



and they want to be able to continue doing that, but they need to find a way retain their membership base.

Mr. Lopez states he is a Landscape Architect and a Town Planner with Tim Miller Associates. Mr. Lopez states his firm started talking with Mr. Zorn and his partners last summer. Mr. Lopez states the idea was jelling, but they didn't have an idea of exactly what it would entail, or where the proposed pool and pool house would be located. Mr. Lopez states he would like the Board to get a sense of the various sites they looked at initially. Mr. Lopez refers to the Plan and shows where the Club entrance is, and where the road splits one way around the existing parking lot. Mr. Lopez states they initially looked at a wooded area which would have put the pool and pool house complex closer to Bloomer Road. Mr. Lopez states this area is lower in elevation and would have resulted in taking down an acre plus of existing woods. Mr. Lopez states they were not comfortable with the closeness to the road. Mr. Lopez states they could have screened it with fencing, but thought they should look at other areas. Mr. Lopez states they looked at a very nice area near the upper level of the short game area which overlooks the horse barns. Mr. Lopez states the area is clear and open. Mr. Lopez states it is a nice location, but they also ran into the same situation that to keep the amenity going, they would have to extend it into the existing woods which would result in tree removal. Mr. Lopez states they felt that would not be something strongly endorsed by the Board. Mr. Lopez states they didn't see wetlands in that area, but whenever they can avoid getting into wooded areas, when there are alternatives, they prefer to look at those other options. Mr. Lopez shows the existing Club House on the Plan and the 10<sup>th</sup> tee and green. Mr. Lopez shows the location of the existing cart path on the Plan where it goes west to east to access the green. Mr. Lopez states the cart path runs through the area which essentially bisects the proposed pool and pool house area. Mr. Lopez refers to the 10<sup>th</sup> tee on the Plan and states it sits right underneath the northerly part of the pool house and pool deck area. Mr. Lopez refers to the Plan and talks about allowing the parking area as it exists with the addition of handicapped spaces at the upper level of the grade to service a facility where families who come to golf and/or enjoy the pool house facility may use the same access routes. Mr. Lopez states if parents come in with children, one parent may be dropped off at the pool with the children, while the other parent may play golf. Mr. Lopez states everyone would come through the same area and then split off to the various activities. Mr. Lopez states their Architect, Mr. Demasi, will talk about some of the interior arrangements of the building and how it will service the pool area and the golfers. Mr. Lopez states the golf cart path is proposed to be relocated so as to come down along the parking lot between the pool house, pool, and relocated tee. Mr. Lopez states this is essentially the Plan they are looking at and Mr. Demasi will talk a little bit about the architecture, and Mr. Peragine will talk about the details in regards to the engineering because there are a lot of utilities in the area they have to look at in terms of relocation. Mr. Lopez states the area is compact and currently disturbed, so they will not need to take down any wooded areas. Mr. Lopez states there are a few trees that would have to come down, but nothing significant. Mr. Lopez states that the architecture Mr. Demasi is proposing will blend nicely with the existing architecture of the Club House. Cynthia refers to the trees and states she took a quick drive up to the Site. Cynthia asks Mr. Lopez if he is talking about the area that looks as if it has been artificially raised and flat. Mr. Lopez states yes. Cynthia states when in the parking lot, it looks flat, and will then drop off. Cynthia states at the drop off point there are three Evergreen trees in a row and asks whether they will stay. Mr. Lopez states those will likely not stay. Cynthia states at the other end of that edge there are a couple of big trees and asks whether they are staying or going. Mr. Lopez states the trees that are down along the parking lot are staying. Mr. Lopez states he would need to look at the trees in the area being questioned in order to provide an assessment of their condition. Mr. Lopez states he believes some of the trees are in shaky condition. Mr. Zorn talks about trees near the utility pole. Mr. Demasi distributes a superimposed photograph of what the pool and pool house would look like. Mr. Demasi states the photograph was taken near the road. Mr. Demasi states this was taken during the winter time when the leaves are down. Mr. Demasi states the trees discussed earlier are located against the back side of the proposed pool house. Cynthia confirms there are current pictures in with the submittal packet. Cynthia refers to the three Evergreens in a row, as well as the other trees and states it looks like they will all come down. Mr. Demasi provides another drawing looking at the pool and the pool house. Cynthia states there is a

tower being proposed nearby. Cynthia refers to a large tree and confirms it will stay. Cynthia confirms with Mr. Demasi where the cart path will be, and that the tree on the right will stay. There is a discussion about which trees will stay and which trees will go. Cynthia states when the Site Plan is prepared, the trees to be removed will need to be shown.

Mr. Demasi states all the finishes and exterior look of the proposed building will match the current look of the Club House in terms of the siding and asphalt shingles. Mr. Demasi states they still need to work out the details in regards to the lighting and fixtures. Mr. Demasi states they will try to match everything as closely as possible. Mr. Demasi refers to the Plan and shows where the pool would be. Mr. Demasi states there will be an entrance way into the pool house where women's and men's locker rooms will be located. Mr. Demasi states they will be incorporating a little gym area for working out, an activities room, and a kitchenette with some outdoor and covered seating. Will refers to the Plan and asks how the wings will be accessed from the inside. Mr. Demasi refers to the Plan and shows how people will enter into the locker room areas. Mr. Demasi confirms there will be an inside corridor. Mr. Demasi shows the location of the activities room, locker room, gym, and kitchen area on the Plan. Mr. Demasi states the kitchen area will basically be used for snacks, hamburgers, and hotdogs. Mr. Demasi shows the covered area on the Plan. Christopher asks whether the covered area is going to largely replace the tented area that the Club currently has during the winter, or would they both be used together. Christopher asks whether the tented area is seasonal. Mr. Zorn states that the awning in the back is permanent and up all year round. Cynthia states that is separate and up by the main building. Christopher confirms there will be two outdoor areas. Charlotte states one will probably be shut down during the winter. Mr. Zorn states they see the pool being open from Memorial Day to Labor Day, and the snack bar and fitness area being open from mid-April to the mid-November in order to coincide with the golf season. Mr. Zorn states the snack bar will also service the golfers as they make the turn onto the 10<sup>th</sup> hole and would be open from mid-April to mid-November. Cynthia asks Mr. Demasi to explain the multiple building levels. Mr. Demasi refers to the second floor and states they are playing around with the idea of possibly having guest rooms for people who would like to stay overnight. Mr. Demasi states they are proposing three guest rooms, having a bathroom, without a kitchen. Mr. Demasi states the guest rooms would be on the second level, and the rest will be used for storage because the club house will need storage for lawn chairs. Christopher refers to the guest rooms and confirms they will be for members only and their guests. Christopher refers to Wacabuc and states they have something similar. Charlotte states a lot of clubs do that. Mr. Demasi states they are trying to keep the scale of the whole project low and are proposing to come up approximately 10 feet, without the roofline. Mr. Demasi states it will look like a one story building with dormers. Mr. Demasi states they do not want it to look like a two story building. Cynthia asks whether there will be a basement level where all of the utilities will be. Mr. Demasi states yes, the basement level will also house a lot of the pool equipment. Cynthia refers to the bottom drawing Mr. Demasi has and asks where the parking lot will be. Mr. Demasi shows the proposed location of the parking lot. Cynthia asks whether the service men will be able to go directly into the lower level. Mr. Demasi states yes. Cynthia refers to the platform and confirms the lay of the land and grade will be used. Mr. Demasi states it drops down. Mr. Demasi refers to the side elevation on the Plan and shows how to get into the basement area. Will refers to the Plan and asks if the door will be a side entrance. Mr. Demasi states yes. Will confirms that is where the handicapped (ADA) entrance will be. Cynthia asks to go back to the Site Plan so she can be oriented with the existing grades. Mr. Demasi refers to the level plateau where the tee currently is and states when going towards Bloomer Road that is where it drops down. Cynthia confirms the (L) is in the dropdown area. Mr. Demasi states that is also where the service entrance to the basement would be. Cynthia asks if there is a basement under the entire area or just the lower level. Mr. Demasi states he is still working on it and would like to save money by having crawl spaces. Mr. Demasi states right now, for the sake of the drawings, it is shown as a full basement, but he will be changing that.

Christopher refers to the pool and asks when it will be opened and closed. Mr. Zorn states he believes the pool

will open around Memorial Day through Labor Day, such as Lakeside. Mr. Zorn states they anticipate opening at 11:00 a.m. and closing at 5:00 p.m. Cynthia asks whether the pool will be strictly recreational. Mr. Zorn states yes. Cynthia asks if the pool is sized in order to house competitions or events. Mr. Zorn states no, it is strictly recreational. Cynthia asks whether Lakeside holds swim team meets. Charlotte states yes they do. Mr. Zorn states they are really trying to drive home the family aspect. Christopher asks whether there is a maximum membership level and whether it has ever been reached. Mr. Zorn states when he started working at the Club in 2004 there were 370 members and that is the level they would like to be at. Mr. Zorn states in reality they will never get to that amount again because golf just isn't what it used to be. Charlotte states that is interesting. Cynthia asks when the Club had 370 members were they all golfers. Mr. Zorn states yes. Charlotte asks whether there will be a membership for the pool only. Mr. Zorn states yes, they have a social membership now and those individuals would be allowed to use the pool.

Cynthia refers to parking and asks whether there is the anticipation that additional spaces will be needed or if the existing parking will be shared. Mr. Peragine states they are going to share some of the parking, and will add additional parking. Mr. Peragine states approximately 30 spaces will be added to compensate for the additional pool usage. Cynthia asks Mr. Peragine what he calculated for the required parking for the pool area. Mr. Peragine states they calculated 40 spaces and took the 25% reduction allowable in the Code to get to 30. Cynthia confirms that there was a calculation, and a reduction will be requested in order to utilize existing spaces. Christopher refers to the grade and asks whether the area will require fill. Mr. Peragine states they will be terracing the parking. Mr. Peragine shows on the Plan where there will be angular parking in order to keep the driving isle as narrow as possible. Mr. Peragine states they will have about an approximate 15 foot landscaped area, as well as another lower level of parking down below which will also be angular instead of perpendicular in order to increase the isle widths by four to six feet. Mr. Peragine states they are contemplating the use of some type of permeable paver with a stone layer underneath to account for the infiltration so the runoff doesn't go down the street. Charlotte confirms this area is for overflow. Mr. Peragine states it will be additional parking for peak days. Cynthia states with the request for the reduction, she believes the location of the reserved area has to be shown. Cynthia asks Will if she is correct. Will states there might be multiple options and he will take a look in the Code to confirm. Mr. Peragine states he doesn't remember whether the Code requires them to show the reserved area, but he will research it again. Cynthia states in some instances it is necessary to show where the reserved parking will be. Cynthia asks whether there will be a driveway and asks how people will get to the second back row. Mr. Peragine shows on the Plan where they will have a separate driveway for entering and exiting because the parking in one area has to be at a lower grade in order to not have extensive fill. Mr. Peragine states they are balancing the cut and fill between two parking lots. Mr. Peragine states they will probably construct a small wall as well. Cynthia refers to the tree/wooded area previously discussed and asks whether the parking will impact it. Mr. Peragine states no, that is on the other side of the driveway.

Cynthia asks where all of the stormwater will be handled and whether it will go into something existing, or whether something new will have to be created. Mr. Peragine refers to the permeable pavers with a stone layer beneath so that the infiltration will occur below. Cynthia asks whether any additional stormwater will be needed. Mr. Peragine states if they do anything additional on the lower elevation edge of the parking area, they will install an infiltration trench. Cynthia asks whether the driveway would be paved. Mr. Peragine states yes. Will refers to the building and states it will also generate impervious surface. Mr. Peragine states yes, he knows, and hasn't gotten that far yet. Mr. Peragine refers to the building and the impervious surface areas and shows on the Plan where they are contemplating the installation of an infiltration trench or drywells that would collect the runoff from the pool house and the pool deck. Mr. Peragine states they are trying to do as much infiltration as possible. Mr. Peragine refers to the cart paths and walks and states they will be using a porous pavement to promote infiltration. Cynthia confirms that is not what the Club has now, that is what is being proposed. Mr. Peragine states this is one of the green infrastructure practices the State gives credit for, and

they are proposing the use of porous pavement or permeable pavers. Christopher refers to winter, when the pool is closed down, and asks whether it goes from being an impervious surface to a pervious surface. Will states it is impervious all the time. Charlotte states the cement it is in is impervious. Christopher confirms the pool is considered impervious and it doesn't run off. Cynthia asks how the pool backwash will be handled. Charlotte asks whether it will go into the septic. Mr. Peragine states no, it cannot go into the septic, because it is not permissible under the County Sanitary Codes. Mr. Lopez states the County does permit backwash water be discharged through a swale, or it can go to a separate dry well; it is up to the pool designer. Mr. Lopez states the backwash has to be handled either one of those two ways. Mr. Lopez states it depends on the volume of the backwash, but again, it cannot go to the sanitary. Cynthia asks whether the water will be kept in the pool and just be lowered when it isn't in use, or whether it will be completely drained. Mr. Zorn states the water will be lowered as that is the best common practice these days. Cynthia states she assumes it will be a gunite pool. Mr. Zorn states yes.

Mr. Peragine states with regard to some of the other utility issues they have, there is an existing irrigation main that runs parallel to the existing cart path which we will have to relocate. Mr. Peragine states the septic system pipelines from the current Club House building go through this area and they will need to be rerouted to another septic field and over to another septic field. Mr. Peragine refers to the septic systems and states they are close to their capacity and design. Mr. Peragine shows on the Plan where they will be installing a new system, and where the reserve area will be. Mr. Peragine they do not have to cut down trees unless it is needed. The trees and vegetation will remain until such a time when they may have to come down. Mr. Peragine refers to the area where the new septic system will be and states it is a grass area. Will asks whether it would make more sense to route it differently. Mr. Peragine states maybe, he has to look at the size and capacity flows.

Cynthia refers to the pool and the pool house and asks how many members may use the pool at any given time, how many members are anticipated, and how will it be controlled. Mr. Zorn states 75 bathers will be able to be in the pool at any given time. Mr. Zorn refers to the deck and states there isn't a County regulation, and he is not sure whether there is a Town regulation. Mr. Zorn states he will check with Bruce about this. Cynthia refers to the snack seating area and asks how many tables and chairs are being proposed. Mr. Lopez states they will have seating for approximately 25. Mr. Peragine states there is an existing overhead power line that provides service to the Club which runs right through the new pool house. Mr. Peragine states they are contemplating to have two poles in another area to reroute the service around the pool house. Mr. Peragine states this is contingent upon obtaining acceptance and approval from New York State Electric and Gas (NYSEG). Will asks whether a pole could go in underground down below. Mr. Peragine states that is a possibility, but it will be much more expensive. Mr. Peragine states that would be up to NYSEG in terms of what they are willing to do. Will states that is something to think about, because the Planning Board may not be in favor of having the overhead lines in front of the new building. Mr. Peragine states the poles belong to NYSEG, not the Club. Mr. Peragine states they will work with NYSEG towards a solution.

Cynthia asks whether the existing driveway is a one way system. Mr. Peragine states yes, and shows on the Plan where it is two-way in one area, and one-way in other areas. Cynthia states when she pulled in today, it appears size-wise that it is one-way. Cynthia states she was tempted to go straight but she couldn't because a truck was coming down. Cynthia states there is not much signage there. Mr. Zorn states there is a directional sign that points to the club house and pro shop. Cynthia states she is not a fan of signs, but suggests possibly having an arrow painted in the road might be helpful. Mr. Peragine states a painted arrow is a relatively simple solution. Will states having a sign in the corner would look better than having a painted arrow. Cynthia states the directional signs are very nice, and maybe a larger arrow at the bottom would be helpful. Mr. Peragine states these are all easy solutions. Cynthia states that the Club may attract mothers and nannies who don't usually go there and they might try to drive straight up.

Mr. Peragine shows on the Plan where the handicapped parking is being proposed to serve the pool house. Mr. Peragine states they will need two additional handicapped spaces, and there are three spaces by the main Club House building. Mr. Peragine states with the addition of the 30 spaces, they will have to provide 2 additional handicapped spaces. Mr. Peragine talks about the grades and the slopes in terms of parking space location. Cynthia asks whether the handicapped spaces are calculated by the building requirements or by the parking space requirements. Mr. Peragine states there is a table that is published in the State Building Code which lists how many spaces there has to be. Cynthia asks whether all of the spaces could be at one building, and not the other. Will states no, they need to be spread out and as reasonably close to the entrance as possible. Will asks whether New York has the 2% grade requirement. Mr. Peragine states there is nothing in the building code that says that, but the new building code comes out in three weeks. Mr. Peragine states even with the 5% access, this is a very steep Site. Mr. Peragine talks about the access isle.

Cynthia asks whether any of the Board Members have issues with the general concept. Gary states no. Charlotte states it looks nice. Will asks for an explanation of the cart path once more. Mr. Peragine shows on the Plan where the cart path runs and states in order to provide access to the 10<sup>th</sup> tee and the café area, they are relocating the cart path parallel to the parking area and doing a 90 degree turn. Mr. Peragine states between the pool house and the 10<sup>th</sup> tee there will be a parking area for the carts so people will have access to the café. Will asks whether the path will double as a sidewalk for the building. Mr. Peragine states yes. Mr. Peragine states they are going to try and make the sidewalk as wide as possible and talks about having a six foot minimum. Mr. Lopez states there is no sidewalk around the parking lot on that side now. Mr. Lopez states when possibly involving families with strollers, they felt it was better to get them out of the parking lot and onto a sidewalk. Cynthia asks whether there is a problem with the sidewalk being shared with the golf carts. Mr. Peragine states that is why they would like to make that portion of the sidewalk have a six foot minimum. Will states it is a tight area and corner and that was his initial concern. Will asks whether there are any lawn areas being incorporated into the Plan, and states that people tend to like lawn areas in addition to hard surfaces. Mr. Lopez states they haven't incorporated any lawn areas. Will states all of the clubs he is aware of have lawn areas, especially if there are families. Will states it may be something to think about. Mr. Lopez states they are proposing to have a play area. Will states he is talking about a place for people to put their towels down. Christopher refers to the Lewisboro public pool and states there is an extensive lawn area. Cynthia states the point is to pull some of the fencing out in order to grab some of the lawn area. Will talks about encroaching into the fairway. Mr. Peragine refers to the 10<sup>th</sup> tee placement and talks about the line of sight. Cynthia refers to the play area and asks what is right next to it. Mr. Lopez states based on the grading concept that they are looking at now, there is a retaining wall along the edge. Mr. Peragine states there is good drop in grade. Mr. Lopez states the existing grade is up around 628 and their concept is that the pool deck and pool house first floor will be at approximately 621. Mr. Peragine states if you look at the grade along the sidewalk, it is at approximately 11%. Mr. Peragine states once you take the pool deck and put it into that kind of a grade there will be cuts and fills on either side. Mr. Peragine states they will take a look at it and talks about restrictions.

Cynthia asks for a description of the fencing around the pool. Mr. Lopez states there will be plantings and deciduous trees around the pool. Mr. Lopez states they are looking to have plantings all around the pool house and deck area. Mr. Lopez states as Mr. Peragine begins to work out the grading on the side of the tee area, they will look at some additional plantings. Mr. Lopez states they haven't focused in on what the fence material will be. Mr. Lopez states the area does need to be closed and have restricted access. Mr. Lopez states that access to the pool area will be through the pool house so it will be highly restricted. Cynthia asks whether the fence will be open so people may see in and out, or solid. Mr. Lopez states it really becomes about aesthetics and he will look to Mr. Demasi for some direction about this. Mr. Lopez states the simple answer would be to utilize a black vinyl coated fence, but he isn't sure if that is what they really want to do in this instance. Mr. Lopez states he is sure there are other solutions that might be more aesthetically pleasing and it

is really more of an architectural call at this point. Mr. Demasi states he was thinking more in terms of an aluminum black fence with a gate. There is a discussion about utilizing rod iron. Mr. Demasi states there is a sample on the rendering. Cynthia states she personally likes that idea. Christopher confirms there will also be landscaping around it. Mr. Lopez states the fencing will probably not be seen around the pool deck from the street. Mr. Lopez states the view from the inside will be more of an estate quality look.

Cynthia asks whether there are questions regarding procedures.

Mr. Lopez states that one of the questions that came up when they were talking with the Building Inspector had to do with the environmental review. Mr. Lopez states they assume that they will start with the Long Form Full EAF. Mr. Lopez asks whether it is really needed. Will states a lot of the information will be unrelated. Mr. Lopez asks whether they should start out with the Short Form. Will suggests filling out a Long Form and states it will not be that hard. Mr. Lopez states it isn't a problem, they have filled out a lot of them. Mr. Lopez states there will be a few specialized studies that the Board would like to see in terms of stormwater, water supply, septic/sewer, and visuals. Mr. Lopez states those are the four issues the Board would be interested in and asks them if they can think of any others. Mr. Peragine states there is an existing well near the club house which has been tested out at about 13 gallons per minute which is more than adequate supply for the pool house. Cynthia asks if that will also supply the existing facility. Mr. Peragine states that well is not tied into the existing facility right now. Mr. Peragine states that right now the existing facility is on two wells. Mr. Peragine states that one of the wells isn't currently being used. Mr. Peragine states it has been tested for both quantity and quality. Will asks whether all of the wells are tied together. Mr. Peragine states no, it is an independent line and it is not tied to anything right now. Will asks if one well is connected to one building whether that will satisfy the Health Department. Mr. Peragine states yes, this is not treated as a community water supply. Cynthia refers to the separate well that goes to the main building and asks whether that is treated now or not. Mr. Peragine states no, there is a treatment system inside the basement where it goes through filtration. Mr. Lopez states the water is all treated, but as Mr. Peragine stated, the water supply would not be regulated as a public water supply, and it would be regulated as a private water supply. Mr. Peragine states that all of the water will be treated. Cynthia states this is a public water supply but it is broken down into different categories. Cynthia states the Club is under the public regulations of the New York State Department of Health. Mr. Peragine states they still have to meet the rules and regulations as far as having adequate quantity and quality control. Mr. Peragine states the one well will have whatever treatment system the Health Department asks them to do, probably filtration. Cynthia asks if this will be done separately. Mr. Peragine states yes, it will be done separate in the basement of the building. Cynthia confirms the well will be kept separately. Mr. Peragine states the well will be brought into the basement of the existing building where it will have its own pressure and filtration to whatever level the County is going to require. Mr. Peragine states that right now the existing system has pressure tanks, a filter, and UB treatment.

Will states depending on when the work begins there will be construction phasing, especially if work is being done during operational periods, and places will be needed for staging. Will suggests a Plan be submitted. Mr. Peragine states they are anticipating using the area that will eventually be a parking lot for staging, since the lot will not be constructed until the end of the Project. Will states his point is that the staging area should be built into the Plan. Will refers to the parking area and states it will have more visual issues than the building because people are used to seeing the green space. Mr. Zorn asks Will whether he is suggesting additional plantings. Will talks about how the edge is treated and states the area is going to look different than it does today. Mr. Peragine talks about landscaping and treatments in the area. Will states there had been discussion about a low wall. Mr. Peragine states they had talked about a low four or five foot wall. Mr. Peragine talks about the steep grade and states they tried to grade it out in order to put a landscaped area in between but unfortunately due to the elevations, it cannot be done. Cynthia refers to parking in terms of big events and asks where the overflow on the grass happens now. Mr. Zorn states people park on the grass area

by the flagpole when there are big events. Cynthia confirms that now there will be an extra 30 spaces. Cynthia asks whether the big events occur during the day. Mr. Zorn states no, only at night. Cynthia asks what happens when there is a big tournament. Mr. Zorn states a big tournament would be for members. Mr. Zorn states during golf season, from April to November, we do not hold day time weddings or bar mitzvahs of significant size. Mr. Zorn states they only do large day time affairs when the Club is closed to the members in December, January and February. Cynthia confirms there will be established spaces where the overflow parking used to be. Mr. Zorn states with 245 members, not all of them are playing golf at the same time. Cynthia states with the septic on the other side, cars could not go in that direction. Cynthia confirms the way the Plan currently is that no variances will be required. Cynthia refers to a small corner in terms of parking and suggests it be looked at and fixed on the Plan. Cynthia states that parking cannot go in the yard. Will states when he does his review he will probably raise comments about separation. Will refers to the parallel and perpendicular parking spaces as well as a one-way design. Will states it is not the best design. Will states there is no island separating the parking spaces. Mr. Peragine refers to the Plan and states the final design has not been done yet. Mr. Peragine states they are proposing to have angular parking, as well as a landscaped island, and another set of angular parking at a lower elevation. Will states that may alleviate some of his concerns. Mr. Peragine talks about having a wide 12 to 15 foot island in between both levels. Mr. Lopez states there will be two bands of screening as well as a separation and refers to the lower edge towards Bloomer Road having another layer of screening. Mr. Lopez states there will be more screening than what currently exists in the parking area. Will states to him the visual has to do with the view of the parking lot as well as the loss of the green space. Mr. Lopez states there is approximately three acres of mowed lawn. Mr. Peragine states the total area of disturbance will be approximately 1.2 acres, just over the 1 acre threshold for a Stormwater Pollution Prevention Plan (SWPPP), but under the 2 acre threshold for DEP involvement. Cynthia confirms that the Applicant will keep the Project under 2 acres of disturbance. Mr. Peragine states this will keep them away from needing a DEP Stormwater Permit, but still need to go to the DEP for the septic system.

Cynthia asks whether there are any further questions procedurally or otherwise.

Mr. Zorn asks where they go from here.

Cynthia states a full Application for an Amended Site Plan has to be filed, with an EAF, and stormwater documentation. Cynthia states the Application will be sent over to the Planning Consultant and Town Engineer to review for completeness. Mr. Peragine asks who the Engineer is. Cynthia states Frank Annunziata of Hahn Engineering. Will states he assumes there shouldn't be a concern about traffic. Cynthia states she doesn't think so, especially since the Site used to handle a lot more members. Will states he just wanted to make sure. Cynthia states she suspects that the people coming to use the pool will not be arriving as early as the golfers. Mr. Zorn states that most of his colleagues open up their pools at 11:00 a.m. or 12:00 noon. Will asks whether the Club will give swimming lessons. Mr. Zorn states yes. Will states the lessons may start early before the crowds come.

## **REGULAR MEETING:**

### **2. Appointments:**

- Planning Board Secretary – Dawn Onufrik
- Deputy Chair – Charlotte Harris
- Planning and Wetland Consultants – Matthew D. Rudikoff Associates, Inc.
- Engineering Consultant – Hahn Engineering, P.C.

**Chairwoman motions that the Planning Board Re-Appoint Dawn Onufrik as Planning Board Secretary for the year 2015. Christopher Brockmeyer seconds. All in favor. No opposed**

**Chairwoman motions that the Planning Board Re-Appoint Charlotte Harris as Deputy Chairwoman for the year 2015. Bernard Sweeney seconds. All in favor. No opposed.**

**Chairwoman motions that the Planning Board Re-Appoint Matthew D. Rudikoff Associates, Inc. as Planning and Wetland Consultants for the year 2015. Charlotte Harris seconds. All in favor. No opposed.**

**Chairwoman motions that the Planning Board Re-Appoint Hahn Engineering as Engineering Consultant for the year 2015. Gary Jacobi seconds. All in favor. No opposed.**

### **3. Next Meetings:**

- Regular Meeting – February 4, 2015
- Work Session – February 18, 2015

Cynthia states she has been working on the Work Session items and maybe in February we will have something on an Agenda. Cynthia states we had the Conservation Advisory Council (CAC) request for an adjustment in the Noise Section of the Code which hasn't been done yet and the Building Department and the CAC are anxious for us to address that. Cynthia states she discovered last year that in the multi-family in the GB District the Bulk Requirements seem to be lacking and are not clear. Cynthia states she brought this to Will's attention. Cynthia states there are big parcels in the GB District, and she had assumed there was a per lot count, but couldn't find it in the requirements. Cynthia states the most we ever have is eight units to the acre and that refers to senior all affordable. Cynthia states in zoning we have four and six units to the acre. Cynthia states there is a Section in the non-conformity, 250-80(b) that became an issue in front of the Zoning Board of Appeals (ZBA) and Roland reviewed it and he thought it might conflict with State Law, so he is researching that further. Cynthia states she is going through the Zoning Ordinance reading all of the odd Sections that we never use that much to make sure they are still up to Code with everything else, including State Law. Cynthia states she has communicated with Bruce to see if there is anything else he thinks may be an issue, and may need fixing. Cynthia states that Will is going to be looking at a few Sections. Cynthia states she will have an outline of items to address at the February Work Session. Cynthia states hopefully the Board will have time to look through the Zoning Code. Charlotte asks Cynthia what piece she is looking at. Cynthia states the CAC's concern is under Noise in the Standards. Cynthia states she is going through the whole Ordinance and writing down specific Sections in order to prepare a list of questions for Will. Cynthia states if there is a discrepancy, we will need to speak with Bruce. Cynthia states she has a few more Sections to do. Cynthia states when she circulates the list, she will circulate the CAC Memo once again. Cynthia states if she has time she will also look at the Site Plan Rules and Regulations which are in the Appendix of the Code. Cynthia states the Board has authority to write Rules and Regulations for the Landscaping and Lighting Standards. Cynthia asks the Board to let her know if they have any questions for her to add to the list so we may give Will a heads up.

### **4. Resolution:**

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