



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

Planning Board Meeting Agenda

Wednesday, October 21, 2020

7:00 p.m.

Meeting at the Town Hall with face masks and social distancing

Call to Order

Pledge of Allegiance

Reading of Vision Statement

As stewards of both the land and the lake, we will preserve and protect our safe, clean, naturally beautiful, rural and scenic environment with thoughtfully planned residential, agricultural, recreational, and commercial development.

Meeting Etiquette

Minutes

Approval of August 19, 2020 and September 16, 2020 Planning Board Meeting Minutes

Old Business

Final Site Plan Approval Application #2020-0012 (Public Hearing)

Owner: Martin E. Gordon & Jill M. Gordon

Representative: Bill Grove, PE

Property: 6765 State Route 21

Tax Map #: 191.09-1-14.100

Zoned: R3 (Residential 3 Acre)

Preliminary Site Plan Approval Amended Application #2020-0010

Owner: Andrew & Marie McNabb

Representative: Venezia & Associates

Property: 5697 Applewood Drive

Tax Map #: 168.20-1-9.000

Zoned: LR (Lake Residential)

Proposing a local law on events

Review Code §170-38(C) additional residential structures on same lot must have same postal address

New Business

Preliminary Site Plan Approval Application #2020-0023

Owner: Karen E. & Matthew T. Bertino Living Trust
Representative: Venezia & Associates
Property: 7040 St Rt 21
Tax Map #: 195.05-1-1.200
Zoned: R3 (Residential 3 Acre)

Preliminary Site Plan Approval Application #2020-0029

Owner: Richard H. Glazer
Representative: Fields Construction Inc
Property: 5691 Applewood Drive
Tax Map #: 168.20-1-5.000
Zoned: LR (Lake Residential)

Preliminary Site Plan Approval Application #2020-0030

Owner: Richard H. Hawks, Jr.
Representative: Stephen Reed
Property: 6483 Cooks Point Drive
Tax Map #: 185.14-1-6.110
Zoned: LR (Lake Residential)

Other

Motion to Adjourn

Town of South Bristol Planning Board Meeting Minutes Wednesday, October 21, 2020

Present: Mary Ann Bachman
James Ely
Ann Jacobs
Ann Marie Rotter
Sam Seymour
Matthew Sousa
Michael Staub

Excused: Ralph Endres

Absent: Bessie Tyrrell

Guests: Bill Grove
Anthony Venezia
Daniel Hackett
Marie & Andrew McNabb
Cathy & Jeremy Fields
Stephen Reed
Richard Hawks
Jill & Marty Gordon

Call to Order

The meeting of the Town of South Bristol Planning Board was called to order at 7:00 pm. All board members were present except for Ralph Endres and Bessie Tyrrell.

Reading of Vision Statement

Ann Marie Rotter read the Comprehensive Plan Vision Statement.

Minutes

Approval of August and September meeting minutes were deferred to the next meeting.

Old Business

Final Site Plan Approval Application #2020-0012 (Public Hearing)

Owner: Martin E. Gordon & Jill M. Gordon

Representative: Bill Grove, PE

Property: 6765 State Route 21

Tax Map #: 191.09-1-14.100

Zoned: R3 (Residential 3 Acre)

Legal Notice of Public Hearing

Please take notice that the Town of South Bristol Planning Board will hold a public hearing on the following application:

Town of South Bristol Planning Board Meeting Minutes 10/21/2020 Approved

Application #2020-0012 for property owned by Martin E. Gordon & Jill M. Gordon located at 6765 State Route 21, Tax Map #191.09-1-14.100. The applicant/property owners are looking to construct an 875 square foot two story lake front accessory building.

Said hearing will take place on the 21st day of October, 2020 beginning at 7:00 pm at the South Bristol Town Hall, 6500 West Gannett Hill Road, Naples, NY 14512.

Application is available for review at the Planning and Zoning Office prior to the above meeting date.

All interested parties may provide written comments, appear in person or by representative.

Diane Scholtz Graham
Board Assistant
Oc 08
92280

The public hearing was opened.

Chairman Ely: I invite the owner or representative to come forward and explain the project and I know there has been some changes and you have been to the Zoning Board of Appeals.

Martin Gordon: Yes. We went before the Zoning Board.

Chairman Ely: Please introduce yourself for the record.

Martin Gordon: Martin Gordon property owner.

Chairman Ely: Thank you.

Martin Gordon: I have a number of bullet points that I want go over that outline why we need this project.

Our house is about a half mile from our dock area and I passed out a set of photographs. Three of them are aerial views. Our house sits way up above the lake two hundred feet. We have approximately ten acres of property. Six hundred thirty feet of water front, but there is really only one location, what I will call a mini point, where this project can go. That is down by and in the middle of one of those photographs. I had to give all my photographs away because my printer stop working. One of the photos shows the dock structure and that is right where our project is proposed to be.

I will relay a story to you from the summer of what happened when we were down there. Right now there is a small non-conforming bathroom shack. Not very big. We were down there with a group of friends and relatives and we were not paying attention to the weather and from behind us over Gannett Hill Road arose a pretty nasty thunderstorm. We were basically left out in the open nowhere to go. Some of us crammed into the bathroom house and the rest were under the trees near the lake. It was unnerving so I think a primary reason for wanting this accessory structure is somewhere to get out of the elements in the

Summer and also for storage and day use. We did have and we spoke with Kevin Olvany from the Watershed Commission regarding some options and he pointed out that we would be able to put a larger boat house on this site with even more impenetrable surface, but we do not really need a boat house. We need something where we can go get safe.

In the Zoning Board meeting we gave up our right to any future boathouse, by the way. Also gave up some dock space we would otherwise be allowed if this project were approved. The character of the neighborhood would not be changed. If you look at the photographs it is pretty sparse in that region. The one house to the south of us is Mary Ellen Standish's place. I have spoken to her. I gone over there and looked at her view. It is not pretty right now. We have an abandoned first floor from a boat house still standing, but it is just the first floor. There is a trolley type hoist inside of there. It is pretty ugly inside of there with weeds growing up in it. This would be much more aesthetically pleasing. Mary Ellen's house is right on the water as well. It is not like there are any other houses close to the water. So the character of the neighborhood wouldn't be changed. As I mentioned this has been supported although I do not have a letter from her. My neighbor across State Route 21 Greg Pratt also supports this. He on occasion will be put his boat at our dock. Again they have nowhere to get out of the weather if they come in and get stuck there before they walk all the way up the half mile trail to our house.

It is really the only possible location to build due to steep slopes on our property. Pretty much our whole property is steep slopes, but especially near the lake there is steep shale cliffs. This is the one mini point where we could put something. In doing so we would remove two pre-existing non-confirming structures and essentially replace it with a single aesthetically pleasing structure that is completely behind the mean high water mark. Primarily within the footprint of the existing first floor structure that is there now.

Bill Grove: I am Bill Grove, the engineer on the project. Marty did a good job of explaining the why and where. As he stated, we have Zoning Board of Appeals approval that the biggest question when we were here for the preliminary approval was whether or not we would get the Zoning Board of Appeals approval. It was pretty lengthy discussion, but they did ultimately approve the variance request for the project. We did, in the meantime, get input from Kevin Olvany as Marty said. One of the things he mentioned was adding some storm water runoff drywells and we agreed to do that at the Zoning Board of Appeals meeting. We do need to add those on. Probably one for each side of the building for the downspouts to run to. Other than that I think Marty covered about everything. Kevin Olvany said he would not support it if there was not already a structure there. The fact that we are moving the structure back further from the mean high water line than the existing structure made it okay in his mind. He added that he liked the idea that we would give up the rights to a future boat house there. Marty and Jill talked about that and decided it really did not fit their needs so they did not have a problem doing that.

Chairman Ely: Diane, do we have any written comments?

Diane Graham: No. I know you mentioned your neighbors said something, but they did not send anything in writing.

Chairman Ely: It did go to County Planning Department, was that correct Bill?

Bill Grove: Yes. It did.

Chairman Ely: They recommended against the proposal, right?

Bill Grove: They did. Yes. Against the variance.

Chairman Ely: You have already addressed some of their concerns?

Bill Grove: Yes. At the Zoning Board of Appeals meeting we addressed their concerns. If you noticed in their review of it, some of their notes did not make sense and did not seem like they pertained to our project. It was interesting.

Chairman Ely: You have the eagle letter?

Bill Grove: We have the sign off on the eagle and archeological, correct?

Chairman Ely: You also have an agricultural statement, right?

Bill Grove: I believe so. Yes. If we needed to fill one out, I am sure we filled one out.

Chairman Ely: There is no active farms near the property?

Bill Grove: Correct.

Chairman Ely: Anyone else in the room who wishes to speak to this application?

I will declare the public hearing closed.

Chairman Ely: Board members do you have further questions for either the applicant or Bill Grove? The Zoning Board of Appeals has already addressed the SEQR so I am going to offer a motion that the Planning Board concur with the findings of the Zoning Board of Appeals that this is a Type II action, which requires no further action and said motion was seconded by Michael Staub.

All in favor.

Ayes: 7, M. Bachman, J. Ely, A. Jacobs, A. Rotter S. Seymour, M. Sousa, M. Staub

Nays: 0

Motion carried.

Findings:

1. The proposed project is consistent with the comprehensive plan.
2. The proposed project is consistent with the zoning district in which the project is located, as modified by an area variance granted by the Zoning Board of Appeals on September 23, 2020, with conditions.
3. The proposed project will not have an adverse impact on the physical or environmental conditions of the district.
4. The proposed project will not adversely affect the character of the neighborhood.

A motion was made by Michael Staub to approve findings 1-4 and said motion was seconded by Ann Marie Rotter.

All in favor.

Ayes: 7, M. Bachman, J. Ely, A. Jacobs, A. Rotter S. Seymour, M. Sousa, M. Staub

Nays: 0

Motion carried.

A motion was made by James Ely to grant both preliminary and final site plan approval to application #2020-0012, 6765 State Route 21 and this approval is subject on condition that there is compliance with the conditions set forth by the Zoning Board of Appeals decision on September 23, 2020 to wit:

1. At least two drywells to capture roof runoff that could be placed in the shale shoreline.
2. To get a NYS DEC and Army Corp of Engineers Article 15 permit.
3. Owners of this parcel extinguish their rights to a boat house and boat accessory structure on this property and 875 square feet of normally allowable dock space would be subtracted from your allowance.

Said motion was seconded by Michael Staub.

All in favor.

Ayes: 7, M. Bachman, J. Ely, A. Jacobs, A. Rotter S. Seymour, M. Sousa, M. Staub

Nays: 0

Motion carried.

Preliminary Site Plan Approval Amended Application #2020-0010

Owner: Andrew & Marie McNabb
Representative: Venezia & Associates
Property: 5697 Applewood Drive
Tax Map #: 168.20-1-9.000
Zoned: LR (Lake Residential)

Chairman Ely: This is a second preliminary hearing on their application. So please come forward. Please introduce yourself for the record and describe the project.

Anthony Venezia: My name is Anthony Venezia representing the McNabbs and Venezia & Associates Land Surveyors and Civil Engineers.

Daniel Hackett: My name is Danial Hackett, Landscape Architect.

Anthony Venezia: We have made some modifications to the original application. The original application went to the County because of a couple of variances that were needed. They came back with some

recommendations and some requirements for us. One of the requirements that they set forth was to meet with the Ontario County Soil Department and with Kevin Olvany to talk about storm water runoff and management of the situation because of the elevation and closest to Canandaigua Lake. After going back and forth with Kevin, we devised a couple of drywells to help alleviate some of the runoff. We are doing two drywells on the west side of the home as well as an engineered gravel driveway. We have ran the calculations per Kevin's request. We have come up with an infiltration system that will hold enough water for a two inch storm. We have a little bit more storage with the driveway and the two drywells and also the twelve inch pipe that connects the two drywells. It will be connected with a twelve inch separated pipe with a six inch stone surround. That pipe and the surrounding area will also work in the infiltration system. If there is an event, most of the water coming off the house will go into the system and allow it to percolate back into the ground. If there is a larger event than two inches then the system their drywells are meant to overflow. If they do come up out of the grates, the way they are designed, it will be a gentle flow that will bubble out and then the grading will work so that it will make its way around the house into the lake through a brassy wide swale. Those are the larger things that came up. If you have any questions, I would be happy to answer.

Chairman Ely: Any questions? Do we have any written comments in connection with application? We did actually.

Diane Graham: Since this is not a final meeting. It is just a preliminary. I do have people's comments and was going to save them for the final.

Chairman Ely: Yes. I see the logic of that. I do want to raise one point, which Diane is correct. I will bring back up if we get to a final. A letter we had received from Dee Crofton who had no objection to the project, but expresses concern about construction traffic on Applewood Drive, which is a one lane very narrow road. I think this may come back up when we get to a final hearing. We cannot have construction people parking all over that one lane road. It blocks people who live there from getting out.

Anthony Venezia: We understand that. I believe that we could probably find a place to put a temporary parking area and that we could remove after the fact so we are not messing with our lot coverage.

Chairman Ely: Okay. Just so you are mindful of that.

Anthony Venezia: We can address the concern with the Planning Board on that.

Chairman Ely: That will come back up as Diane points out when we get to the final hearing. I have another question. I understand you have an application pending to the Zoning Board of Appeals?

Anthony Venezia: Correct. There is a lot coverage variance. We are looking for 22.3% where 20% is allowed. Currently the as is the existing structure and all the coverage there is 22.5%. We are reducing it slightly. The other area we are looking for is front setback of 22.8% where 25% is allowed. The reason for that setback is to try to save a very large oak tree in the front. We are basically at the limits of pushing it farther to the left where we can still save that oak tree. Dan can talk more about that tree and the placement if you would like.

Chairman Ely: Yes. We would like him to describe it.

Dan Hackett: I do not know if the Board has had a chance to visit the site. The site does have one of the big characteristics two large oak trees that would be on the left side of the property so what we actually done is located the house as close to those oak trees as we dare go. One of the strategies when they excavate they will clean cut the roots. They will also bio flex the trees. The McNabbs' want to leave the trees. They add quite a bit of character to the site. Pushing away from the lake as far as we can. One front corner of the porch is probably less than five square feet because it is on a diagonal but the porch hangs over the setback. If you could imagine a wedge of cheese on this side porch, is actually hanging over the setback. So that was the strategy creating the front setback as for the lot coverage that was more determined by program of the house, the amount of children they have, the amount of area. The last time we spoke with the Board we were looking for a higher percentage and we changed that. We talked about the safety of the site. You had talked about parking down there. One of the ideas was to have this circular stone infiltration area. It will also act as a pad to pull up into the lawn by the [garage]. It seemed like the Board was opposed to that so the McNabbs' said lets surrender that idea. We really want to get moving on our project. If we have an event, people will park on the lawn. Does that help?

Mary Ann Bachman: For clarification the application was 25 something. It did not go before the Zoning Board? Okay, so this is an amended application at 22 something, correct?

Anthony Venezia: Correct.

Dan Hackett: Correct.

Mary Ann Bachman: The change that was made was less parking area?

Anthony Venezia: It was a wraparound driveway.

Mary Ann Bachman: That took away the 3%. Now you need to go back to the drawing board.

Dan Hackett: We have not gone to the Zoning Board.

Mary Ann Bachman: Okay.

Sam Seymour: This is unique that the septic system is on the neighbor's property and there is an easement for that too!

Anthony Venezia: There are a couple of other places in that situation. When we recreate the front, we are going to have a little more flood storage on the site to alleviate anything we might take away from the house. If there is a flood event, this area will be able to compensate for any kind of grading around the house. By taking this out we are not displacing flood waters on to the neighboring properties.

Dan Hackett: It increased the floodplain.

Sam Seymour: I am not so worried about that. The point for these people is that the easement contributes to the overall lot surface area and that changes the ratio and probably puts you in compliance with the 20%.

Anthony Venezia: If we were to include the easement area for the septic, yes.

Dan Hackett: If we calculated that area, absolutely. That is not in these calculations.

Mary Ann Bachman: Okay.

Chairman Ely: Other questions for our presenters? Your application you mentioned two variances, right? That are pending before the Zoning Board of Appeals. I think they are meeting next week, is that correct?

Dan Hackett: Yes.

Chairman Ely: Obviously, if you do not get your variances, you are back to square one, right?

Anthony Venezia: Correct.

Chairman Ely: We will have to reconsider the project some other way. If you do get the variance, however, we will schedule this tentatively for public hearing at our next meeting.

Anthony Venezia: For final?

Chairman Ely: Yes. No variances. No final approval, right?

Anthony Venezia: Yes.

Chairman Ely: Otherwise we schedule for public hearing at our December meeting. We do not meet in November. One meeting early in December. We hope to see you there.

Anthony Venezia: Thank you.

New Business

Preliminary Site Plan Approval Application #2020-0023

Owner: Karen E. & Matthew T. Bertino Living Trust

Representative: Venezia & Associates

Property: 7040 St Rt 21

Tax Map #: 195.05-1-1.200

Zoned: R3 (Residential 3 Acre)

Chairman Ely: You are back with use again?

Anthony Venezia: I am. Would you like me to introduce myself?

Chairman Ely: Would you please introduce yourself.

Anthony Venezia: My name Anthony Venezia. I am representing the Bertinos for their dock application. The Bertinos would like to build two docks. One is going to be on the north end of the swim platform and the south will be an appendage as well as a boat lift. Per UDML's they are over the 100.01 feet so they are allowed two docks that cannot exceed 720 square feet. They are well within the setbacks of the 60 feet from mean high water. One is a swim dock and the one is a hoist.

Town of South Bristol Planning Board Meeting Minutes 10/21/2020 Approved

Chairman Ely: I take it from what you had said that this is in full compliance with the Docking and Mooring Law?

Anthony Venezia: Yes.

Chairman Ely: Do Board members have questions?

Sam Seymour: Can you check the depth? I know it is pretty deep along there.

Anthony Venezia: It drops off pretty fast.

Sam Seymour: It is surprisingly deep here despite being that close to Woodville. I am wondering if you can get to the bottom.

Anthony Venezia: The builder seems like he is okay with it with what we came up with and the owners.

Chairman Ely: Do you have clearance letters?

Anthony Venezia: We are working on clearance letters. I do believe that when went sent it that eagle was flagged and we have to get letters. We are working with a couple agencies to get those.

Chairman Ely: Eagles and archeological.

Anthony Venezia: We are currently working on it.

Chairman Ely: It is in process?

Anthony Venezia: Yes. We should have it by final.

Chairman Ely: Any other questions? Okay. I will suggest that we schedule for public hearing at our December meeting.

Anthony Venezia: Thank you.

Michael Staub: Tentative. Based on letters.

Chairman Ely: It is all tentative.

Diane Graham: May I have a dated site plan for the file? It is signed by not dated.

Anthony Venezia: Okay. I will get you one.

Preliminary Site Plan Approval Application #2020-0029

Owner: Richard H. Glazer
Representative: Fields Construction Inc
Property: 5691 Applewood Drive
Tax Map #: 168.20-1-5.000
Zoned: LR (Lake Residential)

Chairman Ely: Please introduce yourself for the record.

Jeremy Fields: I am Jeremy Fields with Fields Construction here on behalf of Mr. Glazer for an addition of a boat hoist onto an existing dock. It well within the guidelines. It is allowed 720 square feet as Anthony just mentioned. Same scenario. They have the lake frontage they need to have a hoist and a 720 square foot dock. I think he is at 540. He is adding a permanent hoist to it and jet skis slip.

Sam Seymour: Does the jet skis slip need to be 27 feet long?

Jeremy Fields: Anthony should have stuck around. The reason they designed it that way just so that it is parallel to the dock.

Sam Seymour: Why not put the jet skis on the outside of it?

Jeremy Fields: I do not know. You know how people are. They just like it. That is the way they wanted it.

Mary Ann Bachman: On both sides?

Jeremy Fields: So that how it is. He has a slip so he can get in on both sides of it.

Chairman Ely: Help me to understand this. You are not enlarging the dock or are you?

Jeremy Fields: Just the square footage for the slip.

Sam Seymour: It is two slips.

Jeremy Fields: Yes. It is a jet skis lift and a permanent hoist.

Sam Seymour: One is eleven feet wide that is covered and one is five feet wide that does not appear to be covered.

Jeremy Fields: Meets all the side setbacks at you notice on there.

Chairman Ely: It complies with the Docking and Mooring Law?

Jeremy Fields: That is correct.

Sam Seymour: Are there going to be lifts for the jet skis?

Jeremy Fields: Yes.

Sam Seymour: I would suggest that they move the jet skis to the other side of the dock put the boat next to the dock and the jet skis on the other side.

Jeremy Fields: I will mention it to him. Either way the same square footage. It is just a configuration.

Sam Seymour: Just because he can do it does not mean it is right.

Diane Graham: If that happens, we will need an updated survey.

Jeremy Fields: I do not think he is going to change it. I will make the suggestion. At this point he wants his jet skis in the middle.

Sam Seymour: It creates a hazard for people on the dock. It is a place to fall in.

Jeremy Fields: I will bring it up to him. It is per what is allowed. He is not asking for anything that is not legal.

Sam Seymour: Just because it is allowable does not mean it is right.

Jeremy Fields: I will mention your suggestion.

Chairman Ely: Jeremy do we have an eagle letter and archeological letter?

Jeremy Fields: I believe you do. Rocco actually does all the eagle letters. I will make sure he gets that in before final.

Diane Graham: It is just archeological and we do not even have an initial submission.

Jeremy Fields: So he needs to get both of them in. So we will have them before final.

Chairman Ely: We cannot give you final approval.

Jeremy Fields: I understand.

Chairman Ely: Any other questions? I will suggest that we schedule this for public hearing at our December meeting.

Michael Staub: Tentatively.

Jeremy Fields: Thank you.

Preliminary Site Plan Approval Application #2020-0030

Owner: Richard H. Hawks, Jr.
Representative: Stephen Reed
Property: 6483 Cooks Point Drive
Tax Map #: 185.14-1-6.110
Zoned: LR (Lake Residential)

Chairman Ely: This is a little different. Please introduce yourself for the record and then describe your project.

Stephen Reed: I am Steve Reed. I am the solar provider for 3rd Rock Solar. We are trying to put in a 19 kW solar system on Mr. Hawks home here down on the lake. Pretty much everything is within industry standards. There is nothing that can harm anything out there. We are putting it on two roof surfaces on the home. One is their front side and one on top of his garage. It is a total of I think 62 panels on the project. Everything is going to be done to code as far as electrical. Any other specifications that need to be handled. We have done all of our due diligence with eagle reports. We have our DEC portion of that also the archeological version of it. So I think we have everything buttoned up on that. I am pretty sure everything looks good to Phil as far as the application goes.

Chairman Ely: Do I understand you to say you have both eagle and archeological letters?

Stephen Reed: Yes. I do.

Michael Staub: Is this going to be hooked up to the power grid or is this a stand alone?

Stephen Reed: This is a grid tying system. Yes.

Michael Staub: You will have a switch there if you have more than you need it goes back to the power company.

Stephen Reed: Yes. It does.

Michael Staub: There is no onsite storage of batteries or anything like that?

Stephen Reed: He has an onsite generation system.

Michael Staub: It is a generator, but there is no battery cells, acid or otherwise on the property?

Stephen Reed: No battery backup. No.

Michael Staub: Thank you.

Stephen Reed: If Rick wants one, I will get him one.

Richard Hawks: I do not think I fully perfected the battery backup.

Michael Staub: That is my primary concern. There has been a lot of activity within the last year or eighteen months and concerns over battery storage because there several types of battery storage that can be involved. Some of them present a significant fire hazard. It is nice to see you have a generator backup you do not need the batteries. There is no storage you have to worry about. It is clean. You have a transfer switch to the main power. So you can bill them for a change, right?

Stephen Reed: That is for sure.

Michael Staub: It is a very clean operation. Thank you.

Stephen Reed: Thank you.

Richard Hawks: One of the reasons I am putting this on is try to be one of the leaders in our community to go with renewable energy. Hopefully, this particular project is going to be aesthetically pleasing for the area and we can encourage other people in the community to be able to move in that direction, which I think this Planning Board should be encouraging too.

Michael Staub: Renewable energy is fine. All energy has its place. The big thing although you have a 35 year guarantee on your solar panels. One of the other things that is not considered or has not been considered in the past is when these panels start to degrade, and they do over time, and you have to get rid of them. They are carcinogenic. They need special storage. There is a lot of waste areas that will not take them. That is the significant impact in the future, but with a 35 year guarantee you are in pretty good shape.

Stephen Reed: There is a recycling company that is on board now. They are based out of Canada and have locations in New York here now also that they are going to be able to take those and recycle them, which is really great.

Michael Staub: That is good. There is a lot of them sitting in landfills right now. They have no place to go.

Stephen Reed: Exactly. You have to be responsible about that and we are a very responsible company about this. As we do take old systems off, we do plan to bring them to these recycling facilities and have them handle in a property manor.

Michael Staub: Terrific. Thank you.

Chairman Ely: How long does it take to install the panels?

Stephen Reed: Depending on the weather, of course now, we are possibly going to be able to get it done in about three days. They may be three long days, but maybe looking closer to four or four and half days now.

Richard Hawks: Long sunny days in August. You probably could have done in two days, right?

Stephen Reed: Not without a lot of man power.

Chairman Ely: Other questions? I will set this for public hearing and final approval at our December meeting.

Stephen Reed: Alright. Do we have a date on that?

Diane Graham: December 9th.

Stephen Reed: How long do you think it will take to get the permit? Trying to see if I can come up with a plan here.

Phil Sommer: Once I get the approval. Probably one to two days.

Stephen Reed: Okay. Thank you very much everybody.

Chairman Ely: Thank you.

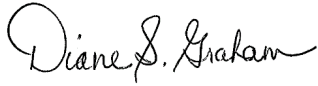
Other

Chairman Ely shared with the Board that Ralph Endres is not in attendance due to being back in the hospital. We all wish him well and are anxious for him to get back with us.

Motion to Adjourn

Being no further business, Michael Staub made a motion to adjourn the meeting and it was seconded by Mary Ann Bachman. The motion was unanimously accepted and the meeting was adjourned at 7:38 pm.

Respectfully submitted,

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

Diane Scholtz Graham
Board Assistant