

August 6, 2007

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TOWN OF CORNWALL

PLANNING BOARD

AUGUST 6, 2007

MEMBERS PRESENT: NEIL NOVESKY, CHAIRMAN
JANE DEANS
KENNETH BRODMERKEL
LED KLOSKY
DEKE HAZIRJIAN
WILLIAM GRABE

ALSO PRESENT: DOMINIC CORDISCO, ESQ.
PLANNING BOARD ATTORNEY

MARK EDSALL, P.E.
PLANNING BOARD ENGINEER

BRYANT COCKS
PLANNING BOARD CONSULTANT

GARY VINSON
BUILDING INSPECTOR

ABSENT: WYNN GOLD

MR. NOVESKY: I'd like to call to order the August 6, 2007 meeting of the Town of Cornwall Planning Board. All members are present except for Wynn Gold who called in and will not be present tonight.

CORRESPONDENCE

MR. NOVESKY: We have some correspondence which I'll pass over to you, Dominic's letter, Chazen's letter and

letter from NYS Office of Parks & Recreation.

APPROVAL_OF_MINUTES_DATED_JUNE_4,_2007

MR. NOVESKY: Everybody receive their June minutes?
Everybody have it?

MRS. DEANS: I'll make a motion we accept the June
minutes.

MR. GRABE: Second it.

ROLL CALL

MR. KLOSKY	AYE
MRS. DEANS	AYE
MR. GRABE	AYE
MR. HAZIRJIAN	AYE
MR. BRODMERKEL	ABSTAIN
MR. NOVESKY	AYE

DISCUSSION

MR. NOVESKY: We do have one issue request to change
the meeting date for September from the fourth to the
fifth and I think that's okay with everyone. Is that
okay with everyone? And Dominic, Gary, would you do
the--

MR. VINSON: I'll work on the room check.

MR. NOVESKY: Pending Gary checking the room we'll be
on the fifth of September.

RESOLUTION

WILLOW_WOODS

MR. NOVESKY: We have one resolution, Dominic, if you want to explain it.

MR. CORDISCO: We have in front of you is the conditional final approval for the Willow Woods subdivision and the board has already completed the SEQRA in this action and has previously granted preliminary subdivision approval. They have been back with revised plans at the workshop and they're nearing all final details that they need to provide and have asked for conditional final approval at this time. I will say that the resolution that's before you needs to be revised slightly, we've got some comments from the consulting engineer and we'll make those comments tomorrow if the board's inclined to grant conditional final approval I'll make those changes and send them directly to the chairman so that he can sign them.

MR. NOVESKY: Does anyone have any questions? Mark, do you want to just briefly, very briefly explain?

MR. EDSALL: Very minor changes, just a specific reference to the pending Orange County Department of Health approval they would have it now other than some minor adjustments that are being made with the Village relative to pressures in the system, also the formal approval from the Village and just acknowledgement that the public improvement bond amount needs to be approved by the Town Board and the form of the performance guarantee approved by the attorneys, minor items. One other thing is that clarification that the dedication of the water mains is active to the Village, nothing important, just clear on the record.

MR. NOVESKY: Asking for resolution of the board permitting me to sign after Dominic makes those

changes.

MR. CORDISCO: That's correct, you'd be granting conditional final approval and authorizing the chairman to sign the resolution.

MR. NOVESKY: If you're so inclined.

MR. BRODMERKEL: We already voted to do this anyway, I'll take a motion. So moved.

MR. HAZIRJIAN: Second it.

MR. GRABE: I didn't vote on anything, we haven't already voted.

MR. NOVESKY: Voted to authorize Dominic to prepare the resolution.

MR. BRODMERKEL: Now voting to have the chairman sign.

ROLL CALL

MR. KLOSKY	AYE
MRS. DEANS	AYE
MR. GRABE	AYE
MR. HAZIRJIAN	AYE
MR. BRODMERKEL	AYE
MR. NOVESKY	AYE

CORNWALL_COMMONS

MR. CORDISCO: Before we leave the topic of resolutions you also had correspondence from Michele Babcock regarding Cornwall Commons and they have requested an extension of the preliminary subdivision approval for an additional six months.

MR. NOVESKY: Okay, are there any questions? There's a request to extend the approval by six months. Any question or discussion?

MR. BRODMERKEL: We need to make a motion?

MR. CORDISCO: Yes.

MR. BRODMERKEL: I so move.

MRS. DEANS: Second it.

ROLL CALL

MR. KLOSKY	AYE
MRS. DEANS	AYE
MR. GRABE	AYE
MR. HAZIRJIAN	AYE
MR. BRODMERKEL	AYE
MR. NOVESKY	AYE

MR. CORDISCO: Thank you very much, Mr. Chairman.

REGULAR_MEETING

LANDS_OF_RAFFAELE_LEONE_-_#2007-06

MR. NOVESKY: Regular agenda we have a lot line change for the lands of Leone, this was on the agenda for July and any discussion. Consultants? Let's start with Mark.

MR. EDSALL: We need a presentation.

Mr. Daniel Yanosh appeared before the board for this proposal.

MR. YANOSH: My name is Dan Yanosh, surveyor for Mr. Leone for a subdivision approved by this board I think back in December of '03. The map was filed in January of '04, it's a 2 lot subdivision, one new house up on County route number 9 and remaining lands of Leone. The lot line back then went across the street and Mr. Leone now wants to bring that lot line to circumvent the street and we're doing transferring 0.33 acres of land from one lot to the other. Just a simple lot line change.

MR. NOVESKY: That's good. Okay, actually, Dominic, correct me, we're looking to consider waiving public hearing on this?

MR. CORDISCO: Yes, for lot line change you have the authority to do that.

MR. NOVESKY: We'll let the consultants, do you have any input on this?

MR. EDSALL: I don't see any reason to have a public hearing unless--

MR. KLOSKY: Move we waive the public hearing.

MR. BRODMERKEL: Second it.

MR. NOVESKY: Any discussion? Roll call.

ROLL CALL

MR. KLOSKY AYE

MRS. DEANS AYE

MR. GRABE AYE

MR. HAZIRJIAN AYE

MR. BRODMERKEL AYE

MR. NOVESKY AYE

MR. NOVESKY: We'd also look for negative dec.

MR. CORDISCO: That would be appropriate.

MR. NOVESKY: Do you have any comments?

MR. CORDISCO: Other than the fact that I'll let Bryant speak but other than the fact that it's a lot line change, not creating any new lots or new structures, very little if any impacts associated with the approval.

MR. BRODMERKEL: Both old and new lots meet the zoning requirements?

MR. CORDISCO: Yes, there's no variances required.

MR. NOVESKY: Bryant, do you have any comments?

MR. COCKS: No, meets all the zoning and setback requirements, it's been referred to the County Planning Department, the 30 day time period is up and we haven't had any response back. That's fine, we can act on it, yeah, they're just moving it to more of a natural boundary so we have no problem.

MR. NOVESKY: So we have a discussion on the negative

dec, any discussion?

MR. KLOSKY: Move we instruct the attorney to prepare a negative dec.

MR. HAZIRJIAN: Second it.

ROLL CALL

MR. KLOSKY	AYE
MRS. DEANS	AYE
MR. GRABE	AYE
MR. HAZIRJIAN	AYE
MR. BRODMERKEL	AYE
MR. NOVESKY	AYE

MR. NOVESKY: We authorize preparation of the resolution for the next meeting.

MR. CORDISCO: Well, it's either that or one thing that you could do once again you could authorize the chairman to sign it if you want to lighten the agenda for the September meeting.

MR. EDSALL: There are from my observations and from Bryant's end there are really no issues, this is in our mind an improvement, it puts the line on a physical location.

MR. KLOSKY: So moved.

MR. BRODMERKEL: Second it.

MR. NOVESKY: Anyone have an objection to authorizing me to sign it since there's a minimal--okay, all in favor?

ROLL CALL

MR. KLOSKY	AYE
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MRS. DEANS	AYE
MR. GRABE	AYE
MR. HAZIRJIAN	AYE
MR. BRODMERKEL	AYE
MR. NOVESKY	AYE

MR. YANOSH: Thank you.

CHESTNUT_WOODS_-_#2003-18

Michael Donnelly, Esq. appeared before the board for this proposal.

MR. DONNELLY: Good evening, we're back. We're hoping we're getting near the end of the tunnel and you won't see us anymore. There were some issues we needed to work on. We've gone to several meetings with the consultant team. Quickly what the issues are and we'll try to address them this evening just to update you on where we are is the issue of the roof lines for the commercial building and the gate house building for want of a better term. The suggestion is that we have a second meeting room within the housing complex itself in the basement, there was some feeling that the meeting room in the clubhouse may not have been adequate. We tried to make a suggestion there. Thirdly, there was some concern about the traffic circulation in the commercial building, particularly if we have a drive-in, so we want to talk for a moment about that. And lastly is the issue of water and the issue of water has been discussed many times since the beginning. As you'll recall, we have suggested one of two possible alternatives, either that the Town of New Windsor which currently supplies the Firthcliff Heights water district of which this property is included would need to augment its supply, current contract with the Town of Cornwall and Town of New Windsor has the allocation that the full buildout would exceed New Windsor doesn't seem to be on a timeline that may satisfy us to be able to solve that problem, so we had very early on gone to the Village of Cornwall and discussed supplying water by the Village to the Firthcliff Heights district, there was several alternatives there, one would be to switch the whole district over to the Village. The problem from a fairness point of view to the existing residents is the Village rate is substantially higher than the Town of New Windsor rate. Why should they be punished for this

project to come in. The next thought was to carve out this land from the existing district and create another district and that had some problems as well one of which again is the fairness one that would mean that this land would no longer be paying the operation and maintenance costs of the entire district so again there'd be some shift of the cost to the remaining residents of the Firthcliff Heights district. I have discussed with Jim Loeb and Jim Loeb has felt comfortable with this part was his suggestion I think it will work that rather than secede from the district we'll remain in the district, Jim sees no prohibition on two separate municipalities supplying the same district, one one section of the district and the other another section of the district. So the result would be the Village would supply water to the Chestnut Woods project, the Town of New Windsor would continue to supply water to the existing area of the Firthcliff Heights district that's served, we would pay that higher rate and even though we weren't getting the benefit of the infrastructure of the existing Firthcliff Heights district we'd continue to pay the operation and maintenance costs. We understand as Jim pointed out to me that in the event that the existing Firthcliff Heights district has capital or infrastructure improvements it would need to make that we would have to pay those as well. So the unfairness issue to the existing users disappears. What needs to be done to finalize this is to complete what amounts to to a four way agreement, Chestnut Woods being one party, the Town of Cornwall being another party, the Town of New Windsor being a party and the Village of Cornwall being a party. The Town of New Windsor has to agree and I don't anticipate this is a problem that the Village of Cornwall can supply this part of the district, the Village of Cornwall will have to agree and apparently this is the practice in the Town of Cornwall anyway that it will serve these users on a direct billing basis and of course the Town Board of the Town of Cornwall will have to consent to that as

well. I know Jim has talked to Dominic about this, Jim has given me a detailed letter, we're meeting with the Village board in Cornwall next Monday to discuss with them although they have already committed to supplying us water we hope to soon have a meeting with the Town of New Windsor, after we have those two we'll return here in Cornwall and finalize the water agreement.

MR. BRODMERKEL: Just to recap what you just said, make sure I understand what you just said, you're in the Firthcliff water district?

MR. DONNELLY: Yes.

MR. BRODMERKEL: You'll continue to be in that district?

MR. DONNELLY: Correct.

MR. BRODMERKEL: You'll pay taxes as if you're in that district, however, your water will come from New Windsor?

MR. DONNELLY: From the Village of Cornwall. Presently, it comes from the Town of New Windsor but there's not enough water in the contractual allocation with the Town of Cornwall to supply this project, new Windsor needs to upgrade or I guess the City of Newburgh needs to upgrade the filter plant that serves the Town of New Windsor from which New Windsor supplies the Firthcliff Heights district.

MR. BRODMERKEL: Village is still working on that too.

MR. DONNELLY: But the Village says they have enough water to serve us and though it's a higher rate we're ready to do that to move on. Now it's conceivable that New Windsor will say we agree but once we increase our supply we want you to switch back over to us, I'm not putting words in their mouth, they may want the

business even though they can't serve us today, if that's okay with the Village of Cornwall we can factor that but the three municipalities all of which have had various contracts need to adjust those contracts and I need to make the rounds and speak to them but we've said from the beginning we were either going to use one source or the other. Other preference was always New Windsor, all that's required would be to hook up the pipes and pay for the water. This is substantially more expensive to us. We're going to have to put in a new water main, the infrastructure is different, we're going to have to appear at multiple meetings at various municipalities to accomplish this it's workable, the town attorney here in Cornwall has given us our instructions as to the issues we'll need to satisfy before the town can finalize that we'll move forward to do that.

MRS. DEANS: I have a question, you probably haven't talked rates or anything yet but as it is now the Town of Cornwall gets their water from the Village but we pay half as much more in the town as they do in the Village, is this going to happen to you too?

MR. DONNELLY: Yes. I believe that the Village is permitted to charge an outside rate and must charge that same outside rate to all outside users. There's a track record here, we do know what the differential rate is. My understanding is we have to pay that rate, it's a much higher rate than what the Town of New Windsor charges, although the Town of New Windsor charges a differential rate as well.

MR. KLOSKY: Where will the main run if you buy Village water?

MR. DONNELLY: I believe down Route 32 as I understand it. All right, with that easy issue done, we have Christine Pagano from A. J. Coppola's office and Jason Pitingaro if I said it right from Eustance & Horowitz.

Let me start with Christine if that makes more sense. Jason you're already? Which would you rather hear first, architecture or circulation?

MR. NOVESKY: Whatever.

MR. DONNELLY: All right, Jason.

MR. PITINGARO: This is the revised traffic pattern for the commercial area of the site. There's 32 over here, there was some question in regards to circulating traffic in only one direction around here so this illustrates that we can in fact have flow in both directions around the retail area and also provide two lanes for drive-thru area separated from the traffic so people can egress from either side, come in from either side and still proceed through here without a problem and depending on how the building is constructed we can have it cover up one lane or two lanes.

MR. DONNELLY: We represent that this drive-in will not be for a fast food restaurant and it will be limited, we have no problem in including in any resolution that the drive-in window will be limited to use of a bank or pharmacy. Those were adequately covered in the EIS and in the traffic report that was part of it, we don't feel comfortable with fast food, I don't think your consultants feel comfortable because a drive-in volume and circulation and stacking are significantly different for a fast food so that wasn't our proposal. We're limiting it to a bank or a drive-in, of course if McDonald's came along, we can always come back for an amended approval but we're not seeking that now, we think that a bank or drive-in is a more appropriate complimentary just to the nature of the adjoining residential project. All right, Christine.

MR. EDSALL: Mr. Chairman, before we go on to the next item, one of the, that was one of my comments, my concern about the traffic flow. I haven't reviewed

this but looking at the presentation, the island between the drive-thru lanes and the looped lanes I really think if there's any way we can make that larger it would be beneficial.

MR. NOVESKY: Make the island larger?

MR. EDSALL: So maybe could be some plantings in it because we know history shows that drivers in the Town of Cornwall don't negotiate well with small islands, they tend to try to drive over them.

MR. BRODMERKEL: What would make you say that?

MR. EDSALL: Just past experience.

MR. DONNELLY: There should be hearty plants.

MR. EDSALL: If we can get some ornamental trees, make the island big enough that way it's visible.

MR. PINTIGARO: Six foot is wide enough?

MR. EDSALL: That should be more than wide enough, whatever you can accomplish and get some ornamental trees, it does tend to delineate it.

MR. TURNER: Do you know how wide it is?

MR. PITINGARO: It think it's five foot.

MR. EDSALL: Again, I haven't reviewed it but I think if you just look at it you can pick up a couple extra feet.

MR. PINTIGARO: Bigger the better.

MR. DONNELLY: Consider it done.

MS. PAGANO: Hi, I'm Christine Pagano from Coppola

Associates. This would be the retail building on Route 32, this would be the facade facing the road, this would be the side view of the building and you have nice color rendering to show you that would be what the building would look like in reality you can see, want me to bring it up?

MR. KLOSKY: Please.

MR. BRODMERKEL: Has that roof line been modified?

MS. PAGANO: Yes, it has been, we took the mass of the roof line down and added ornamental railing to the top.

MR. BRODMERKEL: Doesn't look as ominous.

MR. HAZIRJIAN: Can you point to where the various divisions are between the uses?

MS. PAGANO: Here's retail number 1 that would have the drive-thru on the right-hand side, retail number 2, 3, 4, 5 and 6.

MR. DONNELLY: It's conceivable that there wouldn't be six units, the drugstore might take one and two but there are up to six units but they can be re-configured anyway.

MR. NOVESKY: That's a pretty good computer generated picture.

MR. HAZIRJIAN: Is that all facade?

MS. PAGANO: Yes, only use on the first floor.

MR. DONNELLY: See we listened.

MR. NOVESKY: No, it's nice.

MS. PAGANO: Ready to move on?

MR. KLOSKY: Yes.

MS. PAGANO: Now this right here this would be the clubhouse that's behind the retail building, there'd be tennis courts and the clubhouse behind.

MR. NOVESKY: Clubhouse is on the other side of the tennis courts?

MS. PAGANO: Right.

MR. NOVESKY: What am I looking at there?

MS. PAGANO: On the top here this would be the front of the clubhouse that would face 32 right here, this would be a side view, this would be another side view and this would be the rear view.

MR. BRODMERKEL: What's the square footage of that building now?

MS. PAGANO: This building 6,914 total this would be the floor plan right here.

MR. NOVESKY: What kind of tennis courts?

MS. PAGANO: What kind of surface?

MR. HABER: Probably hard court, low maintenance and it's not going to get dust.

MS. PAGANO: This would be the gate house where you would drive in.

MR. HAZIRJIAN: Is that actually manned with a person?

MR. HABER: We were talking about having electronic but also having it manned from 6 a.m. to like 6 p.m. for the deliveries, et cetera coming through.

MR. HAZIRJIAN: It's only function is as a gate house?

MS. PAGANO: Yes.

MR. HABER: Somebody gets lost and also potentially be wired for emergencies if there's a fire it will go through there as well or some kind of burglar alarm when they're on duty they can get that signal.

MR. HAZIRJIAN: So are there actually--

MS. PAGANO: There will definitely be gate arms going up and down.

MR. DONNELLY: There had been a concern with the overhang whether or not trucks could get through but we made the adjustments.

MS. PAGANO: We've taken care of that. This would be building number 2 where we have created another clubhouse type area in case there wasn't enough room in the main clubhouse, it would just be for community activities, maybe a library, just another space for functions and building number 2 we chose building number 2 because the parking had more parking by building number 2.

MR. BRODMERKEL: What story are we looking at where?

MS. PAGANO: This is the lower level.

MR. BRODMERKEL: Am I correct that it's partially underground for lack of a proper term?

MR. DONNELLY: I think that's accurate.

MS. PAGANO: Partly underground right here this far left hand now we have enough room to accommodate everybody who lives there in both facilities.

MR. DONNELLY: It may have come out of one of the work sessions but the feeling was that the clubhouse meeting room had two problems, one it wasn't big enough to fit everyone, number two, when elderly residents use it for a meeting they would have to drive there. So the thought was create another meeting room that was within the residential complex close by with adequate parking that can serve that function and we accommodated that request by placing it in the lower floor of this building.

MR. BRODMERKEL: Do you have a map of the complex with you?

MR. NOVESKY: Don't worry about it.

MR. BRODMERKEL: There's two, now is two now the first building closest to the entrance?

MS. PAGANO: Yes when you pull in on the left.

MR. HAZIRJIAN: You said that they couldn't, they would have to drive there.

MR. DONNELLY: Well, we didn't necessarily think they had to but the fear was if you put it in the clubhouse building that doesn't have a tremendous amount of parking and everybody came at once it wouldn't work, whereas, if you put it in the existing building a lot of people could walk if not all and those that maybe were in a further building could drive to the area of the building and wouldn't have to use the relatively smaller parking area of the clubhouse. So there will be two meeting rooms is what it amounts to.

MS. PAGANO: Yes, there's a swimming pool in the main clubhouse.

MR. NOVESKY: That's an outdoor pool?

MS. PAGANO: No, this would be an indoor pool.

MR. DONNELLY: We think having attended several we've tried to address the meetings that came out of the last two work sessions and the concerns as we've heard them that you've raised what we would look to do is we make the rounds to the municipalities to finalize the water issue and to meet again if it seems to make sense with the consultants at least to address the enlarged island area and then we would like to move forward and return to you and ask you for approval. We believe we have satisfied, we have obtained our variances, we completed SEQRA, we think we have designed this project consistent with those findings and we have tried to address the planning issues you've raised. If there are others we certainly stand prepared to try to deal with them. We believe that they have, so we would, we have some more steps but next time we return we'd like to be asking for that approval.

MR. HAZIRJIAN: Where do we stand with building 7 and its proximity to the cliff?

MR. DONNELLY: Well, we have moved it in every which way we can, as you remember we moved it first along the ledge so to speak swapping it with the retention basin, we moved it away, we've angled it, we put in plantings but we don't believe that there's any further movement we can make, any additional movement will compromise parking. And we have really tried, we exceed your parking ratio but it was also the suggestion of your consultants, your planners and frankly our own examination of other housing projects that for it to be successful the ratio of parking has to be higher, we would lose a lot of parking if we moved that building any further, just simply no way to do anything else.

MR. HAZIRJIAN: How many stories is that building still?

MR. DONNELLY: It depends on how you measure stories, there are two main floors and there's a basement level that's partly basement isn't the right word. Do we have that side?

MS. PAGANO: This was the building number 7 right here.

MR. DONNELLY: This is the side facing the parking lot but on the other side.

MS. PAGANO: On the rear side it's three the way it's built into the hill.

MR. NOVESKY: So it looks more massive than it is.

MR. HAZIRJIAN: Yeah, on the wrong side, that's the problem.

MR. DONNELLY: Well, we can't change the geography and the topography.

MR. HAZIRJIAN: You could change the number of stories, I mean, that's been the problem with that particular building.

MR. DONNELLY: I know we certainly--

MR. HAZIRJIAN: Hasn't gone away and wishing it won't make it go away but it is the problem being that close to the cliff.

MR. DONNELLY: We addressed it in the SEQRA analysis, the findings articulated what needed to be done to accomplish it, we obtained the variances we need, I'm not saying that we wouldn't all like to have perhaps a smaller building but the command of SEQRA is not that we remove all environmental impacts, it is rather that we mitigate them to the maximum extent practicable, we believe we have done that through a selection of

colors, through roof lines. As you remember we substantially reduced the pitch, we have moved the building, we have agreed to put plantings in there and if you recall from the site visit it is at a dramatically higher elevation, it's only visible if visible at all in the leaf off season when you look up at a very, very substantial angle, it's not a building that will be seen all over the place, you would have to really crane your neck to see it even.

MR. HAZIRJIAN: Have we, I guess part of this is to see how that cliff is not going to erode cause after the last big rains that we had I don't know why we ended with that.

MR. DONNELLY: I think we've satisfied your engineer through the method of design, I'll let him speak to that issue, we spent quite a bit of time how we were going to handle that.

MR. CORDISCO: That's an important point because at this point what's being presented to the board and that needs to be finalized are engineering details because as you point out the SEQRA findings statement has already been adopted so SEQRA for that point for this particular application is concluded.

MR. DONNELLY: And if there are other engineering details or planning or legal ones we stand ready to try to work at them and I think we have done a good job at reacting to those you brought to our attention. If there are others we won't shirk that responsibility, we want to get the short list.

MR. NOVESKY: Would it be possible to get a rendering from the other side of that building?

MS. PAGANO: I don't have it with me, you have seen it many points we've bought it here.

MR. DONNELLY: You want to see the slope side rendering?

MS. PAGANO: I have one done, I can send it to you.

MR. DONNELLY: We've had them here before.

MR. NOVESKY: You did such a fine job on the computer rendering of the store front.

MS. PAGANO: No, I have one that gives you all the heights and the grade in the rear of that building, we have showed that.

MR. NOVESKY: It's good to have another look at it, that's all.

MR. DONNELLY: We'd be happy to bring that the next time.

MR. TURNER: Can you submit that in some form in advance of that meeting? I think you should, we can submit it.

MS. PAGANO: I can get it over, I can mail it tomorrow, it's not a problem.

MR. DONNELLY: I love volunteering people.

MR. DONNELLY: How many copies do you want?

MR. NOVESKY: I'll only look at one.

MR. DONNELLY: Do you want them in a small size?

MS. PAGANO: Like 11 x 17.

MR. NOVESKY: Yes, send it maybe to Gary, maybe we can get them distributed.

MR. DONNELLY: Should we meet with the consultants and see if there are any other further engineering comments?

MR. BRODMERKEL: I would if I were you.

MR. EDSALL: I have on numerous occasions held off doing a detailed review of the final site plans because I have not received complete final dimensioned with all the details site plans, that's been something that pretty much has been pushed off, pushed off, pushed off because there were visual issues, the SEQRA issues, water issues we have off the site water main runs, we really need to have a complete submittal of all the site improvements.

MR. DONNELLY: Jason will bring them over tomorrow.

MR. EDSALL: Well, it's got to be submitted to the board, you have never received it, we have gotten passed SEQRA, we have gotten passed figuring out where the utilities services are going to come from. I think the next submittal you should receive is a complete site plan submittal that we can go through in detail and comment to the board. Obviously, the traffic circulation we resolved that issue but we need a full set with everything covered.

MR. DONNELLY: I wasn't aware that that wasn't there, it should be, I agree with Mark we'll get it done.

MR. EDSALL: If it takes two months to get it no sense seeing you in a month.

MR. KLOSKY: We've seen an awful lot of visual impact stuff float across these tables in the last year or perhaps more, I'm wondering if it might be possible to assemble that stuff into some kind of coherent mass, I just want to see where we're at right now.

MR. CORDISCO: As I mentioned SEQRA's closed so visual impact analysis is concluded for this project.

MR. KLOSKY: But there have been a number of assertions made over the course of the last few meetings where things like that have appeared before us and there have been revisions to that and statements made by the applicant. I'm just wondering if we can summarize all of this in with a single staple so I can keep track of where we ended up. Dominic, you know better than I, am I asking for the redo of SEQRA, I don't mean to be doing that, just more for historical purposes.

MR. CORDISCO: For your personal edification it's fine and I think the applicant's willing to do that but understand that it's not being provided so that that it could be a re-analysis of what's already taken place.

MR. DONNELLY: Each building both sides, how much do you want for your scrapbook?

MR. KLOSKY: Well, the key issues are building number 7, probably makes sense and to take a look at things that, that you've shown us tonight.

MR. DONNELLY: These are the changes, we can get a set to everyone and building 7.

MR. HAZIRJIAN: And the overall complete site.

MR. DONNELLY: Yes, we can accomplish that.

MR. EDSALL: There might, I know that Dom and I and Gary were just discussing the fact that obviously SEQRA's done, locked in some finishes that would mitigate some of the concerns, the end point being the site plan approval, we need to have the plans reflect the finishes and reflect so it's enforceable as part of the site plan what's been agreed to. So there's a benefit on taking 11 x 17 documenting what I've asked

for making sure the applicant follows through and takes those items, adds finished schedules to the site plans, maybe references of package by date that everybody's agreed to for colors but you've got to have that link otherwise Gary and I are whistling Dixie when we try to go out and look at the site plan and construction to find out if it matches.

MR. DONNELLY: Material spec list that we submit in addition to the site plan, Gary, you need something?

MR. VINSON: I need something on a site plan that says what the roof color is, siding, whatever was agreed so when my field inspectors come back and say you should see the hot pink they put on the roof I can say but there's a note on the plan.

MR. EDSALL: Just makes it easier for us if you did it by submitting an 11 x 17 package, it makes it easier later on, easier for your contractor as well.

MR. DONNELLY: I think it's a good one too, we'll accomplish that.

MR. TURNER: We should submit a full set of what you require for a site plan plus the architectural.

MS. PAGANO: No, not the architectural.

MR. DONNELLY: Gary and Mark are saying get it on the site plan itself, material list.

MR. EDSALL: If you have a cross reference to a package 11 x 17 that are colored that can be part of the record and you have every, we have something.

MR. TURNER: So colors and materials and you have a schedule on the plans.

MR. KLOSKY: Right, because our big attempt is to

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mitigate visual impacts and to assure that those impacts are mitigated, we need something that shows the summary of the final agreement.

MR. DONNELLY: Absolutely correct.

MR. NOVESKY: Thank you.

MR. DONNELLY: Thank you all, we'll see you in a month.

OTTERBROOK_SECTION_III_-_#1999-15

Mr. Stephen Rieger appeared before the board for this proposal.

MR. RIEGER: We're looking for a two lot subdivision. We went to the ZBA, I understand that our request was approved so we're back now I think, I think we're looking for the next step may be a public hearing.

MR. NOVESKY: Next step would be the board to authorize a public hearing.

MR. RIEGER: We do have perc tests scheduled with Mark's office.

MR. NOVESKY: Right, I think the public hearing would be subject to the perc tests if they're scheduled, we can authorize the board to authorize public hearing, that would be September 5, that will be September 5 pending Gary's clarification.

MR. VINSON: I expect the stenographer said she can make it so just verifying the court room upstairs. If worse comes to worse I'll get COVAC, I'll get a room.

MR. NOVESKY: Thank you, Gary. Okay, with that, I don't think--does anyone have any questions? Mark?

MR. EDSALL: No, I think it's ready for public hearing, obviously they've got the percs scheduled, I don't see any problem.

MR. BRODMERKEL: I have requested previously the location map doesn't cut it, I don't really understand where this Brook Hollow Drive comes into whatever road it comes into.

MR. EDSALL: Why don't you get a reduced copy of the tax maps so we can figure out where it is.

MR. NOVESKY: When you enter--

MR. RIEGER: When you enter into Otterbrook it's across the street.

MR. BRODMERKEL: In reviewing this I don't know where the hell it is. There's no road reference here.

MR. RIEGER: Okay, will do. Thank you.

MR. NOVESKY: Okay, then I'll ask for a vote to authorize the--

MR. GRABE: On Leslie's comment 2?

MR. COCKS: We referred it on the 27th so the 30 days will be up August 27 and the hearing's for the fifth, they have it already and if we don't get comments back the 30 days will be up so you'll be able to act.

MR. NOVESKY: Any other questions or comments from the board? I'll ask for a motion to schedule a public hearing on September 5.

MR. BRODMERKEL: So moved.

MR. HAZIRJIAN: Second it.

ROLL CALL

MR. KLOSKY	AYE
MRS. DEANS	AYE
MR. GRABE	AYE
MR. HAZIRJIAN	AYE
MR. BRODMERKEL	AYE
MR. NOVESKY	AYE

CORNWALL_HOSPITAL_CANCER_TREATMENT_CENTER_-_#2007-05

MR. NOVESKY: Cornwall Hospital Cancer Treatment Center.

MR. WEBER: I'm Tim Weber with Clark Patterson and Associates, Tim Coughlin, our architect, just ran out to have the car to grab something and bring it in. But as far as the site plan goes and Tim will talk about the building itself, but I'll talk about the site plan, the general layout of the site remains the same. We have improved our site plan based on comments that we received from the engineer and the planning board comments as well as workshop and those included a sidewalk connection at the lower portion of the site to the sidewalk on Elm Street. We have pedestrian access all the way to the main hospital including a handicapped ramp between the middle lot and the upper lot. We have addressed with alternative movements, we provided to the town engineer that will show emergency access can go around the loop as well as vehicles can get around with any parked cars. Landscaping we have a variety of landscaping across the site to try and break up this asphalt that's in front of the hospital as well as along our pedestrian access. Storm water management will be taken care of as we previously proposed, it will all remain underground with a storm water chamber system. I think that's about it as far as the site goes.

MR. COUGHLIN: I'm Tim Coughlin with Clark Patterson. Did you go through the pictures?

MR. WEBER: No.

MR. COUGHLIN: We did, there was some connection before about how the building impacts and we do have some handouts if you want to see them, how it impacts the Quaker building next door, so we can actually hand these out.

MR. NOVESKY: Does that have the helicopter landing area?

MR. COUGHLIN: No, we're proposing no helipad or any formal, any change to the way it's being handled now which it does land in the parking lot on occasion but we're not formally asking for any designated built-in space.

MR. KLOSKY: If I may make a point, this is perhaps the third or fourth thing that we've been handed this evening at this evening's meeting, typically, we ask for these subdivisions in advance of the meetings so we can review these things if they're germane to the topic so I just, I was just noticing that things are sort of--

MR. NOVESKY: I don't think they're asking for any site plan approval tonight, this is an informational night.

MR. COUGHLIN: We're asking for, to be put on the public hearing agenda at the next meeting.

MR. KLOSKY: I'm just noticing that there's a lot of stuff.

MR. COUGHLIN: As the pictures show with the tree line along the side of the hospital there's no visual impact at all to the Meeting House that's there, it's pretty dense and we have also added some vegetation as well along that side of the site. We did take into account some of the suggestions, recommendations, comments that were made last time regarding the appearance of it and specifically in working with the workshop, working through the workshop as well we have changed and added some of the historical features that are on the hospital, the brick coins on the side and added some historical trim to the windows, changed windows to a padladian (phonetic) window which is obviously a lot

more historical in its appearance, adding more trim down on the bottom and that directly ties in with the amount of white that's happening with the porches and other trim that's around on the existing hospital. So that we made those changes and I did want to mention we did try to show the brick color in this compared to the last photograph that we had with the photo simulation, it is our direct intent to match as close as possible in color and texture the brick that's on the hospital, the roofing as well will be a custom color metal to match the metal roof that's up there now again as close as possible. So it's our intention to as we stated before to really blend this building in to the campus.

MR. KLOSKY: Existing hospital roof is metal?

MR. COUGHLIN: It's actually a copper, it's actually a copper and it's interesting because we put a copper, we were the architects for the emergency department, that particular copper turned dark brown and did not go to green patina, we're going to make sure that this building matches that color copper by doing a custom color on it.

MR. BRODMERKEL: Question, on the handout we did get there's an image of the, here's the question on the windows over here, the top of the windows matches exactly the hospital, the windows over here they don't.

MR. COUGHLIN: Correct, there's a grade difference coming over between the hospital and this building of about five feet six inches so--

MR. BRODMERKEL: Not height, not height.

MR. COUGHLIN: This link that we have here is at the finished floor level of the hospital.

MR. BRODMERKEL: See the design of the window tops, it's not the same as that.

MR. COUGHLIN: No, it's different on the second floor but it does match all the way around on the first floor, correct.

MR. KLOSKY: Justification of that?

MR. COUGHLIN: The windows on the hospital if you look are different as you're going up the keystone is very prevalent on the, I don't know if that shows up on anybody's.

MR. KLOSKY: Your rendering shows the full eyebrow with keystone on all floors.

MR. COUGHLIN: This is the photo of the hospital and you'll notice that there's three pieces of pre-cast down at the bottom and only one as you go up so actually we actually match that with the one going up but there's about a five foot, six foot difference and we're coming in, there's an elevator that will have a front door back door to get you up and down the levels so a direct connection to the hospital was very important.

MR. NOVESKY: Mark, the helicopter, doesn't it land on the lawn?

MR. EDSALL: It lands on the parking lot if it's available it goes on the lawn.

MR. COUGHLIN: It normally lands in this corner right here and we're anticipating right now in our design that it will land at the moment in an area similar as designated wherever they need it when it comes in its not very often as you know and there will be no impact at all with this particular building from this cancer building at all to any kind of need for any additional helicopters.

MR. BRODMERKEL: Mark, was landing on the lawn, so there was no structural implications whatsoever but now if it's landing on macadam?

MR. EDSALL: No, it will land wherever. Their largest concern is obstructions from the rotors, they're not concerned about landing on grass, landing on pavement, they're more concerned about obstruction. The reason why they land on the asphalt is that it's more convenient for us and the ambulance corps to transport a patient when it's a smooth surface if they can't get it on the asphalt they land it on the grass.

MR. BRODMERKEL: I meant from a construction point of view.

MR. EDSALL: No, the weight, it's not that heavy a vehicle.

MR. HAZIRJIAN: These photos that you're showing us are obviously trees are in full bloom now, is there any shots that are in the winter?

MR. COUGHLIN: We didn't take any in the winter.

MR. HAZIRJIAN: I just wondered, I know there's a lot of trees, I just didn't know how much you could see.

MR. COUGHLIN: We have shown some additional evergreens and things in here so we have tried to take that into account.

MR. HAZIRJIAN: The only other comments for plantings because I think it looks good, I'd love to see from the Elm Street side more plantings so you don't see all that steel, all those cars you have, yes, right there, what you've got is great but that's the one side, you're going to see a lot of cars so if you have it at least I don't know four feet it will look better.

MR. COUGHLIN: We can add some additional lower plantings, we have some up in this area, we have a mixture of both lower and some smaller ornamental type trees but we could add a little in there.

MR. HAZIRJIAN: Also the next level up.

MR. COUGHLIN: We do want to be careful there's a drainage pattern that comes through here for this parking lot that we do just want to be careful with but I believe we can probably fit some in there.

MR. HAZIRJIAN: And the walkways look great. Is there a way for folks to walk, there's a sidewalk going up there?

MR. COUGHLIN: This one coming up with this ramp and that ramp if you notice is a quadruple switch back ramp to get up approximately seven or eight feet so we had to snake that thing up there.

MR. KLOSKY: How do you connect to the sidewalk on Laurel?

MR. WEBER: This sidewalk here from these parking lots there's no connection.

MR. KLOSKY: From the front of the hospital I come out of the front of the hospital, how do I connect to the sidewalk on Laurel?

MR. WEBER: They've got a ramp here now and I don't believe--

MR. COUGHLIN: Right, there's not any direct sidewalk there, people mostly just walk right on the edge, there's not, and there's not much room in there, you could get across there and over possibly.

MR. HAZIRJIAN: I think you're going to want to

entertain the idea of connecting the entire campus including onto Laurel cause I think the public is going to say how do you get in and get out without being in the middle of traffic.

MR. KLOSKY: And if somebody's parked in the end parking space they want to get safely to the facility.

MR. COUGHLIN: Okay.

MR. WEBER: On the ramp again aesthetically this is going to match the or at least pretty clothes the same white posts and railing that we have here.

MR. HAZIRJIAN: You have a lighting design you have to show us what the fixtures look like?

MR. COUGHLIN: Yes, yes.

MR. HAZIRJIAN: So we don't have that kind of light pollution.

MR. COUGHLIN: Right, we can submit that before the next meeting.

MR. KLOSKY: The ramp is not shown on any of the renderings that I received before the meeting, in fact, I would say that the three renderings that I received before the meeting they showed a cutoff, there's no parking lot, there's no landscaping or cars or people for scale, they're all shown from the most I would say advantageous point of view rather than that point of view that the public will actually be observing the facility from. I would say that this sort of quartering view makes the business out of, what's a complete loss of symmetry in the front of the hospital, the front of the hospital is a beautiful symmetric design which compliments the adjacent historic structure, this is going to throw the weight of the whole thing is going to tip towards the cancer center.

I think it's a wonderful thing we're going to bring this state of the art facility into this town but the visual impact analysis that I saw was insufficient to the task and below what we usually require. If I look at what they provided for a project about a tenth of the impact on our town that's what you see from another project earlier this evening, I know where I'm standing in this one, it does not, the landscaping is shown, it's photo real, so I guess before the public hearing I'd like to see the public know where they're standing when they see the views that you're showing them, so the public knows what's going on with that. And also the plans themselves show no adjacent properties, no adjacent structures, no adjacent properties. I'm reviewing what I received in advance of the meeting that I had a chance to review thoroughly and take a look at when I flipped through this thing it doesn't show one adjacent structure and it certainly doesn't show the Quaker Meeting House on any of these planned views that were supplied prior to tonight's meeting so I didn't have any idea about the adjacency of your structure and the public is going to look at this and have no coherent idea about what they're seeing.

MR. HAZIRJIAN: Also includes your own property to get the sense of the entire hospital complex.

MR. COUGHLIN: What we can do is provide you with some of the, these type documents which again we can show the entire site like that on, I don't believe that there's the survey that we have does not show the adjacent buildings across the street or anything so we can certainly pick it up off of the satellite with some images for you and have that on here as well.

MR. NOVESKY: Those Google images are pretty outdated.

MR. COUGHLIN: Yeah, this one does not have the building that's there but we've got some other satellite ones we can look at, one was just off Google.

MR. KLOSKY: There's always the old aerial photo, it is possible to get recent aerial photos that are, that are going to give you a much higher quality. I guess I'm just wanting to see the structure in a historic context in which it sits and I'm concerned about the loss of symmetry to the front of the hospital, I don't think that the visual images that I've seen so far really address that issue. Like a before and after from the scene, from the front, seen from maybe the light, maybe a good viewpoint to set at would be the light at Quaker and Elm right there because that's where most of our community is going to see the structure from is from that stop light.

MR. COUGHLIN: Right, we can definitely do that actually from here what you're going to find is that this building will hide probably the most visual and unappealing part of the campus which is the boiler house back in here, some of the cooling, I don't know if it will hide the cooling tower depending on the angle but that part is not, visually, it's a one story addition and it's not really as pleasing as certainly the front and that again that was one of the reasons why we tried to set this thing back as far back as we could to preserve as much of the front of hospital as we could.

MR. NOVESKY: Other comments or questions from the board?

MR. KLOSKY: My other one, this is the only flat roof on that whole section of Main Street except for the Key Food, I mean you've got to go down to the Key Food and the firehouse but I don't, we didn't, right across the street there's three structures that went up very recently that we did extensive visual impact analysis on because of the adjacency of the Meeting House, all three of the structures, I guess it's four that went in we all took a very careful look at the parapetting and

the gabbling of the roofs and everything else.

MR. NOVESKY: I think the way that roof is flat it compliments the angle as when you'd look.

MR. KLOSKY: Maybe once we see real visual analysis from the light, the stop light down there maybe I'm going to look at it and say it's great but as it sits right now it looks like when I look at that view right there I see something that looks like the rest of Cornwall and I see something that looks like the top of an elementary school so I'm concerned by that architectural change.

MR. BRODMERKEL: I find it appealing the way it is.

MR. NOVESKY: It's a matter of taste I think, I think because of the nature of the slope I think that a peaked roof on that--

MR. KLOSKY: Are there going to be utilities up there? All the views haven't shown any.

MR. COUGHLIN: There are some rooftop units, there's about a two foot eight inch parapet at the top and we'll locate those units, there's two units up on the roof we'll locate those units so again it was our intention the units are on the building placed way back here into the back corner and this is a significant drop in elevation from here to there, we're very almost certain and we'll do the visual study to make sure but almost certain that you will not see those and certainly when you're coming up the higher pieces in here will definitely screen anything in the back from that location but we'll check on that and again we did raise the parapet about a foot or so to again try to make sure that we have that covered and our placement way in the back.

MR. COUGHLIN: So we'll show HVAC units.

MRS. DEANS: Everything I had has been covered.

MR. GRABE: I had a question on Leslie's comment number 3.

MR. COCKS: I think the visual analysis that they're going to provide especially this one I think that's what they're requesting so I think we can forward all that information up to them they'll probably send another round of comments back.

MR. GRABE: So you might want to do that, right?

MR. COCKS: Yes, I agree.

MR. NOVESKY: Thank you.

MR. PASCAL: I'm Mike Pascal, I'm the hospital engineer, I have an issue which we need some help on which may be important to some of the people in this room, trying to get some help on smoking restrictions within property lines of that facility or if you have anything on the books already that prevents smoking in public areas. We want to go smoke free entirely. Right now, we do have people that smoke, they go off site to smoke. I don't know if anybody had seen the Orange Regional, they're a hundred percent smoke free, we're too on both campuses. I'm not trying to make our emergency anyone else's emergency but we do have people that go off campus to smoke. Is there any way to have a buffer zone around our property and other properties in the area where you can't smoke out in public?

MR. BRODMERKEL: That would be a Town Board issue.

MR. CORDISCO: As Mr. Brodmerkel mentioned, that would be a Town Board function. We as the planning board can only grant within the four boundaries of the site, that's its only purview.

MR. PASCAL: Especially with a cancer center, doesn't make much sense but--thank you.

MR. NOVESKY: It's a, from my perspective it's a great idea but from a First Amendment perspective it may not be that good.

MR. PASCAL: We'll approach the Town Board.

MR. NOVESKY: Thank you very much.

MR. COCKS: When you guys submit, could you give us an extra copy so I can forward it?

MR. NOVESKY: We want to discuss the authorization of a public hearing.

MR. KLOSKY: My own take would be that we should have the visual analysis, this sort of thing that we have seen tonight I'd like to see the full visual analysis before we go forward with a public hearing so the public can see the project. I think at least one sheet in the plan should show adjacent structures, traffic flow so it would include the whole campus, 9W, Quaker Avenue, the CVS across the street so people can see the project in context in their minds.

MRS. DEANS: I agree with Led, I think we should have a complete set of site plans, everything before we--

MR. GRABE: I agree.

MR. WEBER: The overall plan that we have provided in the set of documents you want to see that on a board basically?

MR. KLOSKY: No, what I'm saying is that in this packet of, in this packet of plans there's no sheet which shows the project in the context of the adjacent

structures.

MR. WEBER: There's one that shows the entire campus but you're saying you're looking for buildings outside?

MR. KLOSKY: Right, a big part of what we're evaluating is its impact on the adjacent historic structure.

MR. NOVESKY: Dominic, not to question what Led said but is that true, are we not evaluating the project in the context of the existing code for the town and did we not already conduct or did we do the environmental review as a separate process?

MR. CORDISCO: I'm not sure I understand the question. We had conducted an environmental review for this project, it's a Type I action under SEQRA because of the, its proximity to Quaker Meeting House, so certainly we had to conduct a SEQRA review, that's something that remains to be done. At this point I think the only question before the board is whether or not you feel comfortable with authorizing a public hearing. And certainly it is appropriate to ask for additional material especially material that's provided so that the public can weigh in on the visual impacts, it would be possible I think to authorize public hearing contingent on submission of that material for the September meeting but it's really it's whether or not the board's comfortable with that.

MR. NOVESKY: I'll poll the board. Jane, you're in agreement with Led?

MRS. DEANS: Yes.

MR. GRABE: I agree.

MR. NOVESKY: The question is are you satisfied with the information currently to authorize the public hearing in September or do you agree with Led and ask

that a full informational be provided prior to authorizing public hearing?

MR. HAZIRJIAN: Let me ask the applicant something. Do you feel based on what we have said to you that you can provide what we're asking for the next meeting if we in fact schedule a public hearing? Cause here's our dilemma, do we wait another month, wait for you to come back, make sure we think you have provided everything we asked and then wait another month to schedule a public hearing? It sort of puts us in, I don't know how, I mean, what we do is just not close the public hearing if we feel as though something's missing in your presentation then we'll keep it open for the second meeting, that's our option.

MR. NOVESKY: Well, that's the second option if what Deke is suggesting I think is that everything that Led has asked for been provided at the September meeting.

MR. BRODMERKEL: It doesn't have to be provided for the September meeting, it has to be provided well ahead of that.

MR. CORDISCO: It has to be provided in accordance with the deadline for the September meeting.

MR. BRODMERKEL: Which is two weeks from now.

MR. VINSON: August 22nd.

MR. BRODMERKEL: Mark, are you comfortable with the information we've got so far?

MR. EDSALL: Well, obviously, there's a lot more visual analysis boards that you're looking to have packaged together for the public. The only issue I'm concerned about is the request to have a map that becomes a regional map rather than a site plan map for SEQRA you're looking to have enough information to show the

proximity of the buildings and the visual impact, I think they can do that off of Google maps, they can do that off of other presentations to the board, I don't know that the site plan has to include all the buildings.

MR. KLOSKY: It can be part of the visual impact analysis.

MR. EDSALL: As long as it's included in the visual impacts if that satisfies you, I don't see why they couldn't do it.

MR. BRODMERKEL: That satisfies me.

MR. EDSALL: If there's something that's grossly missing as to what you explained you can always leave the public hearing open.

MR. HAZIRJIAN: And the public may want that out and say where is that.

MR. GRABE: Can you have the public hearing before you have a complete SEQRA from the historical people of New York?

MR. CORDISCO: Yes, the public hearing would be before we receive any comments from the Office of Parks, Recreation and Historic Preservation.

MR. NOVESKY: So it is possible to wind up issuing a positive dec after the--

MR. CORDISCO: Yes, well, right, reaching a SEQRA determination would of course happen after the public hearing but given the fact that they have requested some additional visual analysis perhaps it would be possible to have one extra set prepared for the August 22 submission and what we'll do on receipt is send it to the Office of Parks so that in response to their

comments so if they do have comments and we have a public hearing in September they can make comments and they can be part of the public record.

MR. BRODMERKEL: This is a Class 1 action?

MR. CORDISCO: Type 1, yes.

MR. BRODMERKEL: That's a major piece of literature they have to put together.

MR. CORDISCO: Well, it doesn't require that an EIS be prepared, it's just that in those situations, Bryant, correct me if I'm wrong, it's a Type 1 action that there's more likely than not to be significant adverse environmental impacts that must be analyzed but it does not require that an environmental impact statement be done.

MR. BRODMERKEL: We can say yes we don't want that or no, we don't need it?

MR. CORDISCO: Yes.

MR. NOVESKY: Led, is your position that you don't want to schedule a public hearing, you want to use the next meeting for a discussion?

MR. KLOSKY: I want to see a complete visual analysis.

MR. BRODMERKEL: Make a motion we schedule a public hearing for next month.

MR. HAZIRJIAN: I'll second it.

MR. NOVESKY: We'll ask for a discussion.

MR. KLOSKY: I would rather not schedule one until I've gotten a chance to see the complete visual impact analysis.

MR. GRABE: Well, if we can leave the public hearing open what difference would that make?

MR. KLOSKY: Yeah, it wouldn't bug me as much although the public doesn't get as much time.

MR. NOVESKY: They would have an extra month. I'll ask for a vote.

ROLL CALL

MR. KLOSKY	AYE
MRS. DEANS	AYE
MR. GRABE	AYE
MR. HAZIRJIAN	AYE
MR. BRODMERKEL	AYE
MR. NOVESKY	AYE

MR. VINSON: We'll be upstairs next month and it will be on a Wednesday night.

MR. BRODMERKEL: Motion to adjourn.

MRS. DEANS: Second it.

ROLL CALL

MR. KLOSKY	AYE
MRS. DEANS	AYE
MR. GRABE	AYE
MR. HAZIRJIAN	AYE
MR. BRODMERKEL	AYE

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MR. NOVESKY

AYE

Respectfully Submitted By:

Frances Roth
Stenographer