

**TOWN OF PATTERSON**  
**PLANNING BOARD MEETING**  
*December 30, 2003 WORK SESSION*  
**AGENDA & MINUTES**

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## **December 30, 2003 Work Session Meeting Minutes**

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

Present were: Chairman Herb Schech, Board Member Mike Montesano, Board Member Dave Pierro, Board Member Shawn Rogan, Board Member Maria Di Salvo, Rich Williams, Town Planner and Ted Kozlowski, ECI.

Meeting called to order at 7:30 p.m.

### **1) BURDICK SITE PLAN – Public Hearing**

Rich Williams stated Burdick is back in, they have submitted a full drainage report I believe, I am still waiting on a report from the Town Engineer but I believe they worked out all the drainage issues. They also have a wetlands application in now.

Ted Kozlowski stated I am seeing it for the first time tonight.

Rich Williams stated to Ted, didn't I get you a copy of that before; I know I got you a copy of that before.

Rich Williams stated we have scheduled a public hearing tentatively assuming the wetlands permit is acceptable with Ted for next Thursday.

Board Member Pierro asked we will hear from Ted immediately before the meeting or shortly there after.

Ted Kozlowski stated yes I will review it tonight; I will start reviewing it now while,

Chairman Schech asked yes but you are going to be at the meeting.

Rich Williams stated don't start reviewing it now because half this agenda is you.

Board Member Rogan stated I don't remember us having any other issues with this. I thought it just came down to some engineering.

Rich Williams stated it came down to proving out that the stormwater; Chairman Schech stated was going to work.

Board Member Pierro asked and he has agreed to all our other issues like the post and rail fence.

Chairman Schech stated well this is Harry so you don't know.

Board Member Pierro stated alright I am happy.

## 2) ANT ROCK- Wetlands/ Watercourse Application

Rich Williams stated a gentleman came in, he wanted to put an addition on a house over in Putnam Lake and we discovered that the addition would be within one hundred feet of a watercourse so we had him submit an application and Ted went out and took a look at it, Ted did issue a memo, I believe recommending a waiver, do you want to add anything Ted.

Board Member Pierro asked is the house already within one hundred feet of the watercourse.

Ted replied yes.

Board Member Rogan stated it sounds like the same footprint.

Ted stated everything in Putnam Lake is within one hundred feet of water, Chairman Schech stated a hundred feet of something.

Board Member Rogan stated the point on this more though is that he is not going outside the original footprint, he is going up so he would be doing construction activities right that is what is says; home adding second story.

Rich Williams stated I thought he was going out also.

Ted Kozlowski stated the only thing Shawn is, I went out there and this watercourse if it does indeed flow three months of the year which I am not even sure it does but air on the side of it flowing three months it is like a grass swale and whatever he does there outside of mucking up that little watercourse it is nothing.

Chairman Schech asked so we can approve this with no problem.

Ted Kozlowski replied yes I don't have a problem.

Board Member Rogan stated and I was leaning that way what I was just trying to point out was that if let's say for instance somebody is tearing off a roof and going up the only impact is the construction activity that is going to go on around the property and so if they are within a hundred feet in this case close to the swale we would want to make sure that they are aware of the erosion control measures that you outlined. I don't see a problem with it.

Ted Kozlowski stated technically, where that stream flows he is within a hundred feet of other property owners of that stream it is just I can't see making him go through a whole blown,

Rich Williams stated he was out there today putting his erosion control up, staking it into the ground, and Paul went out and reminded him geez, you have got to trench it in too.

### 3) HUDSON VALLEY TRUST – Wetlands/Watercourse Application

Rich Williams stated Hudson Valley Trust is the old Patterson Town Hall and what they want to do is they want to put another entrance and exit going out the back of the building if everybody knows where this is, out the old Town Clerk's office; to do that they need to put a small retaining wall in to cut into the hill side and put the door in all within a hundred feet of that stream.

Ted Kozlowski stated Rich had asked me to look at this one too everything that they are disturbing is in the paved parking area whatever they do there with regards to this opening is not going to,

Chairman Schech asked why would they want to do that they have an opening now, the ramp going down in there right.

Rich Williams replied right they want another door into the back.

Chairman Schech stated the only thing that bothers me here is there is a request for a waiver of all inspection fees.

Rich Williams stated that has to go to the Town Board and what they were looking for is a waiver of the wetlands application fee.

Chairman Schech asked because they are non-profit. We have a big non-profit up there do we waive their fees. This is a problem.

Rich Williams replied no we don't but I think Ted is recommending that we waive the permit requirements.

Board Member Rogan stated we waive permit requirements for Health Department for not for profits such I think Watchtower is one of them but if the Town gets a permit for something or the Boy Scouts or 4-H or any of that stuff they don't pay any permit fees which really are inspection fees because we do inspections.

Board Member Montesano stated Watchtower is a different ballgame all together.

Chairman Schech stated it is a non-profit.

Board Member Rogan stated but I agree with what you are getting at.

Chairman Schech stated Watchtower is a non-profit and this is a non-profit so you have to be careful because when you go to court,

Board Member Montesano stated there were mitigating circumstances over the years.

Rich Williams stated first off the issue of waiving the fees is not one for this Board. It is a Town Board issue, second I think it has a bearing whether we are waiving the permit or they are actually going through the whole process in which case I certainly wouldn't provide a positive recommendation that the fee be waived if they needed the permit.

Rich Williams stated we do have a plan, I do have a plan but they only submitted a limited number.

Board Member Pierro stated as long as they stay within the limits of the project description I am fine.

Ted Kozlowski stated they don't even have to put erosion controls up.

Board Member Pierro stated they are not breaking any ground they are just disturbing a parking lot.

#### 4) **SCHOEN SITE PLAN – Sign Application**

Board Member Pierro asked is that Greenlands.

Rich Williams replied yes.

Rich Williams stated with the original approved site plan they didn't want to put a sign on and now they are back in requesting a sign application.

Board Member Di Salvo asked where is this.

Rich Williams replied the intersection of Route 22 and 164.

Board Member Rogan stated the new building that is going up next to Brook Farm.

Board Member Di Salvo asked what are they going to put in there.

Board Member Rogan replied it is supposed to be medical type offices.

Rich Williams stated just office space at this point they are not sure.

Rich Williams stated they did submit the application, there are no dimensions on the sign, and they indicated that the sign was going to be four by eight.

Chairman Schech stated which equals twenty-eight feet, my calculator is broke.

Rich Williams stated and just so you know I did pick that up but that is what they said so that is what I put in the memo but I also flagged the fact that you know at twenty-eight feet they are still over.

Board Member Rogan stated I was going to say if their dimensions are coming across the top as four by eight that may be twenty-eight. They may lose two feet on each side.

Rich Williams stated yes but I have no way of knowing.

Board Member Rogan stated no and like you said,

Chairman Schech asked what is the allowable again.

Rich Williams replied twenty-five.

Chairman Schech stated sorry.

Rich Williams stated I outlined the three options; they can go get a ZBA variance, they can show us the dimensions to show us it meets the requirements or they can make it smaller. One of the concepts that they are proposing here which I think is a good concept which we haven't seen before is they have actually got a sign that is setup for where they can interchange the individual businesses.

Board Member Pierro stated right so they don't have apply for a permit every time something changes.

Rich Williams replied right.

Chairman Schech asked do they indicate where the hell this thing is going.

Rich Williams replied yes they do.

Chairman Schech stated here it is I see it now.

Rich Williams stated one of the other things that they don't indicate or give any indication is whether the sign will be lit or not. They have no utility service out to that area at this point on their approved site plan. I can't imagine they would want to have a sign like this that either wasn't lit internally somehow or more likely from some sort of ground base source.

Board Member Pierro stated but they are also going to have to have a sort of sign or a number on the building because people are going to be coming up 22 looking around.

Rich Williams stated Old Route 22. This is one of the issues that I raised when we were going through this what they were going to do. They are not proposing any signage at the entrance at this point.

Board Member Rogan stated you know what think about it how often are people looking for the place going to end up on Old 22 they are going to be coming up and down 22, they are going to see the sign and they are going to find their way to go up and around. It might not be a huge deal. If they have a sign down on the corner,

Rich Williams stated okay but let's talk about that if they are driving on 22 heading from the south, if you look at the way he has this sign oriented you can't see it.

Board Member Montesano stated you can't see the sign until you pass it.

Board Member Pierro stated it is going to be a traffic impediment because people are going to be backing up there to make the left.

Board Member Montesano stated and even if you are going north until people get into the parking area they are going to go up, they are going to have to swing into Robin Hill and come back out.

Board Member Di Salvo stated that is where that left lane starts too.

Board Member Rogan asked you are saying coming up the hill they are not going to have enough time seeing it to make,

Rich Williams stated coming down the hill you won't see it.

Board Member Rogan stated coming down I agree but you were saying, Chairman Schech stated coming up there is no problem.

Board Member Montesano stated after the first shot, the first time they see that sign unless they think they are going to go right past it.

Rich Williams stated so that may be another issue the Board wants to talk to them about. What is going to happen is they are going to open he is going to put the sign up, people are going to start complaining that they can't see it, he is going to throw another sign up.

Board Member Rogan stated we bring it up as a concern and if they come in later and say we want a second sign we can say we told you so.

Rich Williams stated honestly this sign application probably would have been a little bit more refined. I have tried to work with these guys. These guys have done everything wrong with this site. He came in here I caught nothing but attitude with the sign application so you know what it is what it is and I didn't call him up to get more information or anything.

Board Member Montesano stated as long as we can't be held responsible when the first accident happens.

Board Member Di Salvo stated it is twenty-eight feet.

Board Member Pierro stated it is eight by four so it is thirty-two feet. There is a mistake in the calculation. He doesn't think we can add.

Board Member Di Salvo asked so what are you doing about that.

Rich Williams stated you can't approve anything larger than twenty-five to begin with so you would automatically have to deny the application because it does not meet the zoning requirements.

Board Member Di Salvo asked so you tell him that night or you tell him ahead of time.

Rich Williams replied yes at that point he is either going to get a denial from the Board or he is going to resubmit additional information.

## **5) SOUTH PATTERSON BUSINESS PARK SUBDIVISION**

Board Member Rogan asked where is this.

This is right next to Dilmangani's.

Board Member Rogan stated that does not help sorry.

Rich Williams stated next to Pinano's Deli, there is a carpet place right before the deli.

Board Member Rogan stated okay I know the place.

Rich Williams stated this is right before that site. There is a house already there.

Chairman Schech stated a stone house in the back.

Rich Williams stated he wants to do a three lot subdivision where the two front pieces are going to be developed commercially eventually and the third piece which is the vast, bulk of the property is going to be donated to the State or sold to the State or.

Board Member Rogan asked connected with the Bog Brook unique area.

Rich Williams replied yes.

Board Member Rogan stated that is real steep off the road too going down to the property.

Board Member Pierro stated Rich, there was never any access can we approve this even though there is not enough road frontage.

Rich Williams replied I don't know can you.

Board Member Pierro replied I don't think so.

Rich Williams asked why not.

Board Member Pierro asked can we grant a waiver on the road frontage requirement because it is not going to be ever used as a,

Rich Williams replied no you can't grant a waiver that is a zoning requirement. The question is can you approve the subdivision where you have a parcel that doesn't meet all the dimensional zoning requirements.

Board Member Rogan stated here is a question right off the bat why are we having this narrow strip of fifty foot all the way to the road if they are donating it and it is going to be connected to land directly adjacent to it.

Board Member Pierro stated because there may be no other way to access this property.

Board Member Rogan stated but if it is donated to the State the access is off of Foggintown or whatever the heck that road is called. They don't need access.

Board Member Pierro stated it looks like there is all wetlands in between.

Rich Williams stated it probably would not be a bad idea to have some way to get in off of Route 22.

Board Member Rogan replied they have got it to the left side of Panino's. The property comes up to the road and there is a sign that has an access road that is going in not directly to here.

Rich William asked the unique area goes all the way to 22.

Board Member Rogan replied yes.

Rich Williams stated I did not know that.

Board Member Pierro stated but they have never ever let anyone park up there.

Board Member Rogan stated well no because that is to control safety in numbers. They control the parking down off the Foggintown to get in down there because it is only what a hundred and twenty-five acres. It is a small parcel.

Board Member Rogan stated and you are actually making the point by saying this is all wet back here why have access that you want anybody in the future even the State or whoever owns it could be able to get in there. It is better that it is connected to the other parcel that already has its access. The access is only access to park and hike or hunt or whatever so if that is its intention I don't agree not that I have made up my mind but I don't agree with this idea.

Board Member Pierro asked Rich, this extension here what does that extend on.

Rich Williams replied that extends to an old farm road. We don't really want to encourage access through there.

Board Member Pierro asked it's a farm road what farm.

Rich Williams replied it comes out on to Old Road just before you hit Route 22.

Board Member Pierro stated that is all wetlands in there too.

Rich Williams stated you are going to get very shortly a wetlands application on that.

Rich Williams stated I don't know the specifics we haven't talk to him at all but again, Ted Kozlowski stated maybe that is a right of way that he gave away.

Rich Williams stated it is shown as part of the parcel but Board Member Pierro stated to air on the side of caution I might want, I know you don't need it but let's let it stay there for access in the future.

Rich Williams stated well let's go back to your original question can you approve a subdivision.

Board Member Pierro asked can we.

Board Member Di Salvo stated I don't think so.

Rich Williams asked why not.

Board Member Montesano asked can you make something illegal. Can you approve an illegal thing.

Board Member Pierro stated if we are merging the lot line, if we are erasing this lot line this all becomes contiguous with the State property,

Rich Williams replied let me throw it to you then, is there anything in the zoning code that says you have to meet all the dimensional requirements of the zoning to approve the subdivision.

Board Member Montesano replied no not in the new one anyway.

Rich Williams asked is there anything in the subdivision code.

Board Member Montesano replied I don't know I really didn't look at the new one under the old one.

Rich Williams stated in fact there is under 138-28 there is the general guidelines for what you want to look at with subdivisions and one of the requirements in there is that a lot has to meet all the dimensional requirements for its intended use. Now, you get into the issue of what is the intended use and then what are the zoning requirements; within our zoning code it says in order to get a Building Permit you need a certain amount of frontage.

Board Member Pierro stated right a Building Permit is out.

Rich Williams stated if the property per say in my opinion and this is just my opinion if it is deed restricted so that there will not be any need to issue a Building Permit because there will be no permanent structures placed on the property, Board Member Montesano stated go ahead I have got to get my arrow, Rich Williams stated go ahead.

Board Member Montesano stated we are approving theoretically two commercial lots.

Rich Williams stated yes.

Board Member Montesano asked are they actually the right size or are we losing because of that path.

Board Member Rogan stated it is almost six acres.

Rich Williams stated both of those lots meet all the dimensional requirements. Lot 1 does not meet the use. The use on there is a residence because of the change of the zoning it is a pre-existing, non-conforming use on the property.

Board Member Rogan stated although it is a lesser use.

Board Member Montesano stated my point would be if one of those two commercial properties now I would assume that house is going to go eventually become a commercial business of some kind if our approving this the way it is drawn right now would that property be such that whatever is put on there if we can restrict it is one thing if we can't for arguments sake put a hotel there have we made it that where the use of the property will exceed what we approved.

Rich Williams stated that is what I am saying you would have to deed restrict. If he deed restricted it then you could approve the subdivision. If doesn't agree to deed restrict then he would have to meet the dimensional requirements because there is a potential of building on that lot.

Board Member Montesano stated or he is going to the ZBA.

Board Member Pierro asked are you talking to about deed restricting the 32 acres or deed restricting,

Rich Williams replied the thirty-two acres.

Ted Kozlowski asked let me ask you something this is just showing up here to me and I am thinking what is the minimum size for the C-1.

Rich Williams replied two acres, two hundred feet of frontage.

Ted Kozlowski asked my question is why is this guy giving six acres on each piece almost six acres, five and change when he really only needs two.

Rich Williams replied I will explain that to you.

Ted Kozlowski stated wait, he is calling this wetland it is useless to him but this over here is probably not wetland and if you notice it is in the R-4 and if you cut this off it is probably four acres and now he has his flag lot with access on the fifty foot so this to me looks like sometime in the future I am going to make this a residential lot with a flag lot off of 22.

Board Member Pierro stated obviously we would do this contingent,

Ted Kozlowski because why is he giving six acres instead of the minimum two or just take what is in the commercial you can't put commercial and residential.

Rich Williams replied I understand that I know for a fact that he has been talking with New York State about giving this to New York State whether he is selling it or giving it I am not sure but somehow transferring ownership to New York State. One of the recommendations that you are going to get in my memo because I do have a memo done but I didn't want to give it to you tonight because I wanted to have some sort of discussion on this because we have nothing else really is to move the property lines up to give the wetlands greater protection and not just a hundred feet away from the wetlands but consider moving the property boundary up the hill a little bit and move it past there is a nice flat area down below. One of the things that I have seen people do in the past on lots like this is they will put all the development up front and then down in the back, way down in the back past the really steep slopes which you see on the plan that is where they will put the septic system or that is where they will put the stormwater and all of a sudden you have got three hundred or four hundred feet away from your project utilities that are running through some very steep slopes.

Board Member Rogan stated let's face it these steep slopes are as un-useable as this wetland.

Rich Williams stated right.

Ted Kozlowski stated but those steep slopes may be very important to amphibians and stuff breeding in that pond.

Board Member Pierro asked how far is the lines on the steep slopes there.

Board Member Rogan stated probably the small ends are two foot contours, the darker ones are ten foot.

Rich Williams stated so I am actually suggesting to you that you move the property lines up. Now, let's talk about why he did what he did.

Chairman Schech stated yes why that really confuses me.

Rich Williams stated Shawn why did he do what he did.

Board Member Rogan replied I am sorry say that again.

Rich Williams asked why did he make each one of those lots a little bit bigger than five acres.

Board Member Rogan replied because it is a non-jurisdictional subdivision.

Rich Williams stated he does not have to get Health Department approval.

Board Member Rogan stated he doesn't have to get Health Department approval because over five acres is considered non-jurisdictional. It allows approval it doesn't guarantee that he has the right to build on them though but it's like a lot line adjustment it is a subdivision we don't review it. We just say okay great and sign off on it.

Rich Williams stated the assumption with the Health Department is there is going to be sufficient area on a five acre lot to somehow site a septic.

Board Member Pierro stated they would be foolish to want to go all the way down there with the septic.

Board Member Rogan stated no they do it all the time Dave.

Board Member Pierro stated really.

Board Member Rogan stated yes they run the lines and they run clean-outs along the way.

Rich Williams stated all the time.

Chairman Schech asked this is residential.

Board Member Pierro stated but they have a lot of flat area up in here.

Board Member Rogan stated he is in the commercial area.

Rich Williams stated yes but Dave he can use the better area up front to have a more intense project.

Board Member Rogan stated and it is pretty flat down through there.

Rich Williams stated and throw his stormwater or throw his septic down below.

Board Member Rogan stated and I think if it is the same area as when I hunted the State property that area almost looks like a pond it almost looks like years ago like a manmade pond but it is all dry.

Rich Williams stated it was a pond I use to fish in it absolutely the dam blew out.

Board Member Rogan stated is that what happened because you can see it I walked around it about twelve years ago or so.

Rich Williams stated actually we were out walking around with the DEC guy and he kept saying oh, yeah this is contiguous wetlands all the way with the unique area and I said no way there is a pond in the way. He said there is no pond out there, I said there is a pond out there and I got blown away when I got out there no pond the dam just let loose.

Board Member Rogan stated yes I would agree with trying to pull that forward especially just to see what kind of reaction we get out of it. It doesn't hurt to ask the question and see what they come back with.

Ted Kozlowski stated go to the straight stonewall closest to the C-1 line. That saves the slopes that saves the wetlands.

Rich Williams stated I would even give them to the curved stonewall.

Chairman Schech asked what about the fifty foot right of way.

Board Member Pierro stated I think we ought to leave it.

Rich Williams stated well I would like to walk the site and I would like to see more information about it.

Ted Kozlowski stated the see if the State wants it if he is giving that to the State see if New York State wants that right of way.

Board Member Rogan stated if not I would just assume combine it with Lot 2. I am not really understanding your logic behind having another access of especially you have to look at the grades you got going on there. If you wanted to have a driveway down through there you would need a bulldozer in there to do it.

Ted Kozlowski stated unless you wanted access to Elting's property.

Board Member Pierro stated I would like to see it for one place to park a car and limit it to that.

Board Member Rogan stated I can understand that and that is a different

Rich Williams stated but on the other hand if right on the other side of this they had full access to get down in there then there is no need for it. I think in this regard we certainly need to keep our options open but we may need to explore other options and get more information.

Board Member Pierro stated my reason for the right of way is only for sportsman to use it especially in this day and age a guy in the wheelchair maybe we can limit it to disable sportsman parking.

Board Member Rogan stated you know what I will tell you though David that is a great idea but you know what that is not the site because of the slopes on the other side they have got flat land, they have got trails that go to platforms for bird watching that are handicap accessible.

Board Member Montesano asked are we going on a field trip.

Rich Williams replied absolutely.

Chairman Schech stated this Saturday we have some field trips coming up.

Board Member Pierro asked this Saturday.

Chairman Schech stated this Saturday that is the only time before the next meeting and the weather is half way decent. We don't have that much time winter is approaching guys.

Board Member Pierro asked we have to do Petrillo's.

Rich Williams replied no that is not staked out yet and they are actually re-designing it based on the comments they received they heard loud and clear that there ain't no way it was going to happen.

Board Member Pierro stated there is also a lot of other stuff going on behind the scenes on that.

Rich Williams stated all I know is Harry called me up and said we are re-designing the project based on your comments because we heard loud and clear.

Rich Williams stated we do have Noblet up near Burdick Farms and we do have,

Board Member Pierro asked what about the pipe, did Burdick Farm that pipe that they are draining off into Noblet.

Rich Williams replied I actually have pictures I forgot to print the pictures out you can take a look before you leave if you want.

Chairman Schech stated we have Noblet, we have Pizza King out there on 22.

## **BURDICK FARMS CURTAIN DRAINS**

Rich Williams stated while we are right on Burdick Farms I did take a walk up there and look at the pipes discharging. They are discharging the flow of water not a great flow but a continuous flow.

Board Member Pierro stated between now and the time they start building by the time of spring they will be drained off a,

Rich Williams stated maybe it depends when and you probably know a lot about this too so jump in,

Chairman Schech asked where did they put the pipe.

Rich Williams stated well they have curtain drains and they are draining off the water going through there trying to de-water the site to get septic.

Chairman Schech stated originally they put all that stuff in.

Board Member Rogan stated originally they did open trenches here I guess they decided they were willing to take the gamble of putting the extra money in and actually proving that curtain drains will dry the septic areas. I have a whole other list of ideas of once that water drains off maybe not to Noblet but to the other side as it goes down into the existing drainage down into I wonder if we have even thought in terms of whether or not the Town's drainage is going to handle that water because eventually it goes right down into Bullet Hole makes the turn and goes you know.

Rich Williams stated I think about this all the time and I hate this practice and as Ted will tell you I have been in a fight with Paul over one of these. Anyway, I did look at thus the water is coming out of the pipes but it is infiltrating for the most part right back into the ground before it hits the stonewall that crosses into Noblet's property. The interesting issue that I was curious about is if these curtain drains are intercepting interflow water that is directly below then with all the moisture we have got that is feeding these things, these pipes and when the moisture stops pretty much the pipes will dry up and there won't be a lot of flow. On the other hand, if they have intercepted actual ground water we have also created streams like New York City has been saying.

Board Member Rogan stated I think though that everyone has to remember that we are right now in one of the wettest spans.

Rich Williams stated absolutely.

Board Member Rogan stated everything is under water this year right now.

Rich Williams stated so I have been wondering if we don't require these people to monitor or if I have to go out there and monitor the flow coming out just to see if it ever stops because that will tell us somewhat about what is going on under the soil whether it is ground water or surface water.

Board Member Rogan stated and I think they left the stand pipes in that were in the center of those areas so they should do, the engineering company I imagine will do at least a couple of visits and check the level. That is going to be part of their,

Chairman Schech asked how trustworthy are these engineering companies to check all these.

Board Member Rogan stated they will send someone out to check.

Chairman Schech stated like I said how trustworthy are these engineers.

Board Member Rogan stated they as in Health Department will send someone out to check the levels and then they compare apples to apples.

Board Member Montesano asked on that note can we have them form some type of district somewhere where they pay additional taxes, where the Town Engineer can send a guy out there to check that out or you go out and at least the Town gets some kind of reimbursement.

Rich Williams replied well we can do it now and get reimbursed. If it was a requirement of the Planning Board and I had to go out there periodically.

Board Member Pierro stated do we need to, Rich Williams stated well I wanted to talk to Ron about it.

Board Member Rogan stated if need by I think that is a great idea.

Board Member Pierro stated and it shows that we are not asleep at the wheel.

Rich Williams stated well I did go out, I did take pictures, I did talk to the excavator so we are not asleep we are monitoring the situation.

Board Member Rogan stated they are working hot and heavy up there right now digging away.

Rich Williams stated well he is working he ain't so hot and heavy he is pretty pissed off. He is actually got a,

Board Member Rogan stated that is a wet hill in the dry time of the year never mind what we have.

Chairman Schech stated that is an Alpine Village.

Board Member Rogan stated you would never think that there would be that much water way up on a hill like that but it is so funny.

Chairman Schech stated that is exactly what Alpine Village was.

(Too many speaking at the same time unable to transcribe).

#### **6) MACAL and D.E.W SITE PLANS – Extension Requests**

Rich Williams stated they have one year to pull a building permit they haven't done it yet so they need an extension.

Board Member Pierro stated for Maria, MACAL and D.E.W is just immediately south of the sporting good store on 22.

Board Member Rogan stated remember that Johnny Bag of Donuts right behind him.

Chairman Schech stated two contractor yards.

#### **7) RYDER SITE PLAN**

Rich Williams stated Ryder is a carry over from the last meeting where they came in they were requesting a wetlands permit and a site plan but there were no improvements that would necessitate a site plan, I had made a recommendation that maybe you wanted to consider waiving it and the Board kind of backed off because they wanted to consider it and they wanted to consider with a full Board.

Board Member Pierro stated I was out there the Saturday before Christmas, we had some heavy rain going on and I have got to tell you, there was more, I don't know if any of you got to see it but there was a ton of

water in that upper parking lot and I did not see it going down the blacktop going to the back. I know water does drain down there maybe from the grass on both sides of the building but a lot of that water looked like it was going out towards that swale on the western side of the property and I thought back at how we had discussed a stormwater runoff plan for that project and I really even more so now think that is something that has got to get done. I am talking two, three inches of standing water just on that day in certain parts of that parking lot large areas I am not just talking ten, twenty feet around pretty substantial areas where all the cars are parked. There is plenty of grass swale out in the front of that building and there has to be something that we can do.

Chairman Schech stated the biggest problem there is maintenance. They don't maintain anything they own.

Ted Kozlowski stated they still haven't put the gutters on.

(Too many speaking at once unable to transcribe).

## 8) OTHER BUSINESS

### a. Putnam County National Bank – Front Street

Board Member Rogan stated Rich under other business Mike Griffin had mentioned the last time we spoke to him at the meeting that he thought we ought to consider the idea of hiring an architectural and I know there aren't many of them around an architectural review agency or something for Front Street because we are obviously not the professionals I mean I look at a building and say I can live with it but I am not thinking in the terms of the overall picture in terms of maybe we want Front Street to look in fifteen years so maybe we have to, (too many speaking at the same time unable to transcribe)

Rich Williams stated with all due respect the Board designed a very nice building for Dunkin Donuts the problem was it didn't get built and it would be the same problem all over you can design the nicest building in the world if they are not forced to adhere to those standards you are just wasting your time.

Ted Kozlowski stated that is what happened with Mobil On the Run.

Rich Williams stated that is what happens with everything that the Planning Board does. The ball always gets dropped once the approvals are granted.

Board Member Rogan asked is that a follow up with the Building Department.

Board Member Montesano stated I thought we were going to change that problem.

Rich Williams stated that is constantly harping on him and to give Paul his due it is a learning experience and he is getting better.

Chairman Schech stated I think we can handle this what are we going to match.

Board Member Rogan stated that is fine you and Russ were not at the last meeting and because of that we kind of looked at the plans and said they looked okay but we didn't want to commit to anything because of not having a full Board so this gives us I think as a full Board look at it.

Rich Williams stated well that is fine but if you remember the review memo I did, Board Member Rogan stated he didn't like it. Rich stated actually, they are reconsidering what they are going to do and they called me up and said geez, it was just a rough plan and do you want to design it. If the Board wants somebody to look at the architecture of the buildings if you have got any suggestions who I could call around and maybe get some prices of what it would cost and go to the Town Board.

Chairman Schech stated I didn't see the last presentation I missed it.

Board Member Rogan stated and that is why I am bringing it up more for us as a Board to think because I know I didn't think of what the future of Front Street is going to look like because honestly the picture they put up the rough sketch I thought looked better than the buildings on either side of it so I am looking at it saying well, are we looking at it from tearing down the other buildings or do we want this to look like the crap that is already there. That is why I felt this looks better to me. That is really where I am coming from.

Board Member Pierro stated Jimmy's building may change somewhat.

Board Member Montesano stated the problem is as Richie said is that what we approve is not necessarily what is going to be built and with their reputation if they can get away with putting in a box.

Board Member Rogan stated I understand.

Rich Williams stated I understand but like I said things have gotten better there is more coordination between Paul and I. There is a harder look being taken at what they are actually coming in with. I am starting to look at building plans from time to time in critical situations. All we can do is work on the process because no matter what you do if we don't do that nothing is ever going to work.

Chairman Schech stated this Saturday 7:00 a.m. Putnam Diner.

Board Member Rogan made a motion to adjourn the meeting. Board Member Pierro seconded the motion. All in favor and meeting adjourned at 8:15 p.m.