

building was hitting one of the two. Cynthia states they went down to the road and noticed there was no outlet. Cynthia states that a dye test will be run to figure this out. Cynthia states the size of the pipe was a question as well since we didn't see it. Cynthia states Jim has to work this out. There is a discussion about the pipe possibly going under the road. Gary states it is so old. Cynthia states it is not that old because the highway garage building goes back to the 50's or 60's.

Cynthia states that the lighting and the guardrail are what is left for the Board to consider at this point. Cynthia states the Highway Department will be installing the guardrail across the front and we have to let them know what type to put in. Cynthia states in her travels recently she has been looking at the two basic styles that are out there on the road and she encourages the Board to take a look at them too. Cynthia states there is a wide/wavy type of guardrail which seems to get bumps and dents, as well as one that looks to be five inches by five inch square and seems to be a single piece. Gary asks what it is made out of. Charlotte asks whether it is metal or can it be wood. Cynthia states that Ward mentioned a wooden guardrail would be very expensive. Christopher states there is a version that actually weathers nicely into a rusty color. Cynthia states that type of material cannot be used anymore and that is why the Pedestrian Walk and the Norton Bridge had to be redone. Cynthia states the material rusts and no one is using it anymore. Cynthia states she believes the name is Cordon Steel. Cynthia states that she and Will thought the solid five by five would be the simplest and neatest. Cynthia states they could look into the wood version, but Ward has told us it is expensive. Gary asks approximately how many feet we are talking about. Cynthia states approximately 300 or 400 feet long. Gary states he knows it is expensive but just for that distance it may not be that much more expensive.

Cynthia refers to lighting and shows an area along the side where Jim thought poles should be located. Cynthia states she talked with Jim about having something very low along the guardrail. Cynthia states that Jim confirmed there will be electrical feed in both places in order to have hook up for whichever option is picked. Cynthia states we just found out from Ward that the electrical feed to the front is already there. Cynthia states she spoke with Will and he also thought there should be two or three poles on the back side. Cynthia states before the next Meeting Will is going to work on having the least number of poles and also make suggestions in terms of the style. Cynthia states she believes the poles have to be 14 feet tall. Charlotte refers to plowing and asks if that will affect the lights on the guardrail. The Board confirms that snow will not be piled up towards the guardrail. Cynthia states that Ward talked to her about the guardrail lights being located on the downside of the guardrail. Cynthia states that there will also be a small area of curbing just before the guardrail. Cynthia states the good news about this side is that a lot of the parking is parallel up to a certain portion where the area is gradual. Cynthia states the guardrail should not need to be used as there is no head on parking.

Cynthia states between Jim doing the Stormwater Pollution Prevention Plan (SWPPP), and Will helping out with the specifications regarding lighting, as well as providing us with a Draft of the Landscaping Plan, we should be just about done. Cynthia states that hopefully Jim will know more about the netting by the next Meeting. Charlotte refers to the Plan and confirms the sidewalk will stay.

Christopher asks what the timeframe is. Cynthia states that work is currently being done on the inside and partitions are being built out of cinderblock because the Police and the Court have to be separated due to the regulations from the State. Cynthia states she was there about a week ago they already had a wall built from the front to the back. Cynthia states that Warren's goal is to have occupancy late Fall. Cynthia states occupancy the first of the year may be more practical. Cynthia states that electrical and heating system work needs to be done in addition to lighting. Cynthia refers to a Plan which shows the outside of the building and states she believes the modern-looking windows have been changed. Charlotte states it will look nice. Charlotte refers to the outside wall and confirms the cinderblock will be painted. Cynthia states that Ward told her the paint will match the color of the brick.

Cynthia asks the Board whether they have any questions or comments for Jim or Will. Gary states no.

2. **Sprint Nextel:** (property owner – Heziha Sulcevski)
Cond. Use/Site Dev. Plan (location – 73 Crosby Road)

- Consider Draft Resolution of Approval Regarding Extension

Cynthia reads the Draft Resolution whereas it states “Resolved, that the North Salem Planning Board hereby grants Sprint Nextel Corp. a sixty-day extension of their Site Development Plan Approval from September 19, 2014 to November 19, 2014 for the Crosby Road Tower, per written request from Cara Bonomolo of Snyder & Snyder, LLP”.

Chairwoman motions that the Planning Board Adopt the above-mentioned Draft Resolution. Gary Jacobi seconds. All in favor. No opposed.

3. **Release of Escrow:**

- Shoecraft Subdivision - \$701.36

Cynthia states we finally found Mrs. Shoecraft in order to release an old escrow. Cynthia reads the Draft Resolution whereas it states “Resolved, that the North Salem Planning Board hereby grants Marianne Shoecraft release of Planning Board Escrow in the amount of \$701.36 for the Shoecraft Subdivision per her written request”.

Chairwoman motions that the Planning Board Adopt the above-mentioned Draft Resolution. Gary Jacobi seconds. All in favor. No opposed.

4. **Financial Report:**

- August, 2014

Chairwoman motions that the North Salem Planning Board Approve the August, 2014 Financial Report. Christopher Brockmeyer seconds. All in favor. No opposed.

5. **Minutes:**

- August 6, 2014

Chairwoman motions that the Planning Board Approve the Minutes for August 6, 2014. Christopher Brockmeyer seconds. All in favor. No opposed.

6. **Next Meetings:**

- Work Session – September 17, 2014
- Regular Meeting – October 1, 2014

Cynthia states she does not know whether the September 17th Work Session will be needed as the only reason she can think of at this point is if something develops at the Town Board Public Hearing on September 9th in regards to the Zoning Amendments. Cynthia states she hopes all of the Planning Board Members will attend,

or at least watch from home. Charlotte asks if that matter will be held first. Cynthia states that Public Hearings are generally held first. Cynthia states the Planning Board will have their Regular Meeting on October 1st.

7. Comments From the Chair:

Cynthia states going into the winter months the Planning Board will consider the next round of Zoning Amendments and states the Conservation Advisory Committee (CAC) circulated a memo as they did wrap up their review of the noise issue. Cynthia refers to the Croton Falls Fire Department and states they will be renovating their new building. Cynthia states there is a concern about the old building sitting in a Residential Zone. Cynthia states there may be a request to consider making it part of the Commercial Zone. Gary states it would seem wise to wait until we know what the building will be used for. Gary states a concern about providing a blanket commercial approval. Gary states it might detract from the value of trying to sell it and he isn't quite sure how to balance that out. Gary states that there are all types of facilities that could go in there. Cynthia talks about possibly making it part of the GB District. Gary states it is a fairly good-sized building. The Board talks about the septic system. Gary states the access in and out of there is somewhat convoluted. Gary states he doesn't know what could go in there and wouldn't want to detract value from a potential sale, but is reluctant to give carte blanche for anything such as an auto shop. Cynthia states that maybe there should be a conversation with the Town Board to see what they would like to consider. Gary talks about identifying what would not be wanted. Charlotte inquires about the septic. Gary states there is not enough septic for a commercial restaurant. Cynthia states that is correct; there is not enough septic for a wet use. Charlotte states it would be a cool restaurant. Cynthia states the septic had to go on a survey when the major improvements were done and believes there probably are pump out tanks. Gary states there is probably no leaching field. Cynthia states the septic had to be redone under the road on Back Street. Gary states he doesn't have any idea what the water situation would be. Cynthia states they are part of the Croton Falls Water District. Gary states then that would not be a big issue. Gary states this is something we should think about. Cynthia states she will check with Bruce to see if he has concerns with any of our Local Laws. Cynthia states Bruce would like the Noise Ordinance done fairly quickly and we could do that as a standalone amendment.

8. Resolution:

Chairwoman motions to adjourn the Planning Board Meeting. Bernard Sweeney seconds. All in favor. No opposed.