty: I know Andrew's anxious, right? Yeah.

Ted Kozlowski: this is good weather for site walks. That's all.

Chairman McNulty: Yeah.

Board Member Ladau: Yeah.

Chairman McNulty: Motion to adjourn.

Board Member Montesano: Second.

Chairman McNulty: All in favor? Motion carried by a vote of 4 to 0.

Meeting was adjourned at 8:01 p.m.