

**TOWN OF PATTERSON  
ZONING BOARD OF APPEALS  
July 17, 2013**

**AGENDA & MINUTES**

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|---|------|--|
| <b>1) Jean Schnibbe Case #11-13</b>   |      | Public hearing closed;<br>Granted area variances for a 32'x8' rear deck  |
| <b>2) Dru Allard Case #12-13</b>  |      | Public hearing closed;<br>Granted area variance for side yard setback for 10'x14' shed   |
| <b>3) Adam &amp; Renee Browne Case #13-13</b>   |      | Public hearing opened & closed:<br>Granted area variance for a 10' x 14' shed to be located forward of the principal structure |
| <b>4) Design Concepts Engineering, P.C.<br/>Case #14-13<br/>(Patterson Fire Department)</b> |      | Public hearing opened;<br><br>Application tabled pending site walk.  |
| <b>5) Other Business</b>  |      |  |
| <b>a) Site walk</b>   |      | Site walk scheduled for 8/12/13  |

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**TOWN OF PATTERSON  
PLANNING & ZONING OFFICE**

**ZONING BOARD OF APPEALS**

Lars Olenius, Chairman  
Howard Buzzutto, Vice Chairman  
Mary Bodor  
Marianne Burdick  
Gerald Herbst

**PLANNING BOARD**

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

**Zoning Board of Appeals  
July 17, 2013 Meeting Minutes  
Held at the Patterson Town Hall  
1142 Route 311  
Patterson, NY 12563**

Present were: Chairman Olenius, Board Member Howard Buzzutto, Board Member Mary Bodor, Board Member Marianne Burdick, Board Member Gerald Herbst, Nancy Tagliaferro, Attorney with Town Attorney’s Office and Richard Williams Sr., Town Planner.

Chairman Olenius called the meeting to order at 7:01 p.m.

There were approximately 7 members of the audience.

Sarah Mayes was the secretary for this meeting and transcribed the following minutes.

Chairman Olenius led the salute to the flag.

Roll Call:

Board Member Bodor	-	here
Board Member Burdick	-	here
Board Member Buzzutto	-	here
Board Member Herbst	-	here
Chairman Olenius	-	here

**1) JEAN SCHNIBBE CASE #11-13**

Ms. Jean Schnibbe was present.

Chairman Olenius stated you can start with the first case.

The Secretary read the following legal notice:

**NOTICE IS HEREBY GIVEN BY THE TOWN OF PATTERSON BOARD OF APPEALS** of a public hearing to be held on Wednesday, July 17, 2013 at 7:00 p.m. at the Patterson Town Hall, 1142 Route 311, Patterson, Putnam County, New York to consider the following applications:

**Jean Schnibbe Case #11-13 – Area Variances – Held over from the June 19, 2013 meeting**

Chairman Olenius stated Ms. Schnibbe, step up please. You just want to restate your name and address for the record, please.

Ms. Jean Schnibbe stated Jean Schnibbe.

Chairman Olenius stated so, we had a nice visit with you out there.

Ms. Schnibbe stated thank you.

Chairman Olenius stated for you to show us what was going on. I think part of the discovery that we had going out there was with the removal of that bench that was attached to the retaining wall somewhat. I'm sorry, Sir. Could you...

Mr. Charles Minozzi stated Charles Minozzi.

Ms. Schnibbe stated he's my friend.

Mr. Minozzi stated friend.

Chairman Olenius stated oh, okay.

Ms. Schnibbe stated co-worker.

Chairman Olenius stated I apologize. I didn't know if you brought...

Ms. Schnibbe stated that's okay.

Chairman Olenius stated an engineer or an architect or somebody.

Ms. Schnibbe stated well, he's an assistant building inspector.

Chairman Olenius stated oh, okay.

Ms. Schnibbe stated so he's helping me through all this.

Chairman Olenius stated sorry, I lost my train of thought now. So the removal of the bench, it appeared to us, at least to myself on the visit, that the bench was what was marked on your survey as being over the line. So is that removed and do we intend to leave that.

Ms. Schnibbe stated no, that may change. The bench is going to be gone.

Chairman Olenius stated the bench is going to be gone.

Ms. Schnibbe stated yes.

Chairman Olenius stated that's what I mean. We don't intend to...

Ms. Schnibbe stated no, no.

Chairman Olenius stated reinstall a bench.

Ms. Schnibbe stated no. No, no. I think it's going to change. We were just concerned about the railroad ties, whether that was in the proper area.

Chairman Olenius stated I'm only speaking for myself, but it didn't appear to be from...Everything was pretty well laid out. I want to pull the survey out one last time just...

Mr. Minozzi stated yes, according to the survey it looks like that the retaining wall is right...

Board Member Bodor stated it's just right on the line.

Mr. Minozzi stated right there on the line.

Ms. Schnibbe stated right on the line. Yes. There might be a little rot so we might have to replace it in terms of that, but that will...

Chairman Olenius stated same location though.

Ms. Schnibbe stated yes. Everything is the same location. Absolutely.

Board Member Bodor stated according to the survey, the line is right on the edge of that railroad tie.

Ms. Schnibbe stated right.

Board Member Bodor stated it's lined up with it.

Ms. Schnibbe stated yes.

Chairman Olenius stated and the deck is not increasing in size...

Ms. Schnibbe stated no.

Mr. Minozzi stated no.

Chairman Olenius stated as we discussed.

Ms. Schnibbe stated right.

Chairman Olenius stated a direct replacement, I think you stated.

Ms. Schnibbe stated yes, correct.

Chairman Olenius stated is that correct.

Mr. Minozzi stated just to Code because it doesn't have footings right at this point. And the railings aren't to Code and the stairs aren't to Code. So it will be put back...

Chairman Olenius stated the right way.

Mr. Minozzi stated same size, same location but to Code.

Ms. Schnibbe stated yes, absolutely.

Chairman Olenius stated you're changing the style of railing, too, to the...

Ms. Schnibbe stated yes.

Mr. Minozzi stated to make it conforming.

Chairman Olenius stated compliment.

Ms. Schnibbe stated yes.

Mr. Minozzi stated yes.

Ms. Schnibbe stated definitely.

Mr. Minozzi stated correct.

Ms. Schnibbe stated I have to take the netting away.

Chairman Olenius stated you'll have a better view that way.

Ms. Schnibbe stated this is true.

Board Member Buzzutto stated well, 90% of the deck itself is decayed, rotting, anyway. So...

Mr. Minozzi stated yes.

Ms. Schnibbe stated yes. Exactly.

Mr. Minozzi stated it's in very bad shape.

Board Member Buzzutto stated so you have to replace...Okay. So...Just (inaudible).

Ms. Schnibbe stated it's there 40 years. So I think it needs a refacing.

Board Member Buzzutto stated 40 years, not bad.

Chairman Olenius stated that was the age. I'm sorry, 40 years.

Mr. Minozzi stated 40 years.

Chairman Olenius stated is the age of the current.

Ms. Schnibbe stated I believe, yes. I believe it goes back that far. Definitely served its purpose.

Chairman Olenius stated I do...

Mr. Minozzi stated well, it's definitely a testament. It's four generations on that deck.

Chairman Olenius stated I do appreciate the way you've maintained the park property surrounding your property as well, too.

Ms. Schnibbe stated yes. Thank you. It's a great spot. We wouldn't want it overgrown.

Chairman Olenius stated anyone in the audience have comment on this case. Hearing none. I want to make a motion to close.

Board Member Bodor stated okay. I'll second it.

Chairman Olenius stated all in favor. Motion closed by a vote of 5 to 0.

Chairman Olenius stated okay.

Chairman Olenius read the following resolution:

**IN THE MATTER OF THE APPLICATION OF  
*Jean Schnibbe, Case #11-13*  
*Enlargement of a Nonconforming Building***

**WHEREAS, *Jean Schnibbe* is the owner of real property located at 68 South Lake Drive (RPL-10 Zoning District), also identified as **Tax Map Parcel #36.32-1-8, and****

**WHEREAS, *Jean Schnibbe* has made application to the Patterson Zoning Board of Appeals for an area variance pursuant to §154-58 of the Patterson Town Code; Enlargement of a nonconforming building, in order to replace her existing rear deck with a 32' x 8' deck, and**

**WHEREAS, §154-58 of the Patterson Town Code requires any building which does not conform to the requirements of these regulations regarding building height limit, area and width of lot, percentage of lot coverage and required yards and parking facilities shall not be enlarged unless such enlarged portion conforms to all of the provisions of this chapter applying to the district in which such a building is located. No non-conforming portion of any building may be extended, nor any non-conforming use extended into any other area of a building or lot, and**

**WHEREAS, §154-7 of the Patterson Town Code requires a 15' side yard setback; Applicant will have 2.7' and 8.35'; and**

**WHEREAS**, the proposed action constitutes a Type II action under 6 NYCRR Part 617, and therefore requires no further review under the State Environmental Quality Review Act (SEQRA), and

**WHEREAS**, a public hearing was held on the application at the Patterson Town Hall, 1142 Route 311, Patterson, New York on *June 19, 2013 and July 17, 2013, and a site walk was conducted on July 9, 2013* to consider the application; and

**WHEREAS**, The Patterson Zoning Board of Appeals has given careful consideration to the facts presented in the application and at the public hearings and finds that:

1. the proposed application *will not* produce an undesirable change in the character of the neighborhood *because the application is to replace a direct replacement of an existing structure.*
2. the benefit sought by the applicant *cannot* be achieved by any other feasible means *because said deck is a second means of egress to the main house.*
3. the variance requested *is* substantial, *however, is not so much so as to cause a denial of the requested variance.*
4. the proposed variance *will not* have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district *because as previously stated, it is directly replacing an existing structure, thereby not adding to any impervious coverage.*
5. the alleged difficulty necessitating the variance *was self-created*, but *is not sufficient* so as to cause a denial of the requested variance.

**NOW, THEREFORE BE IT RESOLVED**, that the Patterson Zoning Board of Appeals hereby *grants* the application of *Jean Schnibbe for an area variance* pursuant to §154-58 of the Patterson Town Code; Enlargement of nonconforming buildings, in order to replace her existing rear deck with a 32' x 8' deck.

Board Member Burdick stated second.

Board Member Bodor	-	yes
Board Member Burdick	-	yes
Board Member Buzzutto	-	yes
Board Member Herbst	-	yes
Chairman Olenius	-	yes

Resolution carried by a vote of 5 to 0.

Chairman Olenius stated one more to go [referring to resolutions]. Okay.

Chairman Olenius read the following resolution:

**IN THE MATTER OF THE APPLICATION OF  
*Jean Schnibbe, Case #11-13***

***For an Area Variance for a Rear Yard Setback for a 32' x 8' Rear Deck***

**WHEREAS, *Jean Schnibbe*** is the owner of real property located at 68 South Lake Drive (RPL-10 Zoning District), also identified as **Tax Map Parcel #36.32-1-8, and**

**WHEREAS, *Jean Schnibbe*** has made application to the Patterson Zoning Board of Appeals for an area variance pursuant to §154-7 of the Patterson Town Code; Schedule of Regulations, in order to replace the rear deck with a 32' x 8' deck, and

**WHEREAS, §154-7 of the Patterson Town Code** requires a 20' rear yard setback; Applicant currently has 3'; Applicant will have 7'; ***Variance requested is for 13'***, and

**WHEREAS,** the proposed action constitutes a Type II action under 6 NYCRR Part 617, and therefore requires no further review under the State Environmental Quality Review Act (SEQRA), and

**WHEREAS,** a public hearing was held on the Application at the Patterson Town Hall, 1142 Route 311, Patterson, New York on ***June 19, 2013 and July 17, 2013, and a site walk was conducted on July 9, 2013*** to consider the application; and

**WHEREAS,** The Patterson Zoning Board of Appeals has given careful consideration to the facts presented in the application and at the public hearings and finds that:

1. the proposed application ***will not*** produce an undesirable change in the character of the neighborhood ***because proposed construction is a direct replacement.***
2. the benefit sought by the applicant ***cannot*** be achieved by any other feasible means ***due to the fact that it is a second egress to the main house.***
3. the variance requested ***is*** substantial ***however not so much so as to cause a denial of the requested variance.***
4. the proposed variance ***will not*** have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district ***because as previously stated, it's a direct replacement of the existing structure.***
5. the alleged difficulty necessitating the variance ***was self-created, but, is not sufficient*** so as to cause a denial of the requested variance.

**NOW, THEREFORE BE IT RESOLVED,** that the Patterson Zoning Board of Appeals hereby ***grants*** the application of ***Jean Schnibbe*** for ***an area variance*** pursuant to §154-7 of the Patterson Town Code; Schedule of regulations, ***for a variance of 13' from the 20' required for a rear yard setback in the RPL-10 Zoning District in order to replace the existing rear deck with a 32' x 8' deck.***

Board Member Herbst stated second.

Board Member Bodor	-	yes
Board Member Burdick	-	yes
Board Member Buzzutto	-	yes
Board Member Herbst	-	yes
Chairman Olenius	-	yes

Resolution carried by a vote of 5 to 0.

Chairman Olenius stated no you're all set.

Mr. Minozzi stated thank you very much.

Ms. Schnibbe stated thank you so much.

Chairman Olenius stated you're welcome. Good luck with it.

Ms. Schnibbe stated I appreciate it.

Mr. Minozzi stated thank you.

Chairman Olenius stated enjoy that beautiful view you have.

Ms. Schnibbe stated thank you. I will once the deck is built.

[Laughter]

Ms. Schnibbe stated thank you.

Chairman Olenius stated you're welcome.

## **2) DRU ALLARD CASE #12-13**

Mr. Dru Allard was present.

The Secretary read the following legal notice:

**Dru Allard Case #12-13 – Area Variance - Held over from the June 19, 2013 meeting**

Chairman Olenius stated Mr. Allard.

Mr. Dru Allard stated good afternoon.

Chairman Olenius stated just state your name and address for the record one more time, please

Mr. Allard stated Dru Allard, 21 Cameron Road.

Chairman Olenius stated how are you this evening.

Mr. Allard stated I'm good, thank you.

Chairman Olenius stated thank you for meeting us...

Mr. Allard stated thanks for your time for that.

Chairman Olenius stated the other day. I know when we were out on the site walk, the second shed on the property came up. But in the intermediate time, I went and spoke to the Building Department and from the overhead GIS structure, it didn't appear to be in violation of any kind, so...

Mr. Allard stated that's good.

Chairman Olenius stated it appears that it's within your setback requirements. So, just to go over this one more time, not to belay the issue, but the shed where it sits now is actually further off the line than what you're requesting in front of us right now.

Mr. Allard stated correct.

Chairman Olenius stated right. It had been moved back to try and alleviate any type of variance. But you just couldn't achieve the 10' because of the separation from the house...

Mr. Allard stated correct.

Chairman Olenius stated as well, to maintain that 15'.

Mr. Allard stated where it is right now is my best compromise...Is my best compromise in dealing with Mr. Lamberti.

Chairman Olenius stated and you're currently maintaining the separation from your primary structure. And you would like to actually increase that. That's why you're requesting the variance, to go a little bit further from that...

Mr. Allard stated yes.

Chairman Olenius stated and to help to disguise the side line...

Mr. Allard stated correct.

Chairman Olenius stated that currently exists there.

Mr. Allard stated correct. But if this...yes. But we could just leave it where it is, too. It's getting late in the summer.

Board Member Bodor stated well, you've asked us for...

Mr. Allard stated I asked for 5 [feet], right.

Board Member Bodor stated right. You asked us, quote, for permission to move it closer to the sideline. Now you're saying you could leave it where it is. We need to know...

Mr. Allard stated well...

Board Member Bodor stated what you're requesting here.

Mr. Allard stated well, ideally, so...okay. That's...Sorry. The office told me I should ask for the most and settle for what I could get, so...

Chairman Olenius stated so then currently...You currently require a 2' variance.

Mr. Allard stated correct.

Chairman Olenius stated but you're requesting a 5' variance.

Mr. Allard stated I did when I filled out the forms. Yes.

Chairman Olenius stated okay. I'm just reading through Mr. Lamberti's notes here on the denial. And the shed is under size requiring a building permit. You don't...You didn't require a building permit because...

Mr. Allard stated correct. It's a hundred...

Chairman Olenius stated you're under the...[referring to the size requirement for a shed for a building permit]. I'm reading the letter from...Apparently this is your wife, Julie Allard.

Mr. Allard stated yes.

Chairman Olenius stated and she wrote a letter stating just what we just went through: that it currently it's 8' from the line. She'd like to move it back to 5' from the line.

Board Member Buzzutto stated is the 5' is where it is now.

Mr. Allard stated no. It's out about 8' now.

Board Member stated about 8' now.

Mr. Allard stated 7'11 [inches] and change.

Board Member Buzzutto stated you're requesting 5'.

Chairman Olenius stated you'd like to move it closer to that barn structure there to...

Board Member Buzzutto stated oh, that big...Yes. That old barn there.

Chairman Olenius stated oh, that was the other thing. It would help you recover the concrete pad; you're work pad area that it's currently on top of.

Mr. Allard stated right. That pad, I mean, that pad was there for some other purpose when we bought the house, but...

Chairman Olenius stated but you want to use that as a work area. That's what you were trying to get it back off of that as well.

Mr. Allard stated yes. When I made it...

Chairman Olenius stated that was the other part of the...

Mr. Allard stated I lined it up with that.

Chairman Olenius stated I got you. Anyone in the audience have comment on this case. Hearing none.

Board Member Bodor stated what is the distance from the shed to the house.

Chairman Olenius stated it's 15'.

Board Member Bodor stated the current location.

Mr. Allard stated about 13'.

Board Member Bodor stated about 13 [feet]. And if you move it then it would be...

Mr. Allard stated 15 [feet].

Chairman Olenius stated oh. I was under the impression it was 15' now, and it was going to increase.

Board Member Bodor stated no. Desired location...

Mr. Allard stated no. It's a little smaller...It's narrow now.

Board Member Buzzutto stated it's 15' to the door, off the side.

Chairman Olenius stated oh, I see. But that's on a pivoting axis, too.

Board Member Buzzutto stated yes.

Board Member Bodor stated yes.

Chairman Olenius stated oh, this other number, this 22' five and 5/8" is from the actual house structure. And the 15' is from the porch. Is that what these two measurements mean on this paper you submitted here. Just trying to decipher what that...

Mr. Allard stated the 22....Correct. Correct.

Chairman Olenius stated well, your porch is considered part of your principal structure because it's attached to it, so you were just giving me a comparison of...

Mr. Allard stated yes.

Chairman Olenius stated is that what you were...

Mr. Allard stated trying to just give as much...

Chairman Olenius stated got you.

Mr. Allard stated without giving so much that...

Chairman Olenius stated got you.

Board Member Buzzutto stated keeping it 5' from the barn that gives you more foundation...slab.

Mr. Allard stated yes. A little bit more of that slab.

Board Member Buzzutto stated giving you more on the slab.

Mr. Allard stated it's really, I mean, you know, I was looking at it after you guys left and everything and, you know, all of these distances are really small.

Board Member Buzzutto stated yes.

Mr. Allard stated so the amount...

Chairman Olenius stated and I do recall looking at the topography of your land. There was nowhere to push it back further from the house either because there was that...

Mr. Allard stated not without some serious...

Chairman Olenius stated that bank that came down there was....

Board Member Bodor stated yes, it goes up.

Mr. Allard stated correct, yes.

Chairman Olenius stated and that was your sewage expansion area, I think you stated. You pump up to that second level...

Mr. Allard stated correct.

Chairman Olenius stated for...

Mr. Allard stated I mean, I don't think it goes right there. I mean, I could...

Chairman Olenius stated no, but that...

Mr. Allard stated I could conceivably do it or build it or just lift up and put it on that level...

Chairman Olenius stated for you to disturb this.

Mr. Allard stated that's what I was trying to avoid, yes. That's why it kind of is where it is.

Chairman Olenius stated especially in the zoning area that you're in over there. It's pretty much tight to begin with.

Mr. Allard stated yes, that's why...exactly why it is.

Board Member Buzzutto stated I'd rather see the 5' on the side more than 13' on the building. It gives you more access to get in there 5' on that side. A little wider, you know. Thirteen feet here, but...

Chairman Olenius stated on that side.

Board Member Buzzutto stated yeah.

Chairman Olenius stated right.

Board Member Buzzutto stated I'd rather see the 5' kept there than 13' here. Rather than...

Chairman Olenius stated well, 5 [feet] is what he's requesting.

Board Member Buzzutto stated right. Five is what he's requesting.

Chairman Olenius stated yes.

Board Member Buzzutto stated that means this will be 13' over here.

Chairman Olenius stated it will be 15'. It's 13' currently; in its current location.

Board Member Buzzutto stated it's 13 [feet]. Yes.

Chairman Olenius stated yes.

Board Member Buzzutto stated okay. That's my opinion.

Chairman Olenius stated well, yes. It would minimize that one setback and not require an additional variance for that.

Board Member Buzzutto stated yes.

Board Member Bodor stated why did you set it where you did if you knew you weren't going to be happy with that and would want to move it. Why did it put where it got put.

Mr. Allard stated where it is right now...

Board Member Bodor stated yes.

Mr. Allard stated was an...Nick Lamberti came to me and said you need a permit. And so I went, came up here, and I said here's how big it is. Explain to me why I need a permit and he said well, you don't need a permit. But I went out there and looked and I don't like the setbacks. So, while it was not completely...before it was completely done, I moved it as far over and back, you know, away from the adjacent barn as I could to try to...

Board Member Bodor stated because he advised you that the setbacks were not in compliance.

Mr. Allard stated correct.

Board Member Bodor stated okay.

Chairman Olenius stated so you tried to meet them...

Mr. Allard stated I did the best I could.

Chairman Olenius stated right.

Mr. Allard stated and that's as far as I could get.

Board Member Bodor stated even though that's not really where you wanted it. You were trying to comply.

Mr. Allard stated correct.

Board Member Bodor stated come close to compliance.

Chairman Olenius stated did he at that time make you aware of the distance requirement from the primary structure to the shed also.

Mr. Allard stated I was calculating it off of the square of the deck and not the stairs.

Chairman Olenius stated stairs. Okay.

Mr. Allard stated so that was an error on my part.

Chairman Olenius stated that's why it's usually when you're on those tight lots like that, you usually don't run into just one variance.

Mr. Allard stated right.

Chairman Olenius stated it was nice of you to try and mitigate both of them but...

Mr. Allard stated well, it's you know, deep end of that corner is the place for it to meet the need.

Chairman Olenius stated well, we saw the way the topography of your land was. It...

Mr. Allard stated yes. It really can't go anywhere else.

Chairman Olenius stated I'm not going to say it didn't...I couldn't find another spot that would...made a lot more sense.

Mr. Allard stated no. Neither could I.

Chairman Olenius stated so. Anybody have anything else. I make a motion to close the public hearing then.

Board Member Burdick stated second.

Chairman Olenius stated all in favor. Motion carried by a vote of 5 to 0.

Chairman Olenius stated okay.

Chairman Olenius read the following resolution:

**IN THE MATTER OF THE APPLICATION OF**

***Dru Allard, Case #12-13***

***For an Area Variance for a 10' x 14' Shed***

**WHEREAS, *Julie Allard* is the owner of real property located at 21 Cameron Road (RPL-10 Zoning District), also identified as **Tax Map Parcel #36.48-2-26, and****

**WHEREAS, *Dru Allard* has made application to the Patterson Zoning Board of Appeals for an area variance pursuant to §154-27(12)(b) of the Patterson Town Code; Permitted accessory uses, in order to place a 10' x 14' shed 5' from the side property line, and**

**WHEREAS, §154-27(12)(b) of the Patterson Town Code states that sheds shall not be nearer to any side property line than is specified in the schedule, and**

**WHEREAS, The Schedule of Regulations requires a side yard setback of 10'; Applicant will have 5'; Variance requested is for 5'.**

**WHEREAS, the proposed action constitutes a Type II action under 6 NYCRR Part 617, and therefore requires no further review under the State Environmental Quality Review Act (SEQRA), and**

**WHEREAS, a public hearing was held on the Application at the Patterson Town Hall, 1142 Route 311, Patterson, New York on *June 19, 2013 and July 17, 2013, and a site walk was conducted on July 9, 2013* to consider the application; and**

**WHEREAS, The Patterson Zoning Board of Appeals has given careful consideration to**

the facts presented in the application and at the public hearings and finds that:

1. the proposed application *will not* produce an undesirable change in the character of the neighborhood *because the shed in question is pretty well screened from the roadside back on the side of the house.*
2. the benefit sought by the applicant *cannot* be achieved by any other feasible means *due to the topography of the land and the existing sub-surface sewage system.*
3. the variance requested *is* substantial *however not so much so as to cause a denial.*
4. the proposed variance *will not* have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district *because current lot size is large enough and it does not affect impervious coverage.*
5. the alleged difficulty necessitating the variance *was self-created, however, is not sufficient* so as to cause a denial of the requested variance.

**NOW, THEREFORE BE IT RESOLVED**, that the Patterson Zoning Board of Appeals hereby *grants* the application of *Dru Allard* for *an area variance* pursuant to §154-27(12)(b) of the Patterson Town Code; Permitted accessory uses, *for a variance of 5' from the 10' required for a side yard setback in the RPL-10 Zoning District, in order to place a 10' x 14' shed 5' from the property line.*

Board Member Burdick stated second.

Board Member Bodor	-	yes
Board Member Burdick	-	yes
Board Member Buzzutto	-	yes
Board Member Herbst	-	yes
Chairman Olenius	-	yes

Resolution carried by a vote of 5 to 0.

Chairman Olenius stated I hope you don't decide to do it this week with the temperatures, but, you can move it back those 3' you moved it hoofed there now.

Mr. Allard stated great. Thank you very much.

Chairman Olenius stated you're welcome.

Mr. Allard stated are we done.

Chairman Olenius stated good luck.

Board Member Bodor stated we're done.

Board Member Burdick stated good luck.

Chairman Olenius stated yes.

Mr. Allard stated great. You have a nice evening.

Board Member Burdick stated thank you.

**3) Adam & Renee Browne Case #13-13**

Mr. Adam Browne and Mrs. Renee Browne were both present.

Chairman Olenius stated go ahead, Sarah. I'm sorry.

The Secretary read the following legal notice:

**Adam & Renee Browne Case #13-13 – Area Variance**

Applicant is requesting an area variance pursuant to 154-27(12)(B)(4) of the Patterson Town Code; Permitted accessory uses, in order to replace and enlarge the current 8' x 10' shed to 10' x 14' in the front yard. This property is located at 67 South Lake Drive (RPL-10 Zoning District).

Chairman Olenius stated just state your name and address for the record please.

Mr. Adam Browne stated Adam Browne. 67 South Lake Drive.

Chairman Olenius stated would you like to comment also [referring to Renee Browne].

Mr. Browne stated that's my wife.

[Laughter]

Chairman Olenius stated do you swear the testimony you provide will be the truth and the whole truth.

Mr. Browne stated yes.

Chairman Olenius stated thank you. So explain to us in your own words now, do you agree with what the Secretary read in the minutes. Is that what you're looking to do.

Mr. Browne stated yes.

Chairman Olenius stated okay. Tell us your story, please.

Mr. Browne stated well, we just moved up here recently, right across the street from Judy [referring to Jean Schnibbe].

Mrs. Renee Browne stated Jean.

Chairman Olenius stated thought the address looked familiar.

[Laughter]

Mr. Browne stated yes. Actually saw you guys doing the site visit. I almost like, wanted to like say, hey, you want to like save some time and...

[Laughter].

Mr. Browne stated I was saying we just moved up here. Very little house so we were going to store some stuff in the shed that was currently there but we are...It was kind of gross. And so, we want to get a nice shed in there. Got some kayaks, got some gear. So...

Chairman Olenius stated so the existing shed was dilapidated.

Mr. Browne stated yes. And I think I wrote in the thing [referring to application] we actually did have it demolished. I'm not sure...

Chairman Olenius stated I saw something...

Mr. Browne stated if that was a problem to really...

Chairman Olenius stated I saw something about your pictures...Your pictures showed...Some of them showed the shed...

Mrs. Browne stated I thought we did a picture of it.

Chairman Olenius stated and then there were other pictures that...

Mr. Browne stated most...Yes. I think...

Chairman Olenius stated it was gone already.

Mr. Browne stated yes. So the shed is gone, currently.

Chairman Olenius stated and you're one of the lucky home owners that had two front yards.

Mrs. Browne stated yes.

Mr. Browne stated yes. Which I didn't realize until this process.

Chairman Olenius stated I have three, so I sympathize.

[Laughter]

Chairman Olenius stated and this shed...I know I read something, I'm not seeing it right now, but it was going to be brought in and built in place. It's not like one that comes on a trailer. It..

Mr. Browne stated yes. Because of the...

Chairman Olenius stated they're dropping it off.

Mr. Browne stated topography. They prefer to bring it in on a trailer but it just...I don't think it's possible, so...They're going to...It's going to be built in like pieces and then assembled.

Chairman Olenius stated it comes with all the walls and they just kind of bolt everything...

Mr. Browne stated I think so, yes.

Chairman Olenius stated together.

Mr. Browne stated I think that's how it works.

Chairman Olenius stated and I'm reading part of your letter here, you have a deck in the rear of your house so there's no way to...

Mrs. Browne stated right.

Chairman Olenius stated it's difficult to do with two front yards.

Mr. Browne stated yes.

Chairman Olenius stated because it's...and is that part of the topography, too, like behind the main house where the deck is. Does that rise up as well. Or is it just not as deep.

Mr. Browne stated it probably doesn't rise up as much. Way It's hard to tell because there's a big fence there.

Chairman Olenius stated okay. Oh, I see. You're actually...Your lot is like, kind of like a trapezoid almost. It's not perfect...

Mr. Browne stated yes, I guess.

Chairman Olenius stated it's not a perfect square or rectangle. So your driveway and everything comes in off [Lake] Shore [Drive].

Mr. Browne stated right.

Chairman Olenius stated do you have any access off of Norfolk [Road].

Mr. Browne stated no. There's a picture...

Chairman Olenius stated Norfolk kind of goes...

Mrs. Browne stated yes.

Mr. Browne stated yes. There's kind of an embankment on both sides, like the back and then the side where Norfolk is. And then the shed would sit, kind of, on that spot.

Chairman Olenius stated I'm just trying to picture this in my mind now. Norfolk goes up...

Mr. Browne stated yes.

Chairman Olenius stated and if I'm going up Norfolk from Lake Shore or Shore, this side is kind of a steep hill coming down to Norfolk...

Mrs. Browne stated yes.

Mr. Browne stated yes.

Chairman Olenius stated and then this side going to your property kind of drops down.

Mr. Browne stated yes.

Mrs. Browne stated a little bit.

Mr. Browne stated yes. Not as much as on the other side but...

Chairman Olenius stated okay.

Mr. Browne stated a little bit. There's one picture...Yes, that. Picture ...well, [Picture] 6 shows how it actually looks and 8 is my photoshop approximation of what I think it would look like with the shed in place from Norfolk.

Chairman Olenius stated oh, okay.

Board Member Bodor stated from Norfolk.

Mr. Browne stated yes.

Chairman Olenius stated yes. You intend to leave that screening that's in place there right now; that tree cover on Norfolk Drive.

Mr. Browne stated oh, yes. Yes, there's no windows on that side of the shed.

Chairman Olenius stated no, I mean you don't intend on cutting all those trees down like clear cutting...

Mr. Browne stated no.

Mrs. Browne stated no.

Chairman Olenius stated or anything.

Mr. Browne stated yes, there's no (inaudible – too quiet).

Chairman Olenius stated I just mean so it's screened from people traveling on Norfolk like...

Mrs. Browne stated right. Yes, all those trees in the...

Mr. Browne stated yes, yes.

Mrs. Browne stated picture will be there.

Chairman Olenius stated billboard type thing.

Mrs. Browne stated yes.

Mr. Browne stated yes.

Chairman Olenius stated and you were increasing the size of the shed, too, I believe, but not above allowed size. What was...10' x 14'...

Mr. Browne stated 10' x 14'.

Chairman Olenius stated you were going.

Mrs. Browne stated 10' x 14'.

Chairman Olenius stated same size as the last one we were just talking about [referring to the last case: Case #12-13).

Mrs. Browne stated yes.

Chairman Olenius stated Mr. Allard.

Mr. Browne stated that's right.

Chairman Olenius stated four feet shy.

Mr. Browne stated right.

Chairman Olenius stated oh, I see. You drew it in here on your survey. So the existing corners towards Norfolk Road are going to remain.

Mrs. Browne stated yes.

Mr. Browne stated yes.

Chairman Olenius stated and you're going to intrude more on your existing property with the...

Mr. Browne stated yes.

Chairman Olenius stated larger...

Mrs. Browne stated yes.

Chairman Olenius stated size of the...Does anyone in the audience have any comment on this case. Hearing none. I'm very impressed with your packet, I must say. With all your images and everything and...

[Laughter]

Chairman Olenius stated your...

Board Member Bodor stated very nice.

Chairman Olenius stated and your descriptions.

Mr. Browne stated thanks.

Chairman Olenius stated usually we get...We often get pictures but usually it's just like a handwritten note as to what it is.

[Laughter].

Chairman Olenius stated it's very well prepared.

Mrs. Browne stated thanks.

Chairman Olenius stated the new shed is...I'm not going to say a mirror of your house, but it's going to be in keeping with the architecture and colors and...

Mr. Browne stated and the colors are actually...the colors in the picture, that's like one of their stock sheds, so it's not quite like that. It's going to be a sort of greyish...It's not clapboard. What's the just regular...

Mrs. Browne stated siding.

Mr. Browne stated vinyl siding.

Chairman Olenius stated no neon tie-dye or anything like that.

Mr. Browne stated no.

Board Member Bodor stated like this in the pictures.

Mr. Browne stated yes. Like in the picture. Yes.

Chairman Olenius stated I really don't have anything more on this myself.

Board Member Bodor stated nope.

Chairman Olenius stated I'm pretty familiar with the property being that we were just there.

[Laughter].

Chairman Olenius stated I don't drive by it every day but I live in your area. So...I knew the...When I saw the picture of your on your assessment card, I recognized the property right away. And the first thing I said was we were just across the street.

Board Member Bodor stated we were just across the street.

Chairman Olenius stated you guys have anything else.

Board Member Buzzutto stated no. I don't.

Chairman Olenius stated I want to make a motion to close the public hearing.

Board Member Burdick stated second.

Chairman Olenius stated all in favor. Motion carried by a vote of 5 to 0.

Chairman Olenius read the following resolution:

**IN THE MATTER OF THE APPLICATION OF**  
***Adam & Renee Browne Case #13-13***  
***For an Area Variance to Place a 10' x 14' Shed Forward of the Principal***  
***Structure***

**WHEREAS, *Adam and Renee Browne are*** the owners of real property located at 67 South Lake Drive (RPL-10 Zoning District), also identified as **Tax Map Parcel #36.32-1-7,** and

**WHEREAS, *Adam and Renee Browne*** have made application to the Patterson Zoning Board of Appeals for an area variance pursuant to §154-27(12)(B)(4) of the Patterson Town Code; Permitted accessory uses, in order to replace and enlarge the existing 8' x 10' shed to a 10' x 14' shed forward of the principal structure, and

**WHEREAS, §154-27(12)(B)(4)** of the Patterson Town Code states that an accessory structure shall not extend forward of the principal structure, and

**WHEREAS,** the proposed action constitutes a Type II action under 6 NYCRR Part 617, and therefore requires no further review under the State Environmental Quality Review Act (SEQRA), and

**WHEREAS**, a public hearing was held on the Application at the Patterson Town Hall, 1142 Route 311, Patterson, New York on **July 17, 2013** to consider the application; and

**WHEREAS**, The Patterson Zoning Board of Appeals has given careful consideration to the facts presented in the application and at the public hearings and finds that:

1. the proposed application **will not** produce an undesirable change in the character of the neighborhood **because the new shed is replacing an older, more dilapidated, version and will be in more in keeping with the current architecture of the existing home.**
2. the benefit sought by the applicant **cannot** be achieved by any other feasible means **because of the fact that they have two front yards and this shed is actually on a frontage that is not in-line with the way the house is actually situated.**
3. the variance requested **is not** substantial **in light of the fact that there are two front yards on the property and by any regular standards, it would be considered a side yard.**
4. the proposed variance **will not** have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district **because the new shed is going on the same footprint as the pre-existing shed and not increasing in size very dramatically.**
5. the alleged difficulty necessitating the variance **was self-created, however, is not sufficient** so as to cause a denial of the requested variance.

**NOW, THEREFORE BE IT RESOLVED**, that the Patterson Zoning Board of Appeals hereby **grants** the application of **Adam and Renee Browne** for **an area variance** pursuant to §154-27(12)(B)(4) of the Patterson Town Code; Permitted accessory uses in order to replace and enlarge the existing 8' x 10' shed to a 10' x 14' shed forward of the principal structure.

Board Member Bodor stated second.

Board Member Bodor	-	yes
Board Member Burdick	-	yes
Board Member Buzzutto	-	yes
Board Member Herbst	-	yes
Chairman Olenius	-	yes

Resolution carried by a vote of 5 to 0.

Chairman Olenius stated good luck and welcome to Patterson.

Mrs. Browne stated thanks. Thanks.

**4) DESIGN CONCEPTS ENGINEERING, P.C. CASE #14-13**

Mr. John Kalin was present.

The Secretary read the following legal notice:

**Design Concepts Engineering, PC Case #14-13 – Area Variances & Use Variance**

Applicant, on behalf of Patterson Fire Department, is requesting an area variance pursuant to 154-65(E); Signs and 154-68; Patterson Hamlet Signs, additional requirements and an area variance and a use variance pursuant to 154-67(A)(2); Signs in business districts. The Applicant wishes to erect an 8' x 5' animated sign on a vacant piece of property that abuts the property on which the Patterson Fire Department is located. This property is located at 1154 Route 311 (GB Zoning District).

Board Member Bodor stated I have to recuse myself from this case because my husband is a member or of the Fire Department and I'm a member of the Auxiliary.

Mr. John Kalin stated hi.

Chairman Olenius stated Sir, how are you.

Mr. Kalin stated very good.

Chairman Olenius stated can we have your name for the record, please.

Mr. Kalin stated yes. John Kalin, DC Engineering.

Chairman Olenius stated thank you.

Mr. Kalin stated never been before the ZBA before, so good evening everyone.

Chairman Olenius stated good evening.

Mr. Kalin stated yes, as put by Michelle [referring to the Secretary Sarah Mayes], very eloquently, we're seeking a few variances for a sign at the fire department. Put the sign up here [referring to on the board] and I know everyone has a copy of it, probably a better copy than mine, but a copy nonetheless. The Fire Department as everybody knows has a vacant piece of property out in front. We'd like to put the sign on that vacant piece of property; that's primarily for visibility. Put the sign back on the proper piece of property would make it a little bit more difficult to see. In fact, it would be almost impossible to see because it would be almost 220' or so, plus or minus, off the road. So, I guess it was just the first variance request, we're looking to put that sign out on that vacant piece of land.

Chairman Olenius stated I'm just going to...let me stop you right there. We'll just go through one at a time.

Mr. Kalin stated sure.

Chairman Olenius stated is there a reason the two properties haven't been merged.

Mr. Kalin stated none was given to me other than they have maintained it as a separate piece of property since they built the fire house.

Chairman Olenius stated okay.

Mr. Kalin stated and no reason was given as to why they would or would not join the two.

Chairman Olenius stated because our job is to, you know, try and get the fewest amount of variances necessary.

Mr. Kalin stated sure, bring it into conformity.

Chairman Olenius stated yes. Okay, so we'll let that one lie. Go ahead.

Mr. Kalin stated so, the sign location is, you know, very important for everybody to see. If it's back by the building, it's not going to be seen too easily. In fact, at its location, we're still 47' away from the road's edge and it's because DOT has such a wide right-of-way through that area.

Chairman Olenius stated oh, it's a State road.

Mr. Kalin stated yes. So, we're still back a bit. And that kind of leads us to the next one, why the sign is as big as it is. Judging by the size of the fonts and everything you need for clarity, it was determined that a sign 5' x 8' would be the proper sized sign for, again, visibility. The LED portion of the sign down below is, I don't want to say fixed, but the size of the fonts are again proportionate to the distance of the road. The closer it was to the road, it could be a smaller sign but we're about as close as we can get without going off the property.

Chairman Olenius stated you calculated the size of the font based on the distance.

Mr. Kalin stated yes, actually it was done by a sign company prior to my involvement.

Chairman Olenius stated okay.

Mr. Kalin stated I was handed the sign and said this was the product of tireless amounts of work.

Chairman Olenius stated okay.

Mr. Kalin stated so I took it and ran with it. So the sign, again, it's location is really driven by where it is on the property. The size of the sign is driven by how far it is away off the road's edge. And the third, and probably most exciting part, is the animation potential of its sign. The Department doesn't wish to have a flashing, animated, scrolling marquee type sign. They want a static sign that can be easily changed with messages from the convenience of the office instead

of the old mailbox office style billboard. That sign has the ability to do all of these things and we could also restrict what it can and can't do. So, if the Board felt that it wasn't appropriate to have the sign move, the sign wouldn't move. There would be a message displayed which would then alternate with a second message in case we couldn't get all the information across on those two screens. But it certainly wouldn't be dancing back and forth, changing colors and flashing. So I understood that was a concern so I'm trying to address it.

Chairman Olenius stated I appreciate that. Something that's just standing out at me, and it's probably on the survey, but I didn't...I was looking more at the design of the sign. Is it a two sided sign or is it...

Mr. Kalin stated yes. It's a two-sided sign. It's...

Chairman Olenius stated so you're going to be...

Mr. Kalin stated right. You're 90 degrees to the road.

Chairman Olenius stated okay.

Mr. Kalin stated same information on both sides. You have a fixed portion here that says the Fire Department and a digital portion on the bottom...

Chairman Olenius stated okay.

Mr. Kalin stated where the message is.

Chairman Olenius stated that work on both sides.

Mr. Kalin stated yes.

Chairman Olenius stated simultaneously.

Mr. Kalin stated and again, it's...Putting it perpendicular to the road's going to facilitate you being able to read it versus being parallel to the road.

Chairman Olenius stated right.

Mr. Kalin stated you'd want to look at it longer and that's not a very good thing.

Chairman Olenius stated no.

Mr. Kalin stated so that's where we're at.

Board Member Buzzutto stated in similarity, would this be anything like the sign that's in Carmel with the red...

Mr. Kalin stated similar. The colors themselves, I, you know....The sky's the limit with these digital signs. You can change the colors. You can change every letter of the color. Their intent is to not do anything flashy and show-style. They want it to be a white sign...or a white letter

with a black contrast, just for visibility.

Board Member Buzzutto stated but I mean the message would be moving.

Mr. Kalin stated not moving, no. Static.

Board Member Buzzutto stated well, that's what I mean. It's not like the one in Carmel then.

Mr. Kalin stated well, the mechanics of it could be. The sign certainly has the potential to be a moving sign, however, they have a feed board that controls how that sign is automated. And if you want it as a static sign that's what you're going to get. And that's what they want to do. They do not want the sign to move back and forth, flash and do all sorts of things. It's just going to be the static message.

Chairman Olenius stated so what happens in the event of a power outage. Does it start...

Mr. Kalin stated it's got a generator.

Chairman Olenius stated rebooting and...

Mr. Kalin stated no, no. They have continuous power over there, so...

Chairman Olenius stated oh, okay.

Mr. Kalin stated you're never going to drop power and...Yes. It won't reset the thing and...In fact, that's one of the times that sign is going to shine when everybody else has no power, they will have power and, you know, distribute the dry ice messages and stuff like that to the residents.

Chairman Olenius stated so you have to obviously dig a trench out to there to bring the electric...

Mr. Kalin stated yes.

Chairman Olenius stated to it. It's not solar powered.

Mr. Kalin stated no.

Chairman Olenius stated you know, obviously not with a generator backup.

Mr. Kalin stated yes, there's a tethered cord back to the building. It's a very small 2 inch conduit or something.

Chairman Olenius stated and like a control wire.

Mr. Kalin stated yes. You're probably going to see a power wire and a control wire.

Board Member Buzzutto stated the only thing that would be changed out would be the two bottom sentences because...

Mr. Kalin stated exactly.

Board Member Buzzutto stated just the two bottom.

Mr. Kalin stated exactly.

Board Member Buzzutto stated nothing on top.

Mr. Kalin stated yes. The top is a static sign. That's a painted sign.

Board Member Buzzutto stated that's painted.

Mr. Kalin stated yes.

Board Member Buzzutto stated the bottom one would be the...

Mr. Kalin stated right. Right. It's like a combination of a traditional wood sign with a digital element...

Board Member Buzzutto stated yes.

Mr. Kalin stated inset down at the bottom.

Chairman Olenius stated you have substantial planting around it, too. I saw that.

Mr. Kalin stated yes, we tried to...It was kind of stuck out in the middle of that field so to try to land it a little bit and soften, aesthetically, what it looked like, we put some planting around the backside of it. Something you'll see some nice color in the seasons. Make it a little more aesthetically pleasing, I guess.

Board Member Buzzutto stated where exactly on [Route] 311 would that be.

Mr. Kalin stated if you've driven by there before you know how there's a bunch of 2' x 4' stakes kind of stuck up out of the ground.

Board Member Buzzutto stated oh, yes. I've seen that.

Mr. Kalin stated that's just...

Board Member Buzzutto stated oh, I got you.

Mr. Kalin stated about exactly where the sign's going to go. You can't get any closer because, again, the property line.

Board Member Buzzutto stated yes.

Mr. Kalin stated that's where I think Carmel has an advantage over everyone there. Their sign's on the sidewalk and they can make their sign, I think, a little bit smaller. Although, I don't think their sign's any smaller than this one. I think their sign might be bigger because it's taller. This

one, the size of it, it makes sense to make the sign longer than taller so you can just fit that information in one line or two lines without having to move it.

Chairman Olenius stated I'd like to go see it myself.

Board Member Burdick stated I agree.

Chairman Olenius stated just because there are so many requested variances here that...

Mr. Kalin stated sure.

Chairman Olenius stated the fact that it's on a vacant land adjoin, I really need a better reason than just because.

Mr. Kalin stated yes.

Chairman Olenius stated because it's an additional variance, it really doesn't have to be.

Mr. Kalin stated right. I guess the reason for that is we could put it on the proper property but the separation distance from the road to the sign would render the sign useless.

Chairman Olenius stated well, that's why I would like to see that.

Mr. Kalin stated yes.

Chairman Olenius stated like have an idea of where the property lines are and...

Mr. Kalin stated could I have them put up a mockup sign of it; of what we're going to do. I mean, it's essentially the size of a sheet of plywood so we could put up a 4' x 8' sign up or, you know, I'll make it 5' x 8' and we could stick it up.

Chairman Olenius stated that would be ideal, honestly.

Mr. Kalin stated okay.

Chairman Olenius stated you know...

Mr. Kalin stated okay.

Chairman Olenius stated to see what we're really going to be staring.

Mr. Kalin stated no, not a problem.

Nancy Tagliaferro stated would you also like to know why they are not willing to merge the lots if in fact they're not.

Chairman Olenius stated I would. Yes, I would really would like to know why.

Mr. Kalin stated me, too.

Chairman Olenius stated yes, what that reason is. But, you know, we can discuss that at the next meeting hopefully.

Mr. Kalin stated yes, I tried to get the Chief here to discuss that but they weren't available.

Nancy Tagliafierro stated that's the big one. I mean the standard for granting a use variance is pretty tight and you have to be able to show...

Chairman Olenius stated yes.

Nancy Tagliafierro stated you can't get a reasonable return on the property without the use variance and I don't think you're going to be able to get to that.

Chairman Olenius stated the use variance is much more stringent.

Nancy Tagliafierro stated yes.

Chairman Olenius stated like, there's no...

Mr. Kalin stated right. Wiggle room.

Chairman Olenius stated no. It has to meet all five points.

Mr. Kalin stated right, right. Understood.

Chairman Olenius stated all of them. Not four out of the five. It's all five.

Mr. Kalin stated yes.

Chairman Olenius stated so.

Board Member Bodor stated right.

Mr. Kalin stated yes, it's certainly something we'll bring to the Fire Department's attention. And I'm sure it's going to have further discussion with them before anything. But, in the meantime, we can definitely get the sign up, have a meeting.

Chairman Olenius stated on that note, when...After the meeting we usually figure out when we're going to go out.

Mr. Kalin stated okay.

Chairman Olenius stated is there any certain days that are better or worse for you to...We will be able...

Mr. Kalin stated tomorrow...

Chairman Olenius stated to meet us out there.

Mr. Kalin stated tomorrow morning. No.

[Laughter].

Chairman Olenius stated no. It's usually in the evening.

Mr. Kalin stated yes. No, that's no problem.

Chairman Olenius stated during the week. Not late evening.

Board Member Burdick stated about 4:30 p.m.

Chairman Olenius stated about 4:30ish.

Mr. Kalin stated that's fine. I work till (inaudible) so...

Chairman Olenius stated and we'll give alternate dates in case it's raining or something.

Mr. Kalin stated okay. No problem.

Chairman Olenius stated you know, usually a couple of days apart. And yes, if...A mockup would be great and, well, the reason to be given at the next meeting. But at the very least where the property lines are, you know, about.

Mr. Kalin stated sure.

Chairman Olenius stated you know.

Mr. Kalin stated okay. Yes...

Chairman Olenius stated basically what the other alternative would be if it was on the main firehouse property and not on the vacant land.

Mr. Kalin stated right.

Chairman Olenius stated that's...

Mr. Kalin stated yes. Maybe we could even stick an alternate one up there on the line because it's pretty easy to find the line (inaudible).

Chairman Olenius stated even if it was just a couple posts in the ground just so we had an idea what that distance back was.

Mr. Kalin stated yes, you can see the proper line...or the property line steered very close to the existing edge of pavement. So we can put a sign back there and, you know, I can...

Chairman Olenius stated that's kind of...I kind of want to stand on the side of the road and...

Mr. Kalin stated yes. Okay.

Chairman Olenius stated and see what it looks like.

Mr. Kalin stated that's perfectly fine.

Chairman Olenius stated anybody in the audience have any comment on this as of right now. Okay, hearing none. Alright. We'll hold it over then...

Mr. Kalin stated thank you.

Chairman Olenius stated pending a site walk and...

Mr. Kalin stated okay.

Chairman Olenius stated being out there. I appreciate you coming out and showing us...

Mr. Kalin stated yes. No problem.

The Secretary stated I'll give you a call.

Mr. Kalin stated yes, you'll give me a call when you know. I'll put the wheels in motion tomorrow morning for the sign.

Chairman Olenius stated okay.

Mr. Kalin stated and then see, you know, as soon as you see it up you'll know we're ready.  
[Laughter]

Chairman Olenius stated the next meeting is August 21<sup>st</sup>.

Mr. Kalin stated okay.

Chairman Olenius stated so my point to you is it doesn't... We typically try to do the site, you know, we probably typically wouldn't go for the site walk like next week. It would be more closer to the next meeting so it's...

Mr. Kalin stated so it's fresh in your mind.

Chairman Olenius stated fresh in our mind.

Mr. Kalin stated sure.

Chairman Olenius stated you know, not necessarily on top of it but maybe the week before if it's possible or, you know...

Mr. Kalin stated okay. Not a problem.

Chairman Olenius stated just to do it. But that would be great.

Mr. Kalin stated that will give the art department a chance to mock up something a little closer to reality then.

Chairman Olenius stated yes, you don't...It doesn't have to be, you know, artistically correct.

Board Member Burdick stated yes, don't go crazy with it.

Chairman Olenius stated you know.

Mr. Kalin stated yes, no. It won't be.

Chairman Olenius stated honestly, if it was two posts with like twine going in between them, you know, at...

Mr. Kalin stated yes.

Chairman Olenius stated 8' apart and 5' high, you know, that's probably a good enough visual. I don't want you to go...

Mr. Kalin stated it's a (inaudible) sheet of plywood.

Chairman Olenius stated to a great expense, you know.

Mr. Kalin stated no problem.

Chairman Olenius stated doing something, but...

Mr. Kalin stated well, thank you very much for your time.

Chairman Olenius stated thank you.

Board Member Burdick stated thank you, John.

Mr. Kalin stated it's nice meeting everybody.

Chairman Olenius stated we'll see you shortly.

Mr. Kalin stated yes. Goodbye.

Board Member Buzzutto stated you realize you're not going to be notified of the...You're not going to be notified of the meeting.

Chairman Olenius stated no. The meeting is August 21<sup>st</sup>, the next one. But I'll remind you at the site walk of when it is.

Mr. Kalin stated yes. Okay. That's not a problem.

Chairman Olenius stated this is a holdover. Alright.

**5) OTHER BUSINESS**

Chairman Olenius stated no minutes.

The Secretary stated sorry, I was gone for a little over a week.

Board Member Burdick stated did it go well.

The Secretary stated what's that.

Board Member Burdick stated did it go well, the road trip.

The Secretary stated yes. Yes, the kids we great.

**a) Site Walk**

Chairman Olenius stated alright. The site walk we've got. So is that our only other business.

The Secretary stated yes.

Chairman Olenius stated okay. Everybody have a...or....I need a night off.

[Laughter].

Chairman Olenius stated I have my datebook with me now. I keep forgetting.

Board Member Bodor stated oh, look at that. You've moved into the phone age.

Chairman Olenius stated yes.

The Secretary stated fancy.

Chairman Olenius stated I getting fancy now.

Board Member Bodor stated only I went to use the calculator in my phone and I couldn't figure out how to use it.

[Laughter]

Chairman Olenius stated the meeting is the 21<sup>st</sup>. So, in relation to what I just asked, how is the week of August 12<sup>th</sup> for you guys. Is that a bad week or...

Board Member Burdick stated nope. I don't have anything.

Board Member Herbst stated I don't have any problem.

Chairman Olenius stated August 12<sup>th</sup>, it's a week before the next meeting. And I kind of wanted to have this fresh in my mind so I wanted to see it closer to the meeting rather than...

Board Member Herbst stated well that's fine. Whatever you want is fine with me.

Chairman Olenius stated if it works. I don't know if you were traveling or whatever.

Board Member Herbst stated I don't have a problem with it.

Chairman Olenius stated what day that week, Marianne, you can start because I don't have anything that week right now.

Board Member Burdick stated I'm good, too. Do we want to do like Monday and Tuesday as an alternate. Or...

Chairman Olenius stated that's fine by me.

Board Member Burdick stated get it over in case...Okay.

Chairman Olenius stated so we'll go Monday the 12<sup>th</sup>. Rain date the 13<sup>th</sup>.

Board Member Herbst stated Monday the 12<sup>th</sup>.

Chairman Olenius stated at 4:30 p.m.

Board Member Herbst stated at 4:30.

Chairman Olenius stated is that right.

Board Member Herbst stated and rain if it's the next day.

Chairman Olenius stated Tuesday the 13<sup>th</sup>. Yes. Same time.

Board Member Herbst stated okay.

Board Member Burdick stated I expected more people for that.

Board Member Bodor stated yes, I did too.

Chairman Olenius stated okay. Any other...Anybody have anything else.

Board Member Herbst stated I haven't...

Board Member Bodor stated I don't.

Chairman Olenius stated I'll make a motion to close the meeting then.

Board Member Bodor stated I'll second.

Board Member Buzzutto stated this is, what is this [referring to papers].

Chairman Olenius stated all in favor.

Board Member Buzzutto stated don't forget this stuff.

Motion carried by a vote of 5 to 0.

Meeting was adjourned at 7:51 p.m.