

Cynthia asks Mr. Petrero if the proposal is for the entire building to come down completely. Mr. Petrero states yes. Mr. Stone states the reason for taking the building down has to do with the amount of extensive structural work that has to be done to make the current footprint work. Mr. Stone states that they will save money in the long run. Mr. Petrero states that one of the reasons for having the larger paving area is to accommodate the larger 53 foot trailers who will potentially fuel up. Mr. Petrero states the closest high speed diesel providers are in Danbury and off I-287. Cynthia asks Mr. Petrero if he is talking about 18 wheelers. Mr. Petrero states yes, they would be 53 foot tractor trailers used for stores such as Target. Cynthia asks why we would want these trucks coming off I-684 and looping through our Town. Mr. Stone states it would not only be for the larger tractor trailers, but also for local dump trucks with larger trailers. Will states this now becomes an added Use, in addition to the expanded pavement area. Cynthia states this is not our little Town gas station anymore. Cynthia asks Mr. Petrero if this is the reason why the building and the pumps were not turned as the Board had suggested. Mr. Petrero states they did look into it and due to the maneuverability of the trucks it was not feasible, in addition to rotating the building. Mr. Stone states they tried about 10 different designs and found it was difficult for the trucks to get out of the property without making an additional turn. Cynthia refers to the Shell Station and states that occasionally the trucks do have to back out. Mr. Stone states that is a safety issue. Will states we do not want that to happen. Will states the Board had suggested to have the pumps on the other side of the building. Mr. Petrero states that they did analyze the layout and it was not feasible. Will talks about turning the pumps the other way parallel to the road. Cynthia states if it can be done with this Plan, why not do it with the pumps on the side of the building rather than in front of the building. Mr. Petrero talks about needing the nine parking spaces. Mr. Stone states after reviewing their notes from the last Meeting they moved the building back so as to accommodate local cars and single axle vehicles in terms of having a turning radius. Cynthia states she still doesn't understand why the building cannot be turned 90 degrees, have all of the pumps to the right of it, and all of the parking on the left side of it. Cynthia states that variances will be needed due to the proposal to have all of the pumps in the front. Cynthia states the Board knows the Site is tight and limited and that variances will be needed. Cynthia talks about turning the building and having all the pumps on one side with parking on the other side of the building so that the building is already oriented towards Hardscrabble Road. Mr. Stone states the Site has to be accessible for the tankers. Cynthia refers to the first Plan and states it shows the loop the tankers would have to take. Cynthia refers to the center circle and asks if everything can be turned 90 degrees. Mr. Stone states they had one layout like that and refers to the canopy and the dispensers in terms of the area being too congested and interfering with the cars pulling out trying to exit the premises. Cynthia walks over to the Plan to show Mr. Petrero and Mr. Stone what she is talking about in terms of where to put the pumps and where to put the parking so that the larger trucks will go around the outer edge to fill up and everyone else will go to the closer pumps. Cynthia shows where the entrance to the building could be and where the parking could be either up against the building or separate from it. Cynthia states this is what the Board talked about at the last Meeting. Mr. Stone asks whether the Board wants the parking taken out from the front of the building. Cynthia states she doesn't know. Will states only a small amount of parking spaces will be needed. Mr. Stone refers to the financial aspects as well as trying to make everybody happy. Will talks about keeping the layout and condensing the long building in order to have parking on the wing sides. Will states the other issue the Board had was with people backing out of the parking spaces when the people pumping gas were going forward. Lindsey Rutka, one of the Project Contractors refers to the Plan and talks about turning the building sideways and shows where the pumps could be located. Mr. Rutka states the tankers will still be able to get around. Charlotte states that there could be parking on both sides. Will shows a sketch he drew up. Mr. Rutka refers to a drive isle Mr. Agresta has shown. There is a discussion about the dumpster location. Mr. Rutka asks if most of the traffic will come off the Highway. Cynthia states that most of the residents will come off Hardscrabble Road and most of the commuters will come through Fields Lane. Cynthia states that Hardscrabble Road has more of the local traffic. Our main concern is the view from Hardscrabble Road traveling east and west. Mr. Pietro states this is something they can look at. Charlotte and Christopher state they like the square building alternative better. Charlotte states there will not be an issue with people backing up into the pump area. Mr. Rutka states the

intent was so that people with horse trailers or contractors will be able to make the swing in order to get around the Site.

Cynthia states even though the Board has talked tonight about the shape of the building, it would be nice to talk about the design. Cynthia states there are two members of the Architectural Review Board (ARB) here with us tonight and the look of the building is their domain. Mr. Petrero states that two small changes were made after the sketches were forwarded to the Planning Board. Mr. Petrero passes out the revised copies. Cynthia states the Board just wants to get a general feel for the design and talks about not having a flat roof. Mr. Stone states they are going to incorporate a gabled roof and the building will have a horse-barn look. Mr. Petrero states that the building in the revised sketch he just handed out is the same as what was previously submitted. Mr. Petrero states the canopy design did not work with the gabled roof. Mr. Petrero points out the singles on the canopy. Mr. Petrero refers to the canopy columns and states that stone had been originally proposed, but that material did not work financially. Will refers to the gables and asks whether they were too big or too pitched. Mr. Stone states there is a fire suppression system up above which needs to be accessed for maintenance. Will asks whether the underside will be up or flush. Mr. Stone states they didn't get that far into the design. There is a discussion about the canopy lights. Mr. Stone talks about having recessed lights that go up into the steel decking. Will states the lights should be flush with the ceiling panel. Will states he has seen some installations where there are a multitude of lights. Mr. Stone states it depends on the distributors, such as Mobil or Shell, who tend to do something similar. Christopher asks if there is a distributor. Cynthia states such as BP or Mobil. Mr. Stone states a final decision on the distributor has not been made, and it will not be made until the final design has been submitted and circulated, then Fuelco will make the final decision. Christopher states he isn't sure this is the right time to ask, but would like to know what materials are being proposed for the exterior of the building. Mr. Stone states they are proposing to use a faux cultured field stone that looks real, as well as Hardy Plank three-tab shingles. Mr. Stone states the colors have not been decided. Mr. Stone states a Plan from a few years ago listed a grey Hardy Plank type siding. Mr. Stone states they are currently working on the existing two-bay garage and have replicated it with the same grey that was on the original Plans.

Cynthia states that many years ago when this Project began the Board suggested the sign be placed above a small stone wall. Cynthia asks Mr. Stone if what is being shown now is fake stone, or real. Mr. Stone states it is a faux stone, which looks very natural.

Christopher refers to the diesel pump in the back and asks whether there will be only one pump. Mr. Stone states yes. Christopher asks what the expected volume is in terms of large tandem trucks accessing the diesel. Mr. Stone talks about not putting signs up to promote the sale of diesel and states that originally they were not thinking about tandem trucks coming off the Highway. Mr. Stone states they were thinking more in terms of farm trucks, dump trucks, and tri-axel trucks. Christopher confirms that the a fuel truck was shown on the Plan earlier. Mr. Stone states they have to show the truck route on the Plan for Permitting purposes and refers to the WB67 State Routing Regulations. Christopher confirms the intent isn't to pull trucks off of I-684 for diesel. Bernard refers to the staging area New York State Electric and Gas (NYSEG) has proposed on Fields Lane and talks about them obtaining fuel for their trucks. Cynthia states they primarily have tree trimming trucks which are not huge. Will asks whether a diesel pump will also be introduced on the other side where the gas pumps are proposed to be. Mr. Stone states yes as there are quite a lot of vehicles that use diesel. Charlotte states we do need diesel fuel in Town. Christopher agrees. Cynthia asks to see the Plan Will sketched on once more. Cynthia states that Will had suggested that some people who have filled up could continue to the left and park on the other side of the building and asks whether he is still maintaining a one-way in and out of the Site. Will states yes and shows a one-way system on the Plan he sketched on. Cynthia confirms the overall plan is to have a one-way system. Cynthia asks Mr. Petrero and Mr. Stone if they will be able to work up something along the line of the suggestions from Will and states the Board understands it is

the Applicant's design. Mr. Stone states they will look into the suggestions. Mr. Stone states that Mr. Petraro and the folks at J.M Consulting will have to do a mock up make sure they have the clearance in terms of measurements for the parking stalls. The loading area is discussed and Will states he would rather see less pavement. Cynthia states that Will is encouraging a loading area that is not in the front yard. Cynthia states the Applicant will need variances, and will also need recommendations from the Planning Board, so they want to make sure the Applicant has looked at all of the options before the recommendations are submitted. Christopher refers to the parking spaces on the far right and asks what they will be used for. Cynthia states they will be used for Joe Bryson's towing facility; there is an existing building there used for towing and repairs. Cynthia states there will be a Gas Station with an Accessory Convenience Store and confirms the latest Plan shows the Convenience Store, to be 1,750 square feet.

ARB Member Mike Palma asks whether the owner of the property will continue with the towing services. Cynthia states yes they are doing it now. Mr. Stone states they have been working with Bruce Thompson in regards to Permitting as they have been working on the aesthetics of the building. Cynthia states that the Applicant is supposed to go to the ARB also and she isn't sure whether the Building Inspector told them that. Mr. Stone states they are replacing all of the windows and doors. Mr. Palma states that eventually the ARB would have taken a look at it. Mr. Palma states he utilizes the intersection every day and would like to know whether any traffic controls have been proposed or whether the State has proposed improvements for Fields Lane. Mr. Palma refers to tractor trailers coming out not being able to stop at the stop sign without hanging back into the property. Mr. Palma states that traffic is a concern in this area. Cynthia states that the Planning Board will refer the Plan to a Professional Traffic Consultant for review. Cynthia states the last time the Traffic Consultant reviewed the Plan big trucks were not being proposed. Mr. Stone states that gas will only be dropped every three or four days. Mr. Palma states that this stretch of the road is very busy and there will be continued development will be going on. Mr. Palma also refers to the sports arena on Fields Lane in terms of there being extra traffic. Mr. Palma suggests the traffic coming in and out of the Shell Station on Route 22 be observed, as they do not follow the one-way system and cars are always coming in the exit. Cynthia states that one of the reasons people tend to drive in through the exit lane is because they want to get to a parking spaces on the left and run in. Cynthia talks with the Applicant about encouraging and making it obvious that the main entrance to the Convenience Store is the further driveway. Mr. Stone states they are proposing to have a do not enter sign. Cynthia states people will still drive right in the exit. Cynthia states there are big signs at the Shell station also and people sneak in because the parking is right there. Cynthia suggests making it very clear for people just coming in for the Convenience Store in terms of which way to come in and to park near the door, as that should work much better. Mr. Stone talks about building up the landscaping in this area as well. Cynthia states it should be very inviting and easy for people to go in the way they are supposed to go in. Christopher states that observing what was done at the Shell Station should serve as a good example of what not to do because it is a nightmare. Charlotte agrees. Cynthia states the Plan is encouraging and everyone wants to see this Site revitalized and functioning again. Will refers to the scale and proportion of the dormers and cupola on the latest Plan and states they do not look right in terms of size. Will requests they be looked at in conjunction with the size of the building. Mr. Stone states they put this Plan together in an hour. Mr. Rutka refers to the building being turned and states that they will be utilizing the flat portion of the roof that faces the Highway to install the HVAC refrigeration equipment. Mr. Stone states it will be gabled all around with a recessed area.

Cynthia asks whether bollards are being proposed. Mr. Stone states the owner would like a bollard in front of every parking spot as well as on either side of the dispensers. Mr. Stone states that a number of cars have been driven into Convenience Stores. Will states he understands having bollards near the islands but does not understand the purpose of having them in front of every parking space. Mr. Stone states it is all for safety. Will refers to his sketch and states he envisions having a planter island in between. Cynthia states even in Croton Falls, with a six foot sidewalk, someone jumped over and went into one of the buildings. Mr. Rutka

refers to a landscaping strip and states he just finished a gas station in Massachusetts where they had planters with bollards on top. Mr. Rutka states they will come up with something more decorative.

ARB Member Ed Isler asks whether the proposal includes an area for electric charging which is taking place at various stations in other parts of the Country. Mr. Stone states that both BP and Mobil are rolling out electric charging stations primarily at larger truck stops. Mr. Stone refers to the current proposal and states they would need to have several charging stations, and on one property like this, it doesn't pay for itself.

Cynthia states the Board will look forward to seeing a revised sketch so they may then talk about the process in terms of whether the Applicant is ready to be referred over to the ZBA for the Use Variance which is very important. Mr. Stone talks about moving forward and states they are paying 100% of the rent on the property now. Mr. Stone asks when the next submittal date is for revisions in order to make the next Meeting. Dawn states the submittal date would have been three weeks prior to the December 3rd Meeting date. Cynthia states that date has passed, but a submittal could be made for the January 7th Meeting. Cynthia asks Mr. Stone whether they will come in with another sketch or another set of Plans which would need to be reviewed. Cynthia states if they just do another sketch such as was talked about tonight they would not have to wait the three weeks because it would not be reviewed by the Consultants. Cynthia suggests they submit a revised sketch the week before the next Work Session, or Regular Meeting. Mr. Stone states if they could just submit a sketch that would be great. Will requests the sketch be submitted earlier this time as it was received a little late last time. Christopher asks whether there will be a Work Session on December 17th. Cynthia states yes, if we have it. Cynthia confirms with Dawn that Homeland Towers is the only Application on the December 3rd Agenda so far. Cynthia asks Mr. Stone how quickly they will be able to turn a revised sketch around so this matter may be placed on the December 3rd Agenda. Mr. Stone states possibly early next week. Cynthia states we could have a December 17th Work Session if the Board agrees. The Board is fine with meeting on December 17th. Cynthia states if the Representatives work quickly they may be placed on the December 3rd Agenda, or the Board will have a Special Meeting for them on December 17th. Will suggests they take a look at the maneuverability of the trucks.

Cynthia asks the ARB Members if they have any further questions. Mr. Palma states he would be disappointed if some type of stone, as had been shown on a prior Plan, wasn't added back in on the posts holding up the canopy. Cynthia asks how many posts there will be. Charlotte states eight. Mr. Rutka states they will look into doing something on the posts. Will suggests the stone play off the trusses. Mr. Eisler talks about having small glass panes in the windows. The Board talks about goose neck lights, and low parking lot lights. Cynthia suggests the proposed lighting be shown on the next Plan. Cynthia asks what the hours of operation will be, such as 6:00 a.m. to 10:00 p.m. Mr. Stone states they haven't talked about that yet. Cynthia states that shutdown in Town is 11:00 p.m.

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

- Consider Draft Resolution of Approval Regarding Extension

Cynthia states the Plans are finished except the Mylar's have not been signed and submitted yet for signature. Cynthia reads the Draft Resolution for the Board to consider tonight 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 November 19, 2014 to January 19, 2015 for the Crosby Road Tower, per written request from Cara Bonomolo of Snyder & Snyder, LLP".

Chairwoman motions that the Board adopt the above-read Draft Resolution for the Sprint Nextel Corp. Project at 73 Crosby Road. Charlotte Harris seconds. All in favor. No opposed.

3. Next Meetings:

- Regular Meeting – December 3, 2014 – consider alternate date
- Work Session – December 17, 2014

Cynthia states that a Report was circulated today from Ron Graiff, our Radio Frequency Consultant for the Homeland Towers/Verizon Wireless/AT&T Project. Mr. Graiff has advised us that he cannot attend our December 3rd Meeting. Cynthia asks the Board to take a look at the Report so they may determine whether they think it is necessary for Mr. Graiff to attend a Meeting, and if they would like him to attend a Meeting, which date should be considered. Gary states that Mr. Graiff seemed to agree with what Verizon and AT&T had presented in their Reports. Cynthia states he agreed with Verizon and thought that AT&T needed a little more work. Cynthia states if the Meeting is held on December 3rd without Mr. Graiff, the Board may need to ask the Applicant to come back for the Work Session on December 17th. Charlotte suggests changing the Meeting date to December 10th so the Board will only have one Meeting in December. Cynthia states that Will and Frank still have to provide the Board with their Reports. Cynthia states the Application may be at the point where a Public Hearing may be scheduled. Will asks whether the Report from Mr. Graiff covered alternatives. Cynthia states she isn't sure as she looked at it quickly. There is a discussion about possibly changing the Meeting date to December 10th. Cynthia asks if everyone is available and states she is. Christopher states he is not available. Cynthia states that Roland would not be available either. Both Gary and Bernard are available. Charlotte states she would be available December 10th, but is not available December 3rd. Cynthia states that Dawn will check with the Applicant's Attorney on the availability of the Project Team. Cynthia asks the Board to keep both dates open for now and states this discussion will be continued via e-mail.

4. Resolution:

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