



Town of South Bristol
6500 Gannett Hill Road West
Naples, New York 14512-9216
585.374.6341

Planning Board Meeting Agenda

Wednesday, March 21, 2018

7:00 p.m.

Call to Order

Pledge of Allegiance

Reading of Vision Statement

Preserve and protect our safe, clean, naturally beautiful rural and scenic environment with carefully and fairly planned commercial, residential, agricultural and recreational development.

Minutes

Approval of February 21, 2017 Planning Board Meeting Minutes

New Business

Preliminary Site Plan Review Application #2018-0002 ó Sands Guest House

Owners: Robert & Pamela Sands / Seneca Point Properties LLC

Property: 5734 Seneca Point Road

Tax Map #: 168.20-1-42.000

Preliminary Site Plan Review Application #2018-0003 ó Sands Residence

Owners: Robert & Pamela Sands / Seneca Point Properties LLC

Property: 5735 Seneca Point Road

Tax Map #: 178.07-1-2.000

Old Business

Docking and Mooring Law Discussion

Other

Motion to Adjourn

Town of South Bristol Planning Board Meeting Minutes Wednesday, March 21, 2018

Present: James Ely
Ann Jacobs
Ann Marie Rotter
Sam Seymour
Michael Staub
Rodney Terminello
Bessie Tyrrell

Excused: Ralph Endres
Mary Ann Bachman

Guests: Robert & Pamela Sands
Jeremy & Cathy Fields
John Meyer, Meyer & Meyer
Nancy Sedecki, RA, Meyer & Meyer
Marisa Sasso, Meyer & Meyer
Mark Wintringer, Meyer & Meyer
Erin Joyce, Venezia & Associates
Anthony Venezia, Venezia & Associates
Phil Sommer, Code Enforcement Officer
Dan Marshall, Supervisor
Steve Cowley, Town Board Member
Judy Voss, Town Clerk

Call to Order

The meeting of the Town of South Bristol Planning Board was called to order at 7:00 p.m., followed by the Pledge of Allegiance. All board members were present with the exception of Ralph Endres and Mary Ann Bachman.

Reading of Vision Statement

Board member, Sam Seymour, then read the Comprehensive Plan Vision Statement.

Minutes

Chairperson Ely called for a motion to approve the February 21, 2018 meeting minutes as written. Michael Staub made said motion which was seconded by Ann Marie Rotter. The motion was unanimously accepted by all board members present.

Old Business

Docking and Mooring Law Discussion

This topic was deferred to the next month.

New Business

Preliminary Site Plan Approval Application #2018-0002

Robert & Pamela Sands / Seneca Point Properties LLC

Property: 5734 Seneca Point Road

Tax Map #: 168.20-1-42.000

Chairman Ely: I going to propose that we go to the preliminary site plan approval on the two applications for the Sands guest house and for the Sands residence. Jeremy do you want to take the lead?

Jeremy Fields: Actually Nancy is going to start.

Nancy Sedecki: We are going to start with John Meyer.

John Meyer: I guess I do not have a chair.

Chairman Ely: Please introduce yourself for the record.

John Meyer: I am John Meyer. Our company, Meyer and Meyer, are the architects for the projects for the Sands. I understand we are doing this little guest house building first?

Chairman Ely: First. Yes.

John Meyer: I want to introduce the people involved from my office, Nancy Sedecki and Marisa Sasso, two incredibly organized architects who have done a beautiful job of putting this together. Mark Wintringer is from my office as well. He is a good architect and engineer. He has been working very hard with Jeremy Fields to get together the boat house and all the other pieces on the property. Erin Joyce is here as our civil engineer. She will have most of the stuff you will be wanting to talk about. Jeremy Fields who is our local advisor and very helpful and in particularly in site management questions. So a brief note about what we are doing with the property. When the Sands came to us to do this, it is a very large site. There is a big site on the water and the smaller site which is what we are talking about now which is where the guest house is supposed to go. The owners I should have introduced them as part of the team as well because they are an important part. My father was an architect for some 65 years told me there are not any good projects in the world without good clients. I think the Sands probably qualify in that they give clear direction and they are supportive. The rarest thing of all among clients is they are very appreciative. I think they will be good for the Town to work with. What they asked us to do specifically has to do with site. They want the whole property, this piece of property on the other side of the road and the main house, to feel like one entire compound that tied itself together. The other specific thing they had to tell us is they are going to be here during the beautiful months. The warm nice months and when not here will be at one of their other places but they spend most of their time outside, live outside, and cook outside. So the outside development is really important. So the approach we took was to develop the property sort of like a park site. We used very rusticated stone and heavy modeled slate or any materials that tie into the ground. We have a wonderful landscape architect, Presley Associates. It is about the closest thing that Boston has to Olmstead these days. We will try to make this blend into the ground as much as possible. For this little project here you can pass around it is just our study model. It has the same materials but what is interesting about it is that this is a beautiful lakeside view and boating activities and outdoor porches. This is really a wooded site. It is hills with a stream and a waterfall that rushes through here. This little piece we gave it character. It ties into woods with green roof even though it has the same materials and some access with the main house. A couple more brief notes and this will

work for the second one so I am not wasting any time. The team that we have together for this and the owners behind us we want the best consultants you can get. We want everybody to stamp and sign and stand behind their work for everyone's comfort but the experience of this team a lot of us have been together for as many as twenty years doing these projects. Maybe it goes further than that. The masons and woodworkers and people like that the key people. So it is a strong team and also we have the advantage of this team having done a dry run just a couple years ago in Skaneateles where we had quite a large kind of complex. A development in a very beautiful lakeside community. It went in very softly and beautifully. I guess I will turn it over to Nancy who will take you through some of the more particulars.

Nancy Sedecki: Thank you. My name is Nancy Sedecki. I am with Meyer and Meyer Architects. We will briefly run through the site layout for the guest house. We will talk a little bit about the planting plan. Erin will review the civil work and address drainage and septic. Then we can review the landscape lighting and talk about exterior materials. Sound like a good overview for you? Okay. So these are the two properties shown. So here you see the survey of two properties together Seneca Point Road running through the middle here. This is the guest house property 5734. We have one site plan for the two properties together even though we are reviewing them separately because we designed them as a compound as one unit. The guest house property is over here 5734 Seneca Point and the main house is on this side of the plan. Here is site plan for 5734 Seneca Point Road shown at the top of the page. The driveway entrance is here. Main house is here. Small gazebo in the back. The garage is right over here so you would drive in and that is a green roof. We are planning that the guest house sort of like it is built into the hillside there as you approach. The planting plan for this. Actually first let me just review this is the street side elevation as you approach the house. So here you see the garage and you can get a sense of the green roof above. The main entry porch, little screen porch on the side. This is the rear elevation facing away from the street. Simple structure here with stone, slate and copper all natural highly durable long lasting materials. The planting plan is again is for both properties but 5734 has on this side the planting plan is very simple for the guest house. It is mostly lawn. In the front we have one single tree to frame the entrance and just lawn in the back. A small patio in the back. Over here where the septic is proposed we are going to replace any plants that were taken away because of the excavation for that work. So the intent is to put in non-evasive species that have a woodland feel. That is the planting plan. So we will have Erin go over the civil work for the project and address any septic questions.

Erin Joyce: Good evening Erin Joyce with Joyce Consulting Group and Venezia and Associates. As the architects had eluded the intent of placing the new residence on this site is basically kind of keep the grades as is, really to do minimal regrading, minimal disturbance, really try to keep drainage patterns the same. Try to preserve a lot of character of the hill on the south side and nice gentle slope across this way. The water service will come from the lake. We will have a lake draw along the north side of the property come into the house on the north side. So that is where we will be getting our water from. The existing site used to have a cottage on it and there were seepage pits that dealt with the septic. There was one over here and one closer to the road. The seepage pits are very antiquated so there will be a significant improvement in septic management on the site. We are proposing to have the sewer come out of the front of the house and go into a septic tank and then a pumping chamber and the pumping chamber will take it over to the south side of the house up onto this knoll where there is some nice growls and we anticipate a good area for the soil absorption system. The installation of the absorption system in this area will require the removal of trees and that area will be maintained as grass per the state regulations for the septic system but we do want to replant and revegetate anything that might be disturbed between the two to keep this area vegetated as it is in its current state. From a storm water perspective we are going to intercept any water that might be coming down the knoll onto our site. We have some drains proposed along this side. We are also are creating a low point here to pick up the water that might be coming down off of this

hill towards the structure and redirecting it around it through a closed drainage system which will daylight on the north side here. The driveway will have drainage associated with it. It will be an infiltrated system so anything that falls in the driveway is going to be picked up and put into the groundwater before being allowed to go downstream. The roof drains will tie into the closed drainage network. All roof drains will be piped to the collection system in the event there is too much water for the collection system to handle which would be in a 100 year storm. It would be allowed to have a splash to the surface sort of overflow. I think runoff will be nicely controlled and conveyed in generally the same way it is conveyed now just more collected and put together.

Michael Staub: What type of drain system is that?

Erin Joyce: It is basically going to be concrete structures that will be either an area drain or catch basin and depending on where it is. HDPE pipe that will collect it underground.

Michael Staub: So is collecting it and moving it all over to the north side of the house?

Erin Joyce: Yes. It is collecting it this way. Right now it sheet flows and meanders its way toward the northeast side of the site.

Michael Staub: So is there going to be dry wells in this to collect water before it overflows in heavy rains?

Erin Joyce: There will be a good amount of capacity. This is all perforated collection pipe so that will have a good amount of capacity to collect the water and give it a chance to infiltrate into the ground before it is allowed to flow downstream. Similarly the drain basins will have a bit of capacity. We do not anticipate this picking up too much. I know there is a knoll on the south side, but the top of the knoll is really like this drainage breaks off to the south. It kind of continues to go east here. We do not really anticipate catching along of water outside of the house. This is also a green roof so that will really absorb and manage some of the storm water that gets on it itself with plant uptake.

Michael Staub: The green roof is only on the garage.

Erin Joyce: Yes. Correct. This portion here there will be some amount of evapotranspiration and water feeding the plants that are on the green roof. The roof of the house is the main producer of runoff and we ten inch pipe collecting it which I think it is more than adequate capacity to deal with the roof in the system. I believe that it will be well sized system in picking up water.

Michael Staub: We have a capacity when it rains, it pours. If you look at an average over time that can be spread out, but when we get some heavy rains and especially if it comes off that lake, we can get a couple inches of rain in a very short period of time that could inundate your pipes. I was just looking for some type of catch basin or something to take that immediate overflow just hold it until the storm passes.

Erin Joyce: Yes. Some of these structures do have actual inlet set surface so if there was a surcharge event there would be the ability for the system to back up and we recapture that water and direct it downstream. The pipes are sized to handle the twenty-five year design storm but at a minimum size that was a six inch pipe and we will be going up to a ten inch pipe to increase the capacity. There is certainly going to be less runoff especially with this infiltrative collective system on this side. If there was a concern, I

think we could easily swap out one of these basin like this basin and this basin with a dry well like it would just increase capacity.

Michael Staub: So you have the flexibility to do that?

Erin Joyce: Yes. Those I think are actually pretty nice solutions because it recharges the ground water. You could put them with an open brace if there was surface water against the structure itself it would infiltrate into the ground. I think that could definitely be something we could specify instead of a solid drain basin you could drop a drywell in there.

Michael Staub: On the drawings the design you have kind of a turret on top of this house. Does that have a flat base to it? In other words can you walk around up there?

Erin Joyce: On the house itself?

Michael Staub: Yes.

Nancy Sedecki: Yes. You can walk up there. It will be a green roof.

Michael Staub: So that will be a green roof as well?

Nancy Sedecki: It will be a mix of low plantings and pavers. We will have an internal roof drain as well to carry excess water that gets on the roof. It is meant to be able to have access to walk on.

Michael Staub: As long as there is adequate drainage there and it is not concrete surface that will collect there.

Nancy Sedecki: This is sort of how we envision these green roof plantings to be with a mix of pavers and little plantings. We will show this again with the next project. This a design concept to show what we are picturing there.

Michael Staub: A rain garden?

Nancy Sedecki: Yes.

Michael Staub: You also said that you are drawing water from the lake that is going to go under the road to get to the house?

Nancy Sedecki: Yes.

Michael Staub: So you are going to have to excavate the road to put the water in?

Jeremy Fields: I can address that. I am up next.

Sam Seymour: Question on the storm water. Your ten inch pipe is going to daylight in the creek bed there?

Erin Joyce: It will daylight on the edge. Yes.

Sam Seymour: There will not be seepage pits before that in an attempt to allow storm water to dissipate?

Erin Joyce: What I was kind of talking about is if we put in a drywell prior to that. Are you thinking seepage pit related to septic or are you talking storm water?

Sam Seymour: Drywell something to allow the water to dissipate into the soil before getting to the stream.

Erin Joyce: Yes. The idea would be if we were to replace say this structure here. The water is all flowing in these pipes, flowing around this way, and ultimately flowing to this point. If we were to say replace this structure which is just meant to be a solid drainage manhole type structure, if we were to replace it with a drywell say, as the water flows through the system and hits this point it's going to be allowed to go into the drywell and seep into the ground if the water fills up enough and it is not seeping out fast enough then it will flow to this pipe and out. It is just a way to kind of take some of the volume out and kind of say no we want to put it back into the ground before we let you go any further. You wouldn't worry about anything from the north coming in so it would be a way to get that water and keep it on our site more. It would be just more capacity than that.

Sam Seymour: Another site related question. Some of us remember the flood in 1962 when several of these houses had water running right through them because of a huge event. It did not rain in Canandaigua and it did not rain in Naples but we got twelve inches of rain on the hill right above these houses. I do not know if this house had water running through it. You would have to look at the old pictures to see, but a lot had water running through the house from the gully.

Erin Joyce: Given the nature of the storms that have come through here and some of the gully bursts of water that have come off this hills, comes off these fields and run down these gullies. It certainly is a fluke of nature when that happens and like you said it does not happen a mile up the road but it happens down here.

Sam Seymour: Will the landscaping accommodate or address that?

Erin Joyce: Yes. What we have tried to do is place the house a couple of feet higher than the general back area here so the idea this upper drainage way kind of comes down and curves around the house. We liked to grade this out as the water is directed to the north and around then the house will be slightly higher. I think in this scenario we are not really damming the water ends sort of speak with the house.

Rodney Terminello: How much of the hillside are you taking away?

Erin Joyce: The hillside in which area?

Rodney Terminello: Behind the house or up against the house, right?

Erin Joyce: The house is being tucked into the edge of this lower portion. I think from a bigger drainage area perspective it comes downs like this side up here comes down this way and this side kind of comes down in and kind of more of a natural drainage way. We want to make sure that the water can get out and around with the grading intent. It is what it does now so we just try to maintain that and then give a little bit of height for the first floor to keep it up a little bit. If you do get a big storm event, the debris and

water will hopefully not be so much that it would come up three feet here because it would be all over the road here, but hopefully protect the house and not add damage from the water. It is hard to design for those events, but we try to do the best we can and not making the work to invasive tucking it in enough to what's there, but also trying to dissipate if that happens.

Ann Marie Rotter: Does the house have a basement?

Nancy Sedecki: Yes. It does have a basement.

Michael Staub: Are you going to go over the septic system?

Erin Joyce: I do not know if you have any specific questions about it?

Michael Staub: Capacity.

Erin Joyce: I believe I do not have the septic system plans, but whatever I think it is four bedroom system.

Michael Staub/Ann Marie Rotter: It says three bedroom on the site plan.

Erin Joyce: I am sorry I misspoke. Three bedroom.

Michael Staub: What is the septic system set up for?

Erin Joyce, et al: Designed for a four bedroom.

Michael Staub: So the septic is going to be in front of the house and then you are going to route through the leach bed?

Erin Joyce: Just the tank. It is going to go through a septic tank and then it is going to go into a pump chamber. We are going to pump along the front here up to the leach field.

Michael Staub: The leach field is going to be on the south side of the house?

Erin Joyce: Yes. We are going to pump up. There's that little knoll there.

Michael Staub: What type of leach field are you going to put in?

Erin Joyce: I believe what is proposed is the growless presby system. It two trenches. It is not a raised system at all. It is built into the existing grade because we do have good soils. We have a nice knoll of gravelly material.

Michael Staub: It is perk tested and you have good flow through there?

Erin Joyce: Yes.

Michael Staub: That's going to be a PVC constructed pipes and you put gravel through that?

Erin Joyce: Yes. Basically. The septic designer is not here with us tonight. I apologize for not knowing the specifics, but it is basically two perforated pipes per trench and then there are two trenches six feet outside of that are enough of an area to accommodate the four bedroom design given the soil testing. That is under review.

Michael Staub: Then they fill that over the top with about four to six inches of soil?

Erin Joyce: Exactly.

Michael Staub: I am sorry that I am pressing for stuff that you do not know.

This guest house is for three bedrooms. So it is not a permanent residence? People will come in and go through there on a routine basis?

Nancy Sedecki: It is a permanent residence. It will just be used maybe four months of the year. There will be no rentals or anything like that.

Michael Staub: It is not going to be an Airbnb or anything like that?

Nancy Sedecki: No. It will be used during the summer months and maybe occasionally at other times.

Michael Staub: For private use?

Nancy Sedecki: Exactly. Just for private use.

Chairman Ely: Thank you.

Jeremy Fields: I am going to talk about the construction process, sequence, all that stuff and space. Basically what we have here is a map. We have had a few meetings with Phil Sommer, Town Supervisor, and couple other people. One of the big things that was brought up is the parking, work being done on the point, the hours of operation. We have had the ability to go through that and actually identify hours we should work and can work and kind of agreed to all that. As far as the building site, storage, materials, stone for the building we are going to be offsite. We are going to be up on Hicks Road. We have created a space up there where the men will work so that there is no stone cutting, no saws and all that kind of activity on site. It happens offsite. During the construction process we will bring those materials down to site and install. It will keep the parking off of Seneca Point and it will keep the construction operations other than the actual building offsite. Any operational stuff will have to be done offsite. We will not have the community impacted greatly by this, which helps us all.

Chairman Ely: Won't this entail constant trucks going back and forth from Hicks Road?

Jeremy Fields: Yes. The trucks that will go back and forth will not be the large trucks for the majority of the stone workers a stone worker will lay 150-200 square feet of stone a day. They will bring down just enough materials the day before for what they use. It will keep a lot of the heavier trucks off Seneca Point as well and keep them up on Hicks. Those stones will start coming in momentarily for the construction and it actually takes them three months prior to the actual laying of the stone to start carving. They will be carving stone way in advance of what we are doing. So that's what this is. This is the actual property. This is an existing road and this is the lay down area, the construction area, and the storage area. This map

kind of shows you where the project is. This is the guest house they are talking about, the main house, and then this is the area where we will be doing the work. We kind of backed this view out and we will just traverse this road. The men will actually be bused down. So we will not bring all our cars down. The point of parking them up here is to actually shuttle them down so the vehicles are not down there.

Ann Marie Rotter: How many square feet is this?

Jeremy Fields: Guest house?

Ann Marie Rotter: Guest house.

Nancy Sedecki: It is 3700 square feet.

Ann Marie Rotter: That is a lot of stone.

Jeremy Fields: You had a question about the water. The water lines will be directionally drilled using the HDV technology.

Michael Staub: Horizontally?

Jeremy Fields: Horizontally drilled.

Michael Staub: To go underneath the road you will not have to dig up the road to get the water, to get the pipes through?

Jeremy Fields: Correct. Exactly. That would be the utility portion of it. Then you had a couple of questions on the septic. The septic is we did all the deep holes and the testing that you could image. This is all sand and gravel base. The presby is a pressurized system and it is using pressure the whole time. It allows you to do less of an area for the higher density. It is a very efficient system.

Rodney Terminello: You are putting in a pedestrian walkway in there to. How are you doing that?

Jeremy Fields: Are you talking about the tunnel?

Rodney Terminello: Yes.

Jeremy Fields: The tunnel is on the schedule. There is a dotted line.

Rodney Terminello: There is three dotted lines. One is the tunnel, one is the water line, what is the other one?

Nancy Sedecki: These two dotted lines that flank the driveway show the extent of structural fill that we are providing for fire truck access. That is where you see a dimension of sixteen feet shows the total width that they have requested for the driveway but we wanted the driveway to appear to be smaller and have more green so that is why we have the structural fill. These two dash lines just to the north where there is an eight foot dimension are the tunnel. So that's the tunnel.

Rodney Terminello: There are two sides to the tunnel?

Nancy Sedecki: Yes. Exactly.

Rodney Terminello: This is your water line?

Nancy Sedecki: The water line is up at the north side of the property.

Michael Staub: So you are using the same drilling technique for the tunnel?

Jeremy Fields: Yes. It is called a jack and bore. It is the same technique. We talked to the highway supervisor and he actually prefers an open cut. Even though we will still use the same technology because that's what allows us to hole, line and grade, we will open cut and then we will still use the jack and bore technology to push the tunnel.

Michael Staub: When you open cut it, that road is going to be closed?

Jeremy Fields: That is correct. It is a two day window to do that. We can do it without that but he actually preferred that. The reason being is that future if there was any ever settlement it eliminates all that possibility. He preferred it. We actually compact those soils back in rather than we push a tunnel through and develop a dip later on.

Michael Staub: What is that going to be rated for as far as tonnage over that road?

Jeremy Fields: It will have the DOT highway specification so we meet all NYS DOT.

Michael Staub: If somebody bring a moving van down to put the furniture in the brand new house, they will be able to drive over that road and not cave in the tunnel?

Jeremy Fields: Yes.

Michael Staub: That tunnel is going to join both buildings in the basement?

Jeremy Fields: Correct.

Sam Seymour: Jeremy, what time of year will you do the cut?

Jeremy Fields: We actually had a schedule. Do you remember what that was? Was it before May 1st?

Dan Marshall: Off season is all that we discussed.

Jeremy Fields: It is off-season.

Ann Marie Rotter: So this is not a purposeful tunnel in the sense that it is going to transfer materials through the tunnel? For the purposes of building. Just people?

Jeremy Fields: That is correct. It is a walking tunnel.

Ann Marie Rotter: A walking tunnel. Interesting.

Chairman Ely: Jeremy go back to the septic. Where do you sit with George Barden?

Jeremy Fields: He has the final plans. Bill Grove is the engineer. He submitted all the final, Erin, I think Friday?

Erin Joyce: Yes.

Chairman Ely: So you are waiting George's action?

Jeremy Fields: He has already reviewed the guest house once. He made comments and then we resubmitted with those changes.

Chairman Ely: Okay fine. Good. As you know we would have to have his approval before we could be able to go forward.

Jeremy Fields: Correct.

Chairman Ely: At the next meeting.

Jeremy Fields: Yes at the next meeting absolutely. Any other questions?

Sam Seymour: How tall is the tunnel?

Jeremy Fields: It is eleven feet.

Chairman Ely: Jeremy, what is the time table you project? Let us just focus on the guest house for the moment. From the issuance of building permit how long would it take for you to complete the project? I will only ask you for an estimate.

Jeremy Fields: I would think that the guest house would be fourteen months.

Nancy Sedecki: Yes. We are estimating fourteen to sixteen months right now.

Chairman Ely: For the guest house?

Nancy Sedecki: For the guest house.

Jeremy Fields: We are hoping to be back in here in thirty to sixty days if we can get all the town's reviews done and we can start running these in parallel. So we will kick off the guest house and then we will catch up with the main house. That is our intent. I am just going to run it in parallel.

Chairman Ely: I understand. That is a little harder to predict which is why we discussed proceeding in stages. It is a more complicated project.

Michael Staub: The eleven foot tunnel what type of drainage do you have in that tunnel?

Jeremy Fields: It is what you call a sealed box culvert. We use them often to connect colleges. We go under highways all the time. So we use them for drainage and we use them for utilities. They are actually like a tongue and groove piece of timber. They slide together and have a seal inside of them when they slide together they seal. The seal collapses and that connects the two and then the whole thing gets wrapped with a membrane.

Michael Staub: That would take any water in the tunnel right to the lake?

Jeremy Fields: That is correct. There shouldn't be any water in the tunnel.

Michael Staub: If the basement floods, there is going to be water in the tunnel, alright. Now is there sump pumps in the basement or is there some kind of ground drainage?

Jeremy Fields: There is both. The answer to that is both.

Rodney Terminello: Do you know what the lot coverage is for the guest house?

Jeremy Fields: Twenty percent.

Rodney Terminello: I know we are not doing the main house, but I thought I would ask.

Bessie Tyrrell: If it's twenty percent, does that include the driveways that are permeable?

Jeremy Fields: Yes. All the calculations there is actually a sheet here it gives you the minimum lot, maximum, front, back. There is actually a chart.

Nancy Sedecki: For the guest house what is included in the lot coverage is the house footprint, the gazebo footprint, the patio in the front, and the site walls, but the driveway is proposed as a permeable paver system on structural fill. We have not included that or the rear patio which is also permeable.

Chairman Ely: So you are at twenty percent?

Nancy Sedecki: We are at 20% correct.

Chairman Ely: That is consistent with the code.

Nancy Sedecki: Yes. Twenty percent is the requirement.

Rodney Terminello: And the main house is also a twenty percent requirement. Do you want me to cover this now?

Diane Graham: No.

Nancy Sedecki: We have one last thing to review. It is landscape planting.

Sam Seymour: One quick question on coverage. Your calculation on coverage for the guest house does not include the second lot behind there right?

Nancy Sedecki: No. That is right.

Sam Seymour: There are two lots across the creek.

Nancy Sedecki: The survey lot for the guest house is this area right here and lot for the main house is this area and this area west of Seneca Point Road.

Chairman Ely: The large area behind is going to be left basically undeveloped?

Nancy Sedecki: That is undeveloped, yes. Is this a good time to go to this? This is again for both properties the landscape lighting. The guest house landscape lighting plan is quite simple. The proposal is to be dark sky compliant. Basically have ambient soft light for safety and ambiance. There are these site walls at the entry would have a light at the piers. So when you enter the property there would be lights over the doorway. The garage doors here there would be a light over that. At the rear we have ambient lights from the rooms and then the gazebos would have a light inside it, but there is no up lights at the guest house property.

That is it. We have a few images of the exteriors materials if that is of interest to the planning board. Is that something that is typically?

Ann Marie Rotter: We are just curious.

Nancy Sedecki: Sure. Okay. We do not have these printed on boards but the house is stone. We have been working with a mason that has been doing mock ups with us in Boston. We have worked with him on many properties. So the proposal is to have natural field stone that is cut in a random rectangular pattern. This is a partial mockup of the house wall and then some antique granite coining at the corner stones. The roofs will be all slate and copper. The materials that last for hundreds of years.

That's it. Are there any questions for us?

Michael Staub: The proposed sewer absorption system has drawings. It says see septic system design. Do you have those drawings here?

Jeremy Fields: I do not think we have a set of those.

Nancy Sedecki: I do not have a set of those now.

Jeremy Fields: We are waiting for approval. The DOH is doing their part.

Michael Staub: Alright.

Chairman Ely: Jeremy go back over the time to complete. You said it was 12-14 months?

Jeremy Fields: For the guest house.

Chairman Ely: For the guest house. That is fine.

Secondly and I may missed this in all the discussion that we had. What if there is a serious rain event during construction and you haven't really gotten all these nice things in place. Could that result in some bad runoff or would you have a way to curtail that?

Jeremy Fields: There is in Erin's civil plan has addressed during construction both staging and stockpiling area. You will notice in your plans she had silt fences and property walls will have that. So there will be temporary storm water management in place during the process.

Michael Staub: Are you putting in a truck washing station?

Jeremy Fields: Inaudible.

Chairman Ely: Any other questions from the board? Consistent with how we have discussed with Phil Sommer and Jeremy Fields on how we should proceed. I am going to suggest to the board that we refer project 5734 Seneca Point Road that is to say the guest house and set it for a public hearing in April. That, of course, requires a publication and notification of interested parties as town code projects. I grant that there may or may not be anybody here except for your familiar faces. You can never tell with public hearings. It is kind of lonely sometimes. Sometimes nobody comes to a public hearing except maybe the applicant, but in any event we will have the public hearing in April. Diane Graham you will take of notifying The Messenger and other people. Also, of course, this project has to be sent to County Planning for its review and Diane will do that as well. Hopefully, we will have heard from them by the April meeting and we will have heard from George Barden about septic approval and then we should be well on our way to the approval for the guest house.

The other project is clearly more complicated and I know we have not really tonight wanted to focus on that. It is my understanding and our supervisor is here and maybe he can speak to this that the town is going to engage an independent engineer to help this board, certainly to help me who is not trained as an engineer at all, to help me better understand the project, problems and on any issues that my come up. I cannot predict offhand when we are going to be in a position to move forward. I do not mean to suggest we are going to delay, but I cannot make a prediction tonight as when we will be able to move forward with the rest of the approval process. This way you will be able to get underway next month with any luck. If there are no other problems that come up, we should be in a position at our April meeting to grant you site plan approval for the guest house. Any other questions as to how we proceed for this board from any of our guests? We appreciate your very fine presentation. You anticipated a lot of questions. I did not want to leave you with an impression that we are necessarily going to be able to move quite as quickly with the larger and more complicated aspect of the project. I know some board members have other questions, but I asked them to kind of hold that until we can focus on the other part of the project. Thank you for everybody coming.

Do we have any other business that you would like to discuss?

Jeremy Fields: Jim, we were hoping to walk through the larger house tonight. We understand that you are going to take more time to review it, but I think that you guys would become familiar with it and we would like to walk you through it.

Chairman Ely: If you would like to walk through that that would be fine. I just want you to understand that we are going to do this in phases.

Jeremy Fields: Yes.

Chairman Ely: I am going to be totally square with you this second project is going to be more complicated and I cannot guarantee that we are going to get it done you know in the next few weeks. Let's take one bridge at a time.

Jeremy Fields: Okay. We will walk through this.

Chairman Ely: Okay.

Ann Marie Rotter: Got for it.

Preliminary Site Plan Approval Application #2018-0003

Robert & Pamela Sands / Seneca Point Properties LLC

Property: 5735 Seneca Point Road

Tax Map #: 178.07-1-2.000

Jeremy Fields: Some of it is duplicate so we won't go back through it.

John Meyer: This will be brief and we will let the experts run through the pieces. Just a couple of design notes before we start. The property is designed as one whole compound. You saw the whole piece. It is tucked up in the woods with a ways that goes up into the hill and the stream and all that. One this side even though it part of the same materials packet that have seen before the owners want to spend most of their time living out by the water side, but we developed a huge play lawn between the street and the entry to the house. There is a golf green or two, a maze, and probably some grapevines maybe croquet. Just places where the people that are there can have big lawns to use during the summer. On the other side which is where most of the living will take place. The one key thing we did is we moved the building twenty-five to thirty feet back away from the setback line on the west side. We moved the building back twenty-five to thirty feet away from the water and that's because the owner has a lot of program for how they live outside on the decks, the pools, cook and all that. It gets out us of the water sight line of the two neighbors on either side. The last thing that we feel is something strongly about is this stream that has a waterfall that comes down and feeds the lake. We really wanted to make a feature out of that so pull the building back a bit and we develop a sort of Delta water feature so from the lake and the patios you see this water feeding the lake. The landscape people are particularly skilled at this. They do all the water management special features for the homestead parks in Boston. They are the ones that did the Skaneateles job for us as well as did our masons.

Nancy Sedecki: We began here with the survey as we went over the last project but the property includes both of these areas here straddling the road. John reviewed some of the site concepts for the layout. He said he thought of these properties both as connected as far as a compound so the driveway is a single access between the two. There is a drive entry court here and you come down the driveway which is a wheel track driveway which is a grass strip in the middle of the granite pavers. Central drive court that splits into two driveways that go to either end of the house. The body of main house is right here and then in the back is the pool area where John was describing how we have kept back from the setback so that we are not encroaching on the neighbor's views. The view as you come in of the house is here. So this the main entry view as come in with the site walls in the front here and then the drive court you dip down to the go to the drive court for the front entry. This is the elevation for the pool side. So you can see the pool from the other wing on the left side of the page and the pools here which are connected into a single

pool in the middle. The planting plan is it really starts with the sycamore tree that's on the property that is six feet caliper. This gorgeous sycamore that was very important to the Sands when we start the project. We definitely want to save it.

Board Member: Thank you.

Nancy Sedecki: Yes. As you can see we have a view that sort of shows one of our initial design sketches. I will bring this forward to show that the view of the entry as you come through the gate so you can frame it with the sycamore and incorporate it into that first view as you come to the property. It really is a critical design to the approach to the house as such we wanted to make sure that the driveway would not harm the root system. Jeremy helped coordinate having an arborist come out and hand dig the roots and evaluate to make sure that we can keep it with the way the driveway is proposed. Dr. Marian has assured us that the where the location of the driveway is proposed will be fine for the sycamore. That is the first part. The second part is that we are maintaining many of these existing hedges on the property. So from the street edge that hedge will stay. There is a privacy hedge that exists here between the neighbors to the south which will also remain. There are about nine evergreens on the north side of the property that we are keeping and proposing a new privacy hedge on the north of the property where the intermittent stream is. In the front lawn, it is just that, it is just a big open green lawn. As I mentioned earlier, the driveway minimized the footprint so that it looks very green when you walk in, when you drive in. These two site walls here have these hills that sort of grow up to them so it is supposed to look very natural and built into the landscape. We do have some images of that as well. For what we are thinking about how these will look natural. They will be non-evasive species. These are inspiration images that we have. Low lying natural rustic and nothing formal or fancy. Vine growing up side the walls. So that is what we are thinking. Sorry Diane I did not show you images here. There are two formal gardens that flank the entrance here and then the last two pieces that are noteworthy are there are these drive tunnels that have green roofs over them as the driveway split and that will give you the green roof concept with a mix of pavers and live plantings. As John mentioned there is a waterfall rock garden feature that we are planning on the north side of the property that really feels like it is part of the stream that is there. We have an image of that too. So that is the planting plan.

Michael Staub: On the planter there was some mention about a London tree.

Nancy Sedecki: A London plane tree which I understand it is a type of sycamore tree. Yes. It is very exciting.

Michael Staub: Oh alright. Does that mean that was the sycamore?

Nancy Sedecki: That is the sycamore. Yes.

Michael Staub: It is a different tree so I thought you were bringing in another one to compliment the sycamore.

Nancy Sedecki: Our landscape architect told us it was a type of sycamore. There is the American sycamore and an English sycamore.

Michael Staub: A London plane tree is very similar in texture but it has a smooth bark where our sycamores tend to give a rough exterior.

Nancy Sedecki: Oh okay. It is beautiful. Erin is going to run through the drainage and septic and civil work.

Erin Joyce: Similar to the guest house I will just go through the different pieces. If you have any questions, you can feel free to stop me or we can talk about it at the end.

The water service for the house is again similar as the guest house it is going to be a lake draw. It will come in on the north side we anticipate next to the guest house draw and it will come into the north side of the building then the guest house line will continue to run west towards the guest house avoiding the existing evergreens that we are trying to preserve and out of the way of the this development. The two water services will run parallel for a section. The one for the main house will go off to the main house and the guest house will continue through the site.

The septic system design is similar. The residence that was here previously was a five bedroom house/cottage and it had two seepage pits. One was down here near the lake and one was over here near the stream. We essentially taking those out which were much more polluting to the lake than our system would be. Our system is substantially larger than the seepage pits and it is over as far away as we can be from the stream and as far away as we can be from the lake. You will note the system size. The house itself is a five bedroom house but we are designing the septic system for a six bedroom house just to give ourselves a kind of a buffer there.

Ann Marie Rotter: How many bathrooms?

Erin Joyce: I do not know how many bathrooms per say but the NYS design guidelines for septic systems take into account bedroom count not necessarily bathroom count.

Ann Marie Rotter: Interesting.

Erin Joyce: It is because it is kind of counterintuitive but the idea is that for a septic system design when you are on the Canandaigua Lake. So typically in the state it is 110 gallons per day per bedroom. That is how much flow you are looking at. When you are on the lake it is 150 gallons per day to add that buffer on. You figure a toilet flush these days is maybe two gallons. So you are comparing that to 150 gallons per day per bedroom. It does seem counterintuitive not to take into account the number of bathrooms, but it is from state code and septic system design that does look at bedrooms. We have a five bedroom house we are designing the septic system for six bedrooms so that gives a little bit of a buffer there. The way the system is set up the line will come out of the house run gravity to a pump chamber. The pump chamber will be a grinder pump which will pump the sewage water into a septic tank where solids will settle out and the affluent will go into an enhanced treatment unit. It is like a bubbler that further clarifies the water. The water that comes out is quite clean compared to what comes out of a septic tank. It is an additional rollup treatment. Those units are located up near the road and it flow via gravity to the soil absorption system which is here. This system is quite a bit larger than the guest house system so you might be wondering why that is if this is six bedrooms and the other one is four. The soil in this area are not as great as the soils across the way. In order to accommodate that you have to provide more area because your soils are not able to absorb the affluent as quickly. This system is larger. It will be just grass for system maintenance reasons. It is going to be a raised system that will be above the grade, but it blends with the proposed grades and mounding on the grass, site walls and steps. It will not probably at the end of the day look very raised, but it will actually be raised. We have taken a lot of care to keep all the components outside the jerk line of the sycamore. We have had an arborist out. We are going to work

closely with them and make sure we are not impacting the root zone with the excavation that is coming up there and any work with installing the septic system. We will also installing a root barrier for the septic because as we have learned this sycamore tree roots like sewage. We do not want them to come into our septic area. We will be putting in a root barrier system and I think it is a good effort, but we do not know how successful we will be but we will make the effort to do that. That is kind of the gist of what is being proposed for the septic area for managing that.

The storm water we have a lot of pieces of storm water happening here because we want to collect it wherever we can and get it underground collect it and kind of give it some soft areas to daylight out. The site now kind of sheet flows to the lake. There isn't any collection system. There is no onsite ditches or catch basins really. We are going to add some of that so it is going to give it a lot more opportunity to pick it up, slow it down, get it moving, get it away from the house.

The house from a drainage perspective we thought of dividing the site in half and taking the water that is coming this way and directing along the south side and the water on this side directing it along the north side. Uniquely we have these site walls that block the natural flow so what we will be doing is picking any water that flowing across this grass area which is probably quite minimal actually. We will be picking that up in yard inlets. The yard inlets will be chained together so that means the pipe will run from yard inlet to yard inlet. We are actually the chain the bases together with a perforated pipe and stones. It is like an underground filtration area. We are going to pick the water up, get it underground, and get the water back into the soil. In larger storm events it cannot take the water as well, but it will have a channel to get north and away, but it will have first the opportunity to get underground which helps reduce race and runoff and also infiltrate ground water. I think that is a nice method for picking up some of the water that is at least coming to this site of the site wall. When you internal to the site itself, we are going to have some catch basins in the driveway because we split it. The catch basin on this side of the auto court will collect water and direct it to the north and the catch basin on this side is going to collect water and take it around to the south. The permeable pavement area will have under drain collection system. A gravel base so any water that gets in there is just going to seep into the ground and will be much more infiltrated than even grass would be. It will get the water down into the ground. The water as it is coming along here it will pick up surface water from the auto court. It will be in a closed pipe system underground and it will come around here. We have a closed manhole here and we are putting in a leaching basin here. The idea is the water is going to be picked up and come to this leaching basin and then the leaching basin is going to outlet the water hydraulically. What does that mean? Instead of having it daylight at pipe, instead of walking by and seeing that metal pipe sticking out like you might see a culvert under a driveway or culver coming into a stream you are going to see a catch basin. The intent of that catch basin is not for the water to go into. It is for the water to bubble out of. Because we have so much infiltration ahead of that catch what will happen is when it rains, the water will go into the system. The intent is that there will be a lot of areas for the water to get into the ground. Really when there is a lot of water it will fill up that and when it fills up, the waters pressure it going to make the water bubble out of that catch basin. It will push it up through. The water will bubble out of the catch basin and flow over to the lake in larger storm events. Otherwise, it will stay in the system. It helps take away that point discharge you get from a daylighted pipe. It is a nice way to daylight here. The natural grade is quite flat here so I think we were trying to daylight something. It would be hard to make it look nice and last for a while. The drainage for the pool patio will also tie into this overflow drywell on this south side here. There is so much drainage going on.

Sam Seymour: A question about that.

Erin Joyce: Okay good.

Sam Seymour: The front and the north side or south side of the rear to the south corner. Is that seepage pit or whatever you are calling it. What is the proximity of that and the elevation of that relative to the neighbor's house the stone house which is right there?

Erin Joyce: This is quite low the elevation of this is at existing grade which then drops right off to the beach. It is not any higher. Anything that comes out of that is going to go immediately to the lake. It is not going to flow south.

Sam Seymour: The stone house is right there and it is low.

Erin Joyce: We will make sure that is set low. It is not going to come out of that and go to the neighbors.

Sam Seymour: Okay. Something to be aware.

Erin Joyce: That is good. We will make sure.

Sam Seymour: Another question on water supply. You are taking water out of lake for both houses?

Erin Joyce: The water for the house are going to be lake draws. Yes. Correct.

Sam Seymour: On one of the drawings we have it shows an existing well.

Erin Joyce: There is an existing well here which the intent to possibly use that well for irrigation, but not for potable water. They want to maintain that as a potential irrigation water source, but the actual water for use in the house is going to come from the lake. So that is why it is noted there. So the drainage on the north side of the house is being collected in a catch basin here. There is a much smaller driveway area here which will have another catch basin and that will actually daylight to the stream on the north side. This is a smaller drainage area because this is picking up some of the patio on this side. This is the auto court likely half of the roof here and this portion of the driveway will daylight to the stream here so we have two outlet points. This will be more of a head wall style pipe. This will be well camouflaged in the edge of this stone area. From an overall storm water perspective we are trying to collect it, infiltrate it, and give it a conduit to get to the lake, but hopefully a less intrusive way. They want to get it off the surface to come out more so it is not flowing out of control over land. The roof drains again similarly to guest house will tie into the collection system. There are storm water pipes almost wrapping all around the house so that will tie into that collection system as well. I think that is the overall scheme. I do not know if you have any more specific questions. Oh one other thing to mention. This is unique to this property this side of the house. We do have a portion of new construction that is within the floodplain. What that basically means for us if you can see this dash blue line that cuts back here. That is the 100 year flood zone. That is elevation on our drawings 691.2. The patio that is being constructed here is essentially raising the grade from 690 to 695. If we were to construct that without any consideration for the floodplain, we would be filling in a floodplain displacing flood volume which we absolutely cannot do and will not do. In order to combat that design element what we have proposed to do is in this dashed area the volumes are noted and we can give you more details moving forward as we get into more nitty gritty aspects of it. To speak to it broadly these patios will be essentially raised off the existing grade and hollow underneath. If you could envision they will be elevated so we won't be actually filling.

Michael Staub: On piers.

Erin Joyce: It is going to be an archway that is open.

Michael Staub: Almost like an aqueduct.

Erin Joyce: Exactly. The intent is that in a flood event the water that would normally be able to flow onto that land prior to the development would still be able to. It would go under our patio area and then flow out.

Nancy Sedecki: *{Nancy displayed a visual to the board members.}* This little arch too. So both sides will be accommodated. Just incorporated into the architecture.

Rodney Terminello: Will all the runoff from the roof?

Nancy Sedecki: We have gutters and downspouts that are directed into the drainage systems.

Erin Joyce: That will be collected by the other closed drainage system. The flood storage areas are on this north side of the patio and in this area here. We have additional space which we do not anticipate needing, but essentially we could have that be open. Right now we need about this much area and this area here to accommodate for the fill. The fill actually is a little deceiving because it is this area we are filling. The existing grade is roughly 690 but we are filling it to 695 which seems like a lot but you really have to concentrate on the fill that is between 690 and your floodplain which is 691.2. You are really looking at that volume specifically. Once you get above 691.2 it is not applicable because you are not in the floodplain any more. When the lake levels get high and they flood you are not pushing the water onto your neighbors. That was a unique aspect of the project that you do not want to miss discussing, if we get into it in more details.

Michael Staub: The septic system you mentioned that is a two stage system, two pump system and an affluent pump?

Erin Joyce: It is going to have a duplex grinder pump first and the reason why we are doing that isí

Michael Staub: You have to pump is up hill?

Erin Joyce: We have to pump it up hill. Not a lot but we also need to pump it around this tree. It is a raised system and everything is flat. We are going to come out it will be a duplex grinder pump not an affluent pump because we will go from the grinder pump to a septic tank where the solids can further settle out and then from the septic tank to the enhanced treatment unit which is like that bubbler and then it will go from that to the leach area.

Michael Staub: So that is another pump from the septic system, septic tank up to theí

Erin Joyce: I believe that is gravity. Once we get up to the septic tank it is gravity I believe.

Michael Staub: So it is downhill to the road.

Erin Joyce: The septic tank is up here along the road. We are putting it right along the road and we are going to bring the grade up. We have to have enough cover of the enhanced treatment unit. We need about eighteen inches of cover over that. In order to get that cover and still go gravity to the system we pulled it up to the road because we have the ability to pick up that grade and not be impactful.

Michael Staub: So you need a two stage pump to pump it up to the septic system?

Erin Joyce: Yes.

Michael Staub: Then gravity down to the leach area.

Erin Joyce: Yes.

Michael Staub: The water that you are bringing in from the lake you are bringing that in to supply both residences?

Erin Joyce: There are going to be two separate lines.

Michael Staub: Oh okay.

Erin Joyce: There will be two separate.

Michael Staub: How big is that?

Erin Joyce: So each one will have its own separate draw.

Michael Staub: How far out into the lake are you going with that?

Erin Joyce: Jeremy do you know?

Jeremy Fields: Yes. We go to the elevation of waters. So thirty feet of water.

Michael Staub: Okay so you are well below. Okay very good.

Sam Seymour: You go out to thirty feet deep?

Jeremy Fields: Yes.

Sam Seymour: Okay.

Michael Staub: You have a clean out for that? Ultraviolet light or some kind of sanitation system?

Jeremy Fields: Yes. Filters, micron filters, and then UV light.

Michael Staub: UV light. Okay good.

Bessie Tyrrell: So lot coverage?

Erin Joyce: Very similar to the guest house. The lot coverage is at 20%. The overall lot coverage is 20% does take into account the total lot area. I know when you have portions of your property that are lakeside you cannot be over 40% on the lake side I think. I do not have that exact number, but I think we are somewhere around 35% on just the lakeside parcel. We are not really close that 40% but from an overall perspective we are that 20% plus or minus a couple tenths of square feet.

Bessie Tyrrell: This little map says it includes the driveway, patios, and bridges.

Nancy Sedeki: So what is included in the lot coverage number is the site walls highlighted in this pink color. The driveway here that is impermeable in orange. The light grey here is permeable driveway and is not counted towards that number. The main house footprint and the pool patio are. Then there is a small area here near the beach that is also permeable and not counted towards that.

Bessie Tyrrell: Okay.

Chairman Ely: Other questions? We thank you then.

Jeremy Fields: A couple of notable things that I just wanted to recapture. Obviously all the excavation we have a stockpile label on here. Any of the large stockpile material will be offsite. Your question earlier what if we have a major storm event. We are not going to have huge piles of dirt so those will be up on Hicks Road where we have our worksite. We will export that and import it as we need it.

The other last notable thing I think one thing we did not touch on was the elevations. We actually picked twenty-five points around the residence and typically we pick four points. If we pick four, we actually are better. We are under our height by almost a foot or less. I think that is another notable thing.

The last piece of it was when we talked about lot coverage. We are actually in the process of possibly acquiring some more real estate so when we do that that lot coverage number goes down even greater. I think is another very important thing.

Chairman Ely: You mentioned you are going to have a lot of the work done up on Hicks Road site, right? There are people up on Hicks Road who live there. Have you touched base with any of them?

Jeremy Fields: Yes we have. The immediate neighbor closest neighbor is not there very much. He actually works at Bristol Harbour. He is a golf course maintenance person. There are no issues with that. We actually put this site purposefully and did the design for it way out back so it is not near any of those houses. It is 800 feet off the road? More than that. It is all the way back almost to the furthest back point of the property. We took into consideration that.

Other than that is there any other questions?

Chairman Ely: Any other questions for Jeremy? Then I thank you. Thank you all for your efforts. Let me just say that at our meeting the public meeting, the public hearing which will be in April at our regularly scheduled meeting you certainly do not have to go into the larger project at all because we are going to be focusing on the guest house so called. You may or may not have to repeat a lot of what you said. I do not think you necessarily have to repeat it all for the Boards benefit, but it is a public hearing

and if people show up and would like to see the maps you will have to be prepared to go through some of this again. Not necessarily for me, but for the audience because it is a public hearing and there may be questions from the public too. That is always a possibility. Otherwise we are done. Okay. Thank you. Very nice presentation I might add. Very complete and I appreciate that.

John Meyer: I have a quick question. If we show up in April, should we just say we are back again in April and we have reviewed this before. Are there any questions or do you want us to go through a full presentation?

Chairman Ely: I think that depends upon whether we have members of the public here.

John Meyer: You will advise us on that?

Chairman Ely: We will advise you of that.

John Meyer: We want to do as little as necessary.

Chairman Ely: Of course. You do not have to repeat everything you said tonight. If there are members of the public here, you have to turn these maps around and show them to the public.

Ann Marie Rotter: Maybe if you had a couple more of these.

John Meyer: It sounds like we have to be completely prepared with the whole team and the whole thing.

Chairman Ely: Be prepared with the whole team.

John Meyer: If nobody comes it is one story and if there are people who come we will do what is necessary.

Chairman Ely: If nobody comes, we can do a much more abbreviated hearing, right?

Rodney Terminello: You are going to get concerns about noise, traffic that kind of thing.

Diane Graham: There are two members who are not here and will be in April.

Chairman Ely: Ralph Endres will be back and probably who else is missing?

Diane Graham: Mary Ann.

Chairman Ely: Mary Ann Bachman. Thank you for reminding me Diane and some additional presentation. I would be prepared to go forward with the presentation on the guest house. Do not do a presentation on the big house. Just be prepared and then we will have to see how it goes. Members of the public are here and they have questions we will have to have you go over a lot of it again.

Nancy Sedecki: Thank you.

Chairman Ely: Any other business board members? Who wants to make our favorite motion?

Other

Chairman Ely shared that an email came to Phil Sommer and it was forwarded to board members requesting review of the latest proposal for the development of Ski Valley.

Michael Staub raised a suggestion on assessment estimates to better inform the property owner before they build. It was determined that the property owner would need to discuss their project with the assessor.

Motion to Adjourn

Being no further business, Michael Staub made a motion to adjourn the meeting and it was seconded by Ann Jacobs. The motion was unanimously accepted and meeting was adjourned at 8:22 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Diane S. Graham".

Diane Scholtz Graham
Board Secretary