

**PLANNING BOARD
MINUTES
JUNE 24, 2015**

Chairman Maron called the Meeting to Order at 7:00 P. M. with the following members present: Ms. MaryLou Fitzgerald, Ms. Cynthia Fairbanks, Mrs. Evelyn Brant, Mr. Dwight Anson and Mr. Ken White. Mr. Dave Reckahn, Alternate. Also in attendance, Mr. George Hainer, Building Codes/Zoning Officer. Guests in attendance Mr. Steve Denton, Plant and Property Manager, Camp Dudley Inc. and Mr. Paul Mudie, representing Mr. Ken Mudie.

MINUTES: Chairman Maron – First on the Agenda, are the Minutes of the May 27, 2015 Meeting.

Ms. Fairbanks – I move they be approved.

Chairman Maron – Moved by Cynthia, is there a second?

Ms Fitzgerald – Second.

Chairman Maron – Are there any changes. I've seen one change. The question I have, when did we meet on the 27th? The actual day of the meeting was the 27th. Minutes of the Meeting should reflect that the "27th". Are there any other changes. All in favor approving the Minutes, carried.

Chairman Maron – Next on our Agenda – **Paul J. and Kathleen Kelley – Tax Map Nos. 57.3-1-27.120 & 200.** – Site Plan Review required for Structure within the Building Envelope.

Mr. Hainer – The lots were created, there were two lots, a lower lot and an upper lot, I think everyone is aware of that Paul's brother, how big is that lot, Paul.

Mr. Mudie – Seventeen point eight acres.

Mr. Hainer – Towards the railroad tracks and the site plan, we approved the configuration and it was a 150 foot setback from the road that if you build within that envelope, it would be a Class B, but he decided to move back beyond the 150 from the State highway. Where the road ends now, where he's cutting that road in, that's 150 feet back from the State highway, so it's just a normal site plan review, of the house –

Mr. Anson – You mean the one they just started –

Mr. Hainer – Yes, where they put the road in, which the road was approved, the location and it was approved at the meeting, (March 25, 2015). Mr. Hainer referred to the survey map, pointing out the lot and the proposed drive, which is going in, and that is going past the 150 foot. This is the lower lot here –

Chairman Maron – It has a pretty big building envelope.

Mr. Hainer – Pointed out the building envelope.

Chairman Maron – It's a 17.8 acre lot, the northern boundary follows the brook up there and the eastern boundary is Route 22, the other boundary is the hedgerow, the western boundary is the railroad, and the far southern part is where the building envelope is and when we approve this we want a site plan review for whatever structure goes there and –

Mr. Hainer – pointed out south and west view, also the north and east, they look pretty similar.

Mr. Anson – Did we pass specifications for the driveway, did we talk about that?

Chairman Maron – Specifications for the driveway? Not that I recall. Do you have anything in mind –

Mr. Hainer – It was approved by the State. Looks like the north side is the entry.

Mr. Mudie – It doesn't fit parallel to the road.

Chairman Maron – Ok. Does it show where the house is going to be?

Mr. Hainer – Anywhere within this building envelope, but it is right around here.

Chairman Maron – Ok.

Mr. Hainer – This is approved because it is set back, this is what you approved for the building envelope and the road coming in, there's test pits, the septic system, they were just coming back and showing that the house prospectus and if you have any questions, lighting, etc.

Chairman Maron – I will open this up for discussion before we take a motion. Any thoughts on this project?

Mr. Hainer – This is Paul's brother.

Ms. Fairbanks – Is there going to be a garage?

Mr. Mudie – No plans for one right now.

Ms. Fitzgerald – Is it wet over there, it's pretty wet over there now, isn't it?

Mr. Mudie – Pretty soggy.

Chairman Maron – An interesting item which George just brought up, is lighting, make sure the lighting isn't on all the time, we like lighting to be downcast and not illuminate things off the property, maintain a dark sky. Other thoughts.

Mr. Reckahn – The only other that I would have, make sure with home site development, once you start adding on and you have a 200 foot driveway and because it's wet, you're out there digging up, which is good, put in a good sub base, what most people don't realize when you put in a driveway, that's what you plan on and that's what you're disturbing, the permit requires that as soon as you move that material over and then you pile it, stock pile it, that stockpile is considered a disturbance and then when you put the house in, the house envelope, that's fine but DEC considers when you put the fill over here and pile it, stockpile it, that's considered disturbance, then you put the septic system in, that's a disturbance. When you put the house in, then you have the house envelope and that's fine but the DEC considers it, when you put the fill over here and stock pile it, that's considered a disturbance, all the sudden that home site, that 20,000 square feet for the whole thing becomes 40 and 50,000 square feet and becomes a lot closer to that acreage. It's just something to be careful of, it shouldn't be there but and it just looked like today because it's so wet and they're moving around, they have to get away from it and they might disturb more than they planned on, once you disturb more than an acre you have to be careful.

Mrs. Brant – Has the septic system been approved, the area.

Mr. Hainer – No, perc and deep hole tests were done, they're in the file. We can't create a subdivision unless there's an approved septic.

Mrs. Brant – I was just wondering, the clay and so forth.

Chairman Maron – What you're saying Dave, if you disturb over an acre of ground, that raises you up to a different level –

Mr. Reckahn – Then the DEC permit requirements come in. When you're stockpiling the soil you have to be careful.

Chairman Maron – Any other thoughts, suggestions. We'll take a motion to approve the site.

Mr. White – So moved.

Chairman Maron – Mr. White moved we approve the site plan for Ken Mudie structure. Second, please. I think the only issue raised of any consequence is beware of the acre disturbance, just pay attention to that and if you're getting above an acre, just contact the DEC to make sure Ken is in line with that, is there any further discussion?

Ms. Fitzgerald – I second.

Chairman Maron – All in favor, carried. Request passed.

Next on the Agenda, **Heather Liberi – Tax Map Nos. 66.66-6-9.130 & 66.66-6-10.000 – Two-Lot Subdivision** -- If you would like to explain what is going on, Mr. Drew Liberi, that would be helpful for us.
This is the entire lot that Heather inherited, and we hope to divide it.

Chairman Maron – Is it also the lot across the street? Anything about that.

Mr. Liberi – This is Heather’s lot, she’s dividing that property.

Mr. Hainer – I believe there’s two separate tax maps. The one lot with the two houses, one tax map number. The deed has two separate lots, descriptions in there, and it was two building rights on that piece of property. It’s in the V-Business, so the setbacks are minimal.

Mr. Anson – Where’s this located.

Mr. Hainer – Old Arsenal Road by Ballard Park. We approved those two new houses, the first one and then the second one and the one lot and now it’s going to be subdivided. It was two lots to begin with, there was a hedgerow that went down the center, but it was one tax map number now they want to create two tax map numbers, subdivide it.

Chairman Maron – Heather owned all that and built two houses on her property so now she wants to subdivide the two houses so they are on their own separate parcels.

Mr. Liberi – Originally, Wayne, her Grandfather was building the house for himself and became ill, and passed the ownership to Heather.

Chairman Maron – I think George stated that the parcel on the East side of the street is a non-buildable lot, or it’s part of the one with the L-shaped house. Is this something we approve tonight.

Mr. Hainer – We have to have a Public Hearing, it’s a normal subdivision process. I noticed a short SEQR filled out, we have to have. Kevin on the map didn’t show the utility, did you see Kevin’s email about the preliminary map, as soon as he gets the information for the sewer line the easement and electric easement, that will be on the final map. The sewer line crosses over for the one house on Heather’s property into the main across the front line, so whoever buys that house has to have access to repair it. The electric runs across the back line, so that’s another easement, that someone has to have.

Mr. Reckahn – would we make any recommendations for the site, itself?

Chairman Maron – I imagine.

Mr. Reckahn – Just so we know, one of the things recently it took quite a while to get the lawn seeded and the lawn that was seeded here this spring, we had a real good storm after it got seeded and now there's a gully right down here, the Town just cleaned the ditch and they have to open it up.

Mr. Hainer – Between the two houses.

Mr. Reckahn -- Now you have all this additional water, which ends about right here.

Mr. Hainer – So what would you suggest.

Mr. Reckahn – Something has to be done, that's the reason why you have to take in a whole lot of history in this area, when they took out the hedgerow which stabilized all of this land, a lot of it's because you have all new lawns and it just wasn't ready for that kind of flow, but you have a pretty good going down through here, it probably needs something to stabilize it, a ditch, a cut until they can get grass growing in there and hold the bank. You may even have to, if it's handling that much more water, you might have to stabilize the end of it with some rocks, it's really going to wash it.

Mr. Hainer – That could be part of the SEQR, when we do the SEQR and that could be a determination.

Mr. Reckahn - It's not a big thing and it probably happened, they had to wait until spring for the grass to grow, it just happened when they did seed it we had one of our big gully washers.

There have been a few wash outs.

Chairman Maron – There's an application.

Mr. Hainer – Pulled the application from the file.

Ms. Fitzgerald – We'll do the SEQR after the Public Hearing or prior?

Mr. Hainer – No, we'll do it before, he gave Drew the SEQR.

Ms. Fitzgerald – This has nothing to do with the little picnic area down by the road, right?

Mr. Hainer – No.

Chairman Maron – I imagine since we don't have the sketch plan, we can't say we have a complete application.

Mr. Hainer – The sketch plan is what Kevin prepared, this is preliminary. The only thing we're missing is the ROW, the easements and showing the sewer lines. The one thing we

discussed, there's a bank mortgage on one of the houses. I talked to Heather, she indicated that there was and it's not on the application, but we would need a release of lien from the mortgage holder that they're ok with the subdivision. That's something you could check.

Mr. Liberi -- Ok.

Mr. Hainer -- Because, if there's one on one house, the bank assumes they own all the property, so if you're going to subdivide.

Mr. Liberi -- Heather's out of Town.

Mr. Hainer -- We did talk about it, but it's not on the application.

Mr. Liberi -- On one house.

Mr. Hainer -- The lien holder has to be aware of it.

Chairman Maron -- Shall we make a motion for the Public Hearing at the next meeting.

Ms. Fitzgerald -- She will have the application in.

Chairman Maron -- If we don't feel it is we could hold off until later, until we have everything in here.

Mr. Hainer -- Well, because you have the Public Hearing, it doesn't mean you have to approve it, you have 60 days to approve it, you have all the information on the map, except for the sewer line easement, the utilities. Kevin is getting the information so he can put it on the map, the locations, etc.

Mr. Reckahn -- Restated and agreed with Mr. Hainer.

Mr. White -- I move we have the Public Hearing.

Chairman Maron -- Ken moved we have the Public Hearing at the next meeting (July 22, 2015).

Mr. Anson -- Second.

Chairman Maron -- No further discussion, all in favor, carried.

Next on the Agenda -- **Camp Dudley -- Tax Map No. 76.2-2-56.000** --
Mr. Steve Denton, will explain the project.

Mr. Hainer -- Everybody has this tremendous package.

Chairman Maron – If I’m not mistaken this is for a Special Permit to build this structure.

Mr. Denton – Yes.

Chairman Maron – It’s an allowed use.

Mr. Hainer – Actually, it’s not an “allowed use”, it’s a ‘non-conforming’ use. Our Ordinance states as long as you don’t expand more than 25 per cent of the total square footage of the buildings on the property, which they’re expanding less than 25 per cent, we can treat it as a Special Permit.

Chairman Maron – Ok.

Mr. Hainer – That’s where we’re going with that, originally we were talking about doing map amendments and getting real complicated. But we were able to proceed this way. The 25 per cent trigger is the key.

Mr. Maron – Twenty-five per cent of all structures.

Mr. Hainer – Yes. Fortunately, that building lot has all structures on that, the main, with the gym, Matt’s house, all those big structures are all on that one lot.

Mr. White – It’s well below that.

Mr. Hainer – Let me get to the page here, so we have it in the Minutes, non complying, non conforming use, Section 4.015, (attached, Page 7A). Section 5, that’s our Special Permit Section. That’s the Section you want to be in when you’re doing this.

Chairman Maron – Ok, Steve.

Mr. Denton (Plant and Property Manager, Camp Dudley, Inc.— I’m here to answer any questions you may have. I can tell you that this structure is going to be called the “Leadership Barn”. You should have plans, what it will look like. It will look a lot like a barn. This facility will be primarily for our Leaders, which are our Counselors. We’re trying to develop a place for our Leaders to go. I think Ken knows exactly what I’m talking about. It’s not like it was years ago, we’re trying to develop a place where the Leaders can go away from Camp but still be at Camp, rather than go to local establishments. We’re trying to make this a place they can go where they can again, be away from Camp, but be on Camp where we know they’re safe. It’s always in the back of our heads hoping that everybody comes in and signs in when they’re supposed to. Our thinking is that we’re going to have this structure, it’s going to be a place where they can go and watch TV, do laundry, take showers. It’s not going to be a housing for them, we do plan to have bed space upstairs, but the bed space is only if they want to go up and take a nap, if they’re on a day off or half a day and they want to go sleep and they don’t want to do it in their cabin, this is a place for them to go. We are affiliated with Westport School, as far as being mutual emergency facilities for each other, we feel it would help

local law.

4.013 Change

If a nonconforming use is replaced by another use, the new use shall conform to this local law.

4.014 Damage or Destruction

If a nonconforming use is damaged or destroyed by any cause to an extent exceeding 75% of either its floor area or of its market value, the future use on the site shall conform to this local law. However, a nonconforming, single family dwelling damaged or destroyed by any casualty may be rebuilt by the person owning such building at the time of the casualty, provided that construction is begun within 24 months after the casualty.

* **4.015 Enlargement**

A nonconforming use may be enlarged up to 25% of its original floor or land area as of January 1, 1995, pursuant to a special permit granted in accordance with Section 5.

4.020 Noncompliance

4.021 Continuance

A noncomplying use may be continued, and maintained in reasonable repair subject to the provisions of this Section.

4.022 Alteration, Enlargement, Conversion

A noncomplying use may be altered, enlarged, or converted to another use, provided that no such activity shall create new noncompliance or increase the degree of existing noncompliance.

4.023 Damage or Destruction

If any noncomplying use is damaged or destroyed by any cause to an extent exceeding 75% of either its floor area or its market value, such use may be reestablished only in accordance with all applicable provisions of this local law. However, a single family dwelling damaged or destroyed by any casualty may be rebuilt as a noncomplying use by the owner of such building at the time of the casualty, provided that the noncompliance is the minimum reasonably necessary under the circumstances and construction is begun within twelve months of the casualty.

4.024 Existing Undersized Lot

Notwithstanding the density regulations and minimum lot sizes established by this local law, if a lawful lot of record on the effective date of this local law, not then in common ownership with an adjacent lot, fails to meet such density or lot size standards, then one single family home may nonetheless be developed on such lot, provided that all other applicable requirements of this local law are met.

SECTION 5 SPECIAL PERMITS

5.010 Purpose and Applicability

It is the policy of the Town of Westport to allow a variety of uses of land, provided that such uses do not adversely affect neighboring properties, the natural environment, or the rural and historic character of the Town. Many uses are therefore permitted only upon issuance of a Special Permit by the Planning Board in order to ensure that these uses are appropriate to their surroundings and satisfy performance criteria. Accessory uses or structures used in connection with a Special Permit use shall be subject to the same Special Permit approval requirements as the principal structure or use. No Special Permit shall be required for any Special Permit use which is also a Class A Regional Project, or which is a Class B Regional Project proposed prior to the approval of the Westport Local Land Use Program by the Adirondack Park Agency, local enactment of such program, and Agency transfer of Class B regional project jurisdiction.

5.020 Required Plans

Because the impact of Special Permit uses varies greatly, the information required to be submitted for a Special Permit will vary depending upon the scale of the proposed use, i.e., whether it is a Major or Minor Project as defined in Parts Two or Three.

5.021 Major Projects

An applicant for a Major Project shall submit:

that aspect, also. We haven't had to use that, but it would add to that for an emergency place for the school, if they needed it. Also, we seem to be getting into more off-season programs, we're working a lot with Westport School, we do a little bit with Elizabethtown, where we have kids of different grades come in and we do programs with them. We do some sustainability things, I know our high cut is getting into programs with them, so we would use that for that. We do have a commercial kitchen proposed in this, we're tossing that around right now if we do want to go that route, if we didn't it would become smaller. If we can put it in there, we will, but it's all on how much money can be raised to do the project. We have a full-time food-service director where he wants to get into more canning, we have an association with a lot of the farms, Juniper Hills, to Essex Farms, Dacy Meadow, where we can get a lot of food a lot of vegetables coming in. I know he wants to start a canning process to can sauces, etc. and unfortunately we can't do that in our kitchen because come September 30, I'm looking to shut the water off to that facility, because it's not winterized. That's basically what we're looking for and leave it to you if you have any questions for me.

Chairman Maron – The canning is to be to prepare for the next season.

Mr. Denton – Yes.

Ms. Fitzgerald – The one question I have, if you don't do the commercial kitchen, would you still be able to use it as the emergency facility, meaning if there is a power outage would you be able to use it for the community or the school .

Mr. Denton – We would probably downsize it from commercial to something more along the lines of McLean, a smaller kitchen, something with a sink or a refrigerator, where maybe no food, a microwave, something like that.

Ms. Fitzgerald – The reason I bring it up there was discussion one time about the school or fire, something like that, this place could be used because we didn't have a commercial kitchen. That means it couldn't be used as an emergency shelter for the school.

Mr. Denton – One of our plans is, if we don't put a commercial kitchen in here, one of things we're also tossing around, what would it take for us to turn the present kitchen into a full season kitchen. That's something we would look into. Maybe we keep that open all year and don't put the commercial kitchen in. Again, it all depends on how much cost and how much we raise to get the project done.

Mr. Hainer – Is there a backup generator in this building?

Mr. Denton – Will there be, that's a good question, George, it's not on the plan, but as facilities manager, I would love that, which would come on like that. That's a very good point, yes.

Mr. White – Dudley does have the capability of running a large generator with their tractor, probably something like that could be arranged.

Mr. Denton – What's that, Ken?

Mr. White – You have that tractor that can generate power, they're pretty self-sufficient.

Mr. Denton – He brings up a great point where now you can spend \$5 to 10,000, and have it come on when the power goes out, propane, that's probably the way to go.

Mr. Hainer – Most of our newer ones for the sewer system, pump stations, are propane.

Mr. Denton – Yes.

Ms. Fairbanks – The optimum, ----- are you thinking retreats –

Mr. Denton – That would be a question that we would have to put before Matt, the Director or Outdoors person. I'm sure Matt would be very up to, the doors are open with Matt, he wants to create this with the Town and with the schools.

Mr. Hainer – The current septic system, that's capable of handling this.

Mr. Denton – It is, we really wouldn't be adding anything to it, the Leaders are there anyway, so they're either going to be at a cabin or there, maybe a little more use if they were there versus away from campus, maybe in that sense, but as far as showers, they're either going to shower on campus or they will shower up there. Laundry, that would be an added one, but to the big scheme of things, I don't think it would be that much. Our present waste-water facility, we would be able to tie right in to Rowe house, across to it. We would do a stand alone or a separate solids tank and take care of our effluent, which would go to our filter beds and we would process that the way we do now.

Mr. Hainer – Have you submitted this to the Department of Health?

Mr. Denton – We have and they don't have much problem with it, we've had a lot of discussion with them. I believe they wanted to see the Permit part of it also. We talked but until we get ready to push the button, and have further discussions with them we want to make sure that we can do it, because of all the questions.

Mr. White – I think it's a great idea because, going back, most of you know that I was at Dudley. One of the big fears, always was, the kids coming back from Lake Placid, etc, being out at night, now they do have a one o'clock curfew, when I was there, there was no curfew, kids would come in, getting in their bed, and sometimes not even going to bed and going right to breakfast. We were very, very lucky, we had no serious problems. This would be a great asset to the Camp.

Mr. Denton agreed with Mr. White, that this would be good for the Leaders. We feel it will be well used. Create an atmosphere for Leaders where they can go and have fun.

Ms. Fairbanks – How many are there?

Mr. Denton – Forty-one cabins, each cabin has a Leader, some have two Leaders. Right now around 45. Main function for summer, June, July and August to take care of them. For the off-season, hopefully we can start doing other activities. I'm sure a lot of you have been to McLean, we try to do a lot of functions there, it's just trying to cook, it's not easy for cooks to cook for 40-50 people in that little kitchen. We feel that would help us there, too.

Mr. Hainer – Do you currently have a SPEDES Permit?

Mr. Denton – We do.

Mr. Hainer – Right. Do you have to notify DEC on this?

Mr. Denton – I will, but I don't think, we're not adding to it, I don't believe we're going to go over our limit, the thing that makes us go over our limit is ground water, which we're going to try and take care of this fall. We don't put nearly the amount allowed, we're allowed I believe a daily average of 29,000 gallons per day and we do not even come near that except when it rains, and it's all ground water. We're putting into the filter beds, three to four times just yesterday came out of the filter beds. That's not hard to figure out what we're putting in and what is coming out is basically the ground water. We're trying to resolve that also.

Mr. Hainer – This probably would be a Type I under SEQR, we're going to have to notify DEC and the DOH as part of the SEQR process. Because it's in the Camp Dudley Historic District, it will trip it into the Type I review.

Mr. Denton - Again, this structure is, when you drive by, it's going to look a lot like a barn, it's going to go with the landscape of the area.

Chairman Maron – Is this the actual building or a picture?

Mr. Denton - No, that's just a rendition.

Chairman Maron – I think this is a good idea, I was wondering what the effect economically this would have.

Mr. Denton - This gives the Staff and Leaders over 21 to be away from Camp, but at Camp and be safe.

Chairman Maron – What about parking, is there going to be much –

Mr. Denton – As far as the parking we would use the existing parking lot. On one of these it shows the north parking lot, we wouldn't make any additional entrances to it, use this north lot and sidewalk to the building. We would use the north lot as the entrance.

Chairman Maron – Is there any possibility of disturbing over an acre –

Mr. Denton – I believe not, we would keep within this, with the plans.

Mr. White – What action are we taking tonight, is this just informative?

Mr. Hainer – Please read over the application, see if they have enough information, set a Public Hearing.

Chairman Maron – I would ask you to read it over, decide if it's complete, to me it's seems fairly complete, and we will set a Public Hearing and move forward.

Mr. Hainer – We're going to be under Section 5, the SEQR, we could circulate to the involved agencies and send one over to DEC, I'm sure no one will answer us, we're required to do it.

Chairman Maron – And, you're starting this in the fall, I guess.

Mr. Denton – That's a good question, we'd love to, permitting of course is an issue. The other issue is money, we haven't really actively gone out and said, "we want to do this", mainly because we don't know if we can. When we find out that we can and we would be good to go, I believe that Mr. Langston would be right on his phone.]

Mr. White – Would it help move things along, is it too soon to have a Hearing next month?

Chairman Maron – It's ok with me, I think it would be fine. Going through this it looks really complete to me.

Mr. White – I make a motion that we have a Public Hearing at next month's meeting.

Chairman Maron – Ok.

Mr. Anson – Second.

Chairman Maron – Ken has made a motion to have the Public Hearing at next month's meeting and Dwight seconds that. Is there discussion. All in favor scheduling a Public Hearing for the next meeting. All in favor, carried.

Mr. Denton – Thank you very much.

Mr. Denton left at this time.

Chairman Maron – The next item on the Agenda, **Mt. Associates LLC – Tax Map No. 65.2-1-17.000 – Digital Signs** –

Mr. Hainer – It's the sign application that I normally issue and this being our first digital sign, I think, there may be some little ones, advertising ones, that I'm not aware of. I just wanted to get feedback on it, before I issue the permit.

Mr. Anson – Where is this.

Mr. Hainer – At the Mobil.

Mr. White – By the Northway. To show the price of the gas, right.

Mr. Hainer – Currently this is the sign, (attached, Page 12A, B & C) and they want to replace the big sign, which is probably 4 x 5, maybe 5 x 5, replace it with the digital sign, which is two-sided, illuminated, and it's just going to be two products because this sign is like \$7,000 and to do this sign it's like \$18,000, in digital, it's outrageous.

Ms. Fitzgerald – I thought they were selling diesel, also.

Mr. Hainer – They are, the green is diesel, on the bottom.

Ms. Fitzgerald – Ok.

Mr. Hainer – They just put in two new tanks, 10,000 gallon, they split 5,000 diesel, 5,000 high test and then a 12,000 gallon regular tank, put all new islands in, paving it, residing it, a face lift.

Ms. Fairbanks – Price is going to go up even more.

Mr. Hainer – Our law defines it as a luminous sign as long as it's not flashing or blinking or scrolling or anything like that. If you don't want to go that route, we can do a moratoria on signs until you come up with a definition of digital signs. I think this sign is fine, the next one may not be fine. They have some with advertising on them, that's a no-no, according to our Law.

Ms. Fairbanks – That seems completely appropriate, but does it set a precedent, if we approve that or give them that. Does that mean forever after that anybody applies –

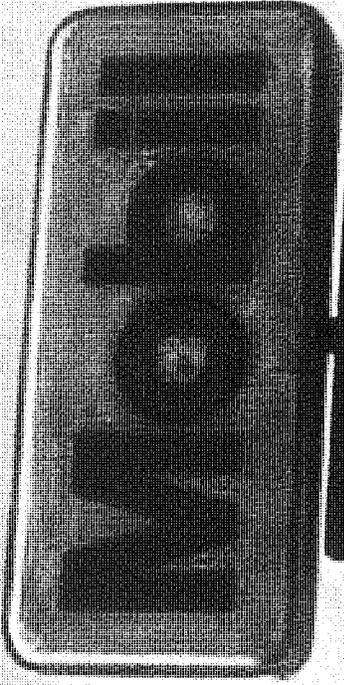
Mr. Hainer – As long as it's a luminous sign, and there's a square footage, 15 square feet, what it's limited to, the luminous signs.

Mr. Anson – Is that APA regulations?

Mr. Hainer – Actually, I called the APA and they stated, “this sign is grandfathered in, because the Mobil station doesn't have a permit issued to them by the APA, it's grandfathered in”. If they did have a permit then it would be a lot stricter, then they go to their sign ordinance.

Mr. White – Would they permit that, then?

Mr. Hainer – Yes. As long as it wasn't flashing, wasn't moving lights, it's a luminous sign indirectly illuminated signs, not greater than 15 feet of sign area. This is 18 x14 and



Replacing This section
with Digital numbers.
see page 2. →

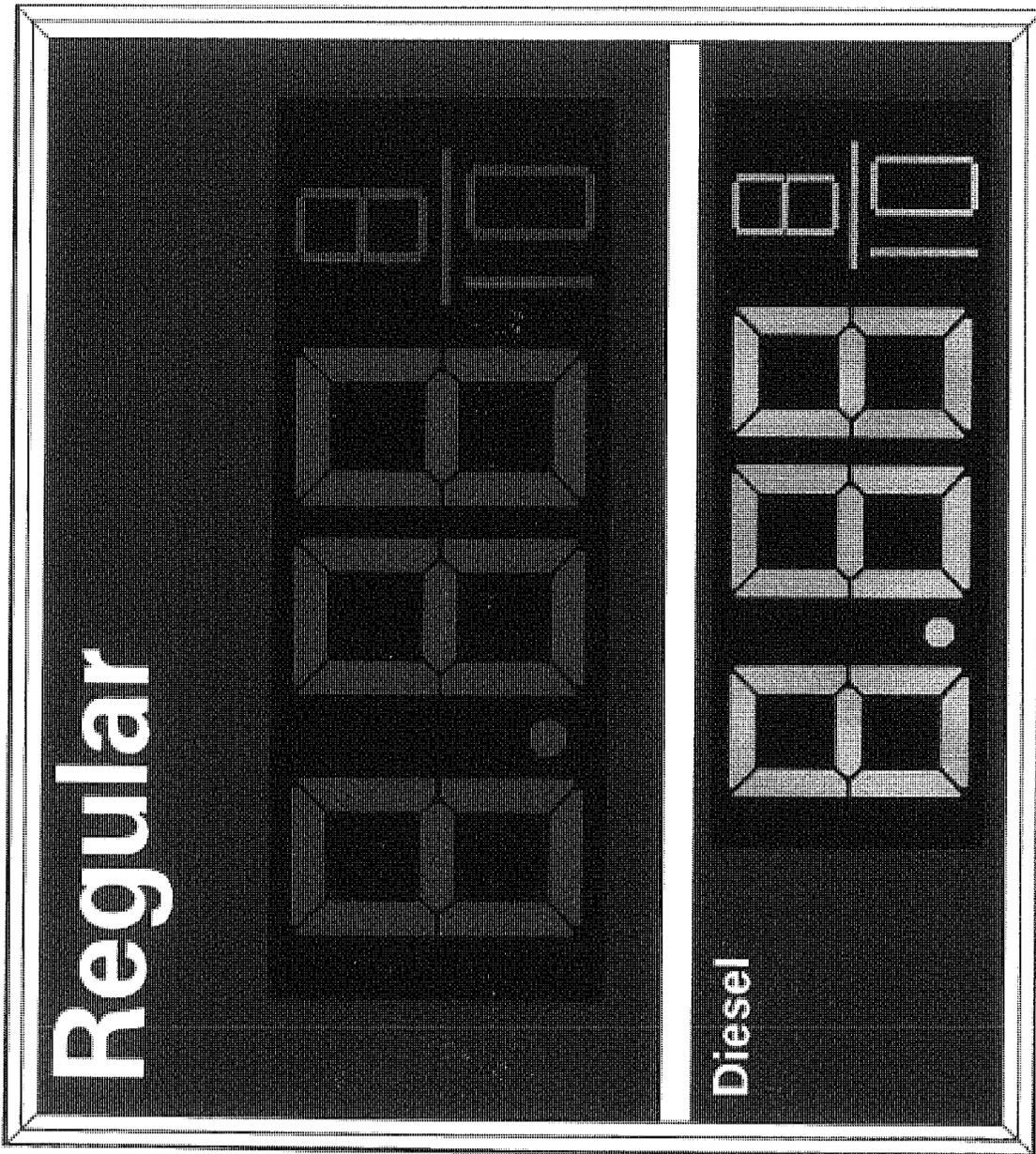
Country Club

RA

Notes: **page 2**

Detailed Information:
Frame Size: 60.625"H X 67.625"W
Existing Cabinet: 61"X68"
-----VO: 56.625"H
X 63.625"W

Detail 1, LED Digit
LED Priceline 1 : Red 18"
LED Priceline 2 : Green 14"



Everbrite

DISCLAIMER: Renderings are for graphic purposes only and not intended for actual construction dimensions. For workload requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings. These drawings and designs are the exclusive property of Everbrite LLC. Use of, or duplication in any manner without express written permission of Everbrite LLC is prohibited.

Customer: Mcbil
Project No: PP327545AP
Date: 4/17/2015 8:08:23 AM
Location & Site No: QUOTE RENDERING

Description:
A WB 2P 18R14GMD

Scale: N/A
Drawn By: Judy Miller

Version: 1

Customer Approval: NOTE: Unless specified by customer, all depth of embossing will be determined by Everbrite Engineering or existing customer specifications on file. Colors and graphics on file will be used unless otherwise specified by customer.
 Please read carefully, check appropriate Sketch OK as is New Sketch Required
 box and fax back to Everbrite:

SIGNATURE _____ **DATE** _____

Lead Refno 1.3.4.15

1-2



To: MIDWAY OIL
 ACCOUNTS PAYABLE
 217 N. MAIN STREET
 RUTLAND, VT 05701
 Attn: DAN DUKESHIRE

Site Id: EM16493
 Location: WESTPORT MOBIL
 Address: 7341 NYS ROUTE 9N
 WESTPORT, NY 12993

Qty	Item#	Description	Price	Amount
1	KT03000PV2	LED2 RETRO,EM A WB 2P 18R14GMD DOUBLE SIDED 2 PRODUCT LUMIDIGIT II(tm) RETRO FIT FOR EXISTING A WB (5'1" X 5'8") SIGNAGE. INCLUDES FACE RETAINER, FACES, 18" RED LED DIGITS, 14" GREEN LED DIGITS, RF CONSOLE TRANSCEIVER AND ELECTRICAL HARDWARE KIT.	\$6,045.00	\$6,045.00

NOTES:

ALL EQUIPMENT SUITABLE FOR 35PSF WINDLOAD
 UNLESS OTHERWISE NOTED.
 ILLUSTRATION ARTWORK APPROVAL REQUIRED (IF APPLICABLE)
 LEADTIME: 4 TO 6 WEEKS ARO
 PRICES ARE F.O.B. PARDEEVILLE, WI
 SALES TAX (IF APPLICABLE) AND FREIGHT WILL BE ADDED
 TO FINAL INVOICE.
 TERMS: NET 30 DAYS

I hereby accept this quotation/change order, please place my order. _____ Signature / Date _____ Print Name	Subtotal:	\$6,045.00
	Sales Tax:	\$483.60
	Project total:	\$6,528.60
	Deposit if required:	\$0.00
	Total	\$6,528.60

EXISTING COLUMN, ANCHOR BOLTS AND FOUNDATION HAVE NOT BEEN INSPECTED
 FOR ADEQUATE STRUCTURE INTEGRITY. THIS IS THE RESPONSIBILITY OF
 THE PURCHASER. PURCHASER ASSUMES ALL LIABILITY IN THIS REGARD

The Above Pricing is Based on Standard Sign Construction
 to Withstand Winds of 35 PSF (Approx. 90MPH@ 40'OAH)
 Signs being Shipped to Certain Areas Including Coastal
 Areas,will Require Structural Modification to Withstand
 Higher Windloads based on Local Code Requirements and
 Need to be Quoted Separately.

this is a foot by three feet, approximately – it's under the 15 square feet. And, the sign would be turned off at closing, wouldn't be on 24 hours a day, that would be one of the conditions I would recommend. This is why I wanted to check with you, things come up you don't think about them, then you issue the permit and things happen, because you don't think it through.

Chairman Maron – The thing up there it only faces one way, one way faces the Northway, there's no houses over there, just people driving by –

Mr. Hainer – The Stewart's signs have just the single one, the one's I've noticed, Port Henry, Elizabethtown has a single one, just the regular, with one product on it, because it's so expensive. That job down there is substantial, replacing those tanks.

Ms. Fitzgerald – Do we know if those updates, been a change in the lavatory situation over there, as well?

Mr. Hainer – They're remodeling the lavatory but not putting in another one or –

Ms. Fitzgerald – Just having one –

Mr. Hainer – Then they have an employee one inside. There is talk, from what they tell me, five years they're going to knock the place down and rebuild it, but who knows. Then they will be dealing with the APA, which will be a different ball game, because they don't have a lot of room there.

Mr. White – I don't think they would want the light to blink there, they would want it steady.

Mr. Hainer – Yes.

Chairman Maron – I wonder if it would be helpful, some people get off and don't know there is a gas station there, and turn left instead of right, I wonder if that might light it up more and let people know.

Ms. Fitzgerald – It's a steady stream now and they can't get gas.

Discussion followed regarding the no gas situation at this time, hopefully by this Friday they will be up and running.

Deadline was June 1st and they ran into ground water. Had to transport the ground water to an approved plant. The soil has to be trucked away to a landfill. It's been a real expensive proposition. Mr. Hainer issued the necessary permits. DEC cited them and they had to fix it. The groundwater was the big issue. There are big ballasts in the tanks now. There is a new pipe now that has fittings that have heat coils inside the fittings and they plug in a little computer into it and they hit the fitting and melts the fitting and fuses

it to the pipe, hardly any fittings, one at each end and the pipe is continuous. Pipes within a pipe, they're not fiberglass anymore, it's some sort of plastic.

Mr. Anson – The tanks are fiberglass.

Mr. Hainer – Yes. They will be happy because they want to order the sign tomorrow.

Chairman Maron -- So, it's ok. I thought about the Suburban sign, they have the big flat one and the other one seems to be blocking what I think is a nice mural on that building and I wonder if there's any way we can have communication with somebody if they could move that.

Mr. Hainer – They're allowed to have two signs, one perpendicular and one flat against the building, not to exceed 60 square feet.

Ms. Fairbanks – It hardly seems necessary.

Mr. Hainer – I've received many phone calls about the "red".

Ms. Fairbanks – You can't miss them.

Mr. Anson – I didn't think it looked bad.

Chairman Maron – You have a nice mural that Wright had painted, it's a neat feature, it's sad that it's being blocked.

I just thought I would bring that up. Is it worth sending a letter, saying "it's a very attractive mural that sets Westport apart from other communities", would it be possible to move the sign or realize that the one flat sign, bright red, probably attracts enough attention, what do you think, MaryLou?

Ms. Fitzgerald – Why not.

Chairman Maron – If it's ok, I will draft the letter and we'll look at it, next time. It's just a request.

Mr. White – I think, perhaps one of the steps, maybe six months down the road, that sign might not be as necessary as it is now, because it's a new business in that building, in six months people will know that they are there.

Ms. Fitzgerald – You might mention that in the letter and will that mural stay, is that long lasting?

Chairman Maron – It's been there as long as I've been here, about 15 years.

Ms. Fairbanks – There's three or four buildings there and you can't miss it, it just doesn't seem necessary.

Chairman Maron – Ok, I will draft the letter.

Zoning Amendments, you were sent the next 10 pages. Please review them

Mr. Hainer – I received some correspondence from the APA that came in that the railroad is proposing to do some work on the siding on the Stevenson Road, near Bob Rice, exactly what it is yet, we don't know. They need an APA permit for the work.

Mr. Anson – What about the cell tower in Wadhams?

Mr. Hainer – They're waiting for the APA permit, they should have received it by now, they contacted me for building permits, they're meeting with a contractor to do the work, the site work etc. Probably within a month they will proceed.

Mr. Anson – Before it freezes. I would like to see it in there.

Ms. Fitzgerald – Other than that, I move we adjourn.

Mr. White – Second.

Chairman Maron – All in favor, carried.

Time not noted.

Respectfully submitted,

Barbara A. Breyette
Secretary