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**Town of Shandaken Planning Board
 Minutes for Regular Monthly Meeting
 May 11, 2022**

The regular monthly meeting was called to order with the pledge of allegiance at 7:14 pm.

Roll called by acting Secretary to the Planning Board Olivia Amantia, and attendance was recorded as follows:

Cliff Rabuffo, Chair	Present
Art Christie	Present
Joanne Kalb	Present
John Horn	Present
Allen Shiner	Present
Sam Spata	Present
Vivian Welton	Present

Roll Call Summary: 7 Present, 0 Absent

Others Present: Zoning Enforcement Officer Grace Grant/ Floodplain Manager Rob Stanley

Minutes: The Planning Board Meeting began first with a Public Hearing for Ed Ullman for Phoenicia Wellness, for Site Plan Review/Change of use, in order to convert an existing restaurant to a Pharmacy. The Public Hearing began at 6:52, where Ed Ullman thanked the Board for fast tracking the Public Hearing. Chair Rabuffo asks Mr.Ullman to share a little more about the project, and progress. Mr Ullman replies that this project is a perfect example of not being an "I" project, but a "we" project. Mr. Ullman states, in order for small communities in America to be able to maintain a permeance and sustainability of healthcare systems, they need to work harder and smarter. Mr. Ullman states because things are all centralizing to urban areas as we know, and public transportation is not the best in our communities. He also states after we have lost our primary care services in Boiceville, we are very excited, that we are going to have primary care services, with Brian Callahan coming back to town. Mr. Ullman thanks our Town Clerk Joyce Grant for stepping up and helping the Town Of Shandaken, and he states the entire township, not just the hamlet, and

to help us with communication. He also states a podcast was done for the project and was very well received, he states they also had a zoom meeting with a documentary team from California, that will be coming in to try to demonstrate not only what they are doing in Tannersville, but how the replication can be done in Phoenicia as well, at one third of the cost. Mr. Ullman states, that's the overall goal, he states this will be the first non profit community Pharmacy in America. He states we are determined to demonstrate how we can operate with a total collectiveness of the community and how we can take the model to make a difference. He also states whether its mentor programs for college students and high school students. He also states they will be having a very aggressive at home public health commitment, not just to deliver prescriptions at home, but to also provide services including booster shots, as well as a mental health component within the wellness center. And coordinating with the other facilities in Kingston. He states he is also bringing back Pharmacist Josette Muellerleile who worked for Marty Millman at the Phoenicia Pharmacy, and she will be the Supervising Pharmacist. He states he will also be going to be hiring five individuals, hopefully local, so we are watching something together that he is very proud of, and will have national recognition. He states the goal is to be profitable but if not as a nonprofit, we will have reserve funds and be able to subsidize them. He states they hope to start work with the construction, and the building department, to obtain the building permits, and everything else is coming together, the hope is to have the Pharmacy up and running by the end of Summer, that is the goal. And that includes the external changes as well that. He states at the last meeting he showed the new outside sign, that Mr. Moyer did, and he is very happy with it. He states we are basically trying to keep that level of quality, and have everybody be proud. Chair Rabuffo, asks the Planning Board secretary Olivia, to go ahead and read the abutter letter, that was sent out regarding Phoenicia Wellness. Olivia read the letter which was sent out, and realized upon reading it, an error was made in the letter regarding the date. Unfortunately, it was dated wrong, she apologized to the board and the audience, to anyone who wanted to be at the meeting, and was unable to be there due to the mistake on the date. Olivia stated she would go to the office the next morning, and immediately sent out new letters to everyone on the abutters list with the correct date, and if anyone had any questions or concerns about Phoenicia Wellness, to contact or email the town offices. Chair Rabuffo asked if there had been any communications regarding Phoenicia Wellness, there had not been, Board Member Welton pointed out, the Town of Shandaken website, stated the correct time for the Wellness RX public hearing this evening. Board Member Christie states he thinks it's a great idea to be a non-profit pharmacy, and would like Mr. Ullman to expand further on what that means. Mr. Ullman states he's done about 30 startup corporations and they've all been for profit enterprises. He states that one hundred percent of independent pharmacies and chain drug stores in the United States, are for are for profit enterprises. He states that anyone in health care, that it's been one heck of the time for them. He states the pressure has shifted on the consolidation of these services, that's why you see independent practices, all being bought up, by regional health systems. He states in Greene County where he is, there is not one independent doctor left. And there's only really one major group, Medical Associates, in Kingston. This push has been more and more, counteracting it, 83 percent of American Hospitals are nonprofits. Most of

the health systems that are either in partnership with hospitals or separate, are nonprofits, the non-profit effort towards healthcare has been accelerating, pharmacy is just one area that has not. He states when he looked at the economics of trying to take a for profit pharmacy in a small community, like Phoenicia, the scale is very difficult, because of the disadvantages of having a for profit. The advantages of having a nonprofit is that you can purchase at better prices from a wholesaler, you're able to ask the community to help support the future of the wellness center pharmacy, and so that can be looked upon the same way of our library. He states that when the Phoenicia Library burnt down, people came together and rebuilt it and it's a beautiful library, because they put value into it. He states his motto is the wellness center pharmacy in the small town should be looked upon in the same way as the library. He also states there will be certain services, such as home services that are not profitable, mental health services aren't very profitable, but we need those services. He states we will be eligible for grants, as well as individual donations, which will be tax deductible. He thinks it will be very exciting to show how this model can be replicated by other pharmacies all across America, that have had the same squeeze, that he has had over time, being approached by chain drugstores, asking what would his price be to shut him down. He states they're a ruthless group, but since he's been a pharmacist for many years, he has no problem telling them thank you very much, now go away. He states younger pharmacists are not going to be able to handle that pressure, they'll be forced to sell, and then we go dark. He states something similar happened in Tannersville, before his pharmacy opened, the pharmacy was there for 50 years, and CVS pushed them out, for 10 years before another opened. He states we need to look at the reality of what's happening in health care today, and he believes it has to move more towards nonprofit medicine, and that's what there doing. Board Member Welton states she knows we lost our lab in Boiceville when the clinic closed, will he be offering those type of services. Mr. Ullman replies no, a commercial laboratory is a highly regulatory part, most of them are not independent but they're part of a commercial lab. He states in the past he has had lab services around his pharmacy, but it was a satellite of an existing service. He states they do not have the space at 54 Main Street, he states they will have a clinical room, but the laboratory services would be difficult. He states since Boiceville shut down, where he went as well, he doesn't know if they would do satellite services, unless they were directly associated close with a medical group practice, or with doctors. Board Member Welton asks about Brian Callahan doing blood work, Mr. Ullman states there should be those services, since it's pretty inconvenient, to drive 30 miles for lab work, eventually they may be able to do that, space is an issue, but right now they will not be doing blood work. He states another thing they are working on is a center for human development, that they're working on that would be a centralized type of building, where they may be able to expand on other services such as laboratory services. B Mr. Ullman states he was once the ulster county mental health director, and says the need now has never been so great, and the number of mental health professionals have never been so low, and we've got to do better then this. He states his goal as we develop larger services is to be able to attract good doctors, since so many mental health professionals got burnt out, and retired early, but still want to be a part of the health care system and helping others. He states his plans for the center human development would be a regional thing, not

just a local thing. The Board discussed the date being incorrect on the abutters sent out for Mr. Ullman's plan for Wellness RX, and how to move forward. The Board discussed reaching out to the five individuals that the letters were sent out to, to make sure if they had any comments or concerns, they could express that. Assessor Grace Grant states that Olivia will immediately re send out the letters, certified mail, giving those individuals an opportunity to reach out to the board. Chair Rabuffo, asks what does that mean for our approval, Grace states she believes you could make any amendments in the approval that you wished to do. The board states it will be a conditional approval. Chair Rabuffo makes a motion to close the public hearing, Board Member Christie seconded, all in favor. A roll call was done after, all in favor except for Board Member Kalb, who recused herself.

The regular Planning Board Meeting came to order with the pledge of allegiance at 7:14. Board Member Spata makes a motion to approve the minutes from the previous month's meeting, having no corrections Board Member Christie seconded, all in favor.

First on the agenda is Firelight, Chair Rabuffo states they are here to extend the special use permit, he says it has run out, because it's been a year, Chair Rabuffo asks if there are any questions or comments. Board Member Spata expresses his concerns about Firelight's plans, he states it's a concern he had a year ago, remains the same today, and that concern is noise. He states people come to Shandaken, because of nature, and the natural landscape. He states he's very concerned about hundreds of people with loud music. Matt Moss of Firelight states they have moved away from doing weddings, maybe a few, but for guest safety reasons, which he states is his biggest concern, until they get to know the site and are comfortable with it, they don't see themselves doing weddings. Board Member Welton asks how far along are they with the project. He states they're coming along with the design, civil infrastructure, a topographic survey and infrastructure. He also states they are working with the DEC for their requirements, as well as dealing with the rattle snakes. He states construction will begin this fall, since they were unable to do any this winter, with hopes to open next summer. Board Member Welton asks if they were not allowed to do construction this winter, he replies no because of the rattlesnakes. He states when construction begins, they will have a rattle snake expert who will be on site, and monitor any engagements with the snakes if they should occur. Board Member Spata states he doesn't want to suggest any course of action that would interfere with all of their hard work that has gone into the project. Board Member Spata states, he would feel more comfortable renewing the permit if there was some representation amendment to that with regard to the type of uses, and not uses, that would create a lot of noise. Mr. Moss states plans have not been changed, things are just taking time, and he would like to just continue on with the process. Chair Rabuffo states this is a decision whether or not to extend the permit. Board Member Kalb makes a motion to extend Firelight's permit for another year from the date of expiration, Board Member Christie seconded, all in favor. A roll call was done, all Board Member's voted yes except for Board Member Spata. His reason for saying no, is that in the past year he has gained a greater sensitivity for the creation of noise in the Town of Shandaken.

The next order of business, is Phoenicia Wellness Chair Rabuffo asks if there are any other comments or questions. Board Member Welton states the flood proofing of the first floor needs to be discussed further as to what those entails. Chair Rabuffo states that's a building department question. Board Member Welton states the flood proofing, was one of the recommendations of the Ulster County planning board. Board Member Welton also states they need to look at the lighting, to make sure it's appropriate. Chair Rabuffo reads a document from the county stating; lighting, sustainability, including flood proofing of the first floor, easements, pavement of proposed parking. Chair Rabuffo states they will do a conditional approval based upon not receiving negative feedback, or objections. Board Member Christie makes a motion that we accept the application tonight, unless objections are received, it will go into effect after May 18, going into effect May 19. Board Member Christie made a motion, Board Member Shiner, seconded, all in favor. Roll call vote followed all in favor, other than Board Member Kalb who is recused.

Next order of business is Durga Bernhard, who is here for her special use permit. Durga approaches the board, she has plans to convert half of her garage into a living space for her daughter and her boyfriend. She states she doesn't understand why she's here this evening, and is a little confused as to why she needs an area variance as well as a change of use. Chair Rabuffo states the variance was through the Zoning Board, Chair Rabuffo ask's if she has gone through that process already, she replies she has except for the final public hearing next week. She also states that she submitted letters from all of her neighbors and they have no objections. Ms. Grant states for clarity, Ms. Bernhard is here because the board has to set up the public hearing for next month, on the assumption her area variance will be approved next week following the public hearing. Ms. Grant states in order to expedite the process. Board Member Chrisite states Ms. Bernhard needed to go to the zoning board because the structure was less than 10 ft away from the boundary. Ms. Bernhard also states she wanted to clarify because the verbiage said something about construction, and there is no new construction happening. She states that all she is doing is extending existing plumbing and electricity out to her garage which is a freestanding building those five feet from her house. Chair Rabuffo states that is construction. She states no new structures, but it is in fact construction. Board Member Christie ask's what was the decision for the zoning board, she states just that she has to go through the formality of the public hearing. Chair Rabuffo ask's if she has heard anything from her neighbors who she has reached out to, she states they all sent letters stating they have no objections. Board Member Welton made a motion to set the public hearing for June 8th 6:45 for Ms. Bernhard, Board Member Kalb seconded, all in favor.

Next order of business is Thomas Pelphrey. Sarah Pellizzari is representing Mr. Pelphrey who is looking for a special use permit at 210 Muddy Brook Rd. He is trying to convert a horse barn into a habitable space. Mrs. Pellizzari states the property has a horse barn, a house, the garage, and it is 58 acres. She states the horse barn is away from the home, but he is hoping to make it a condition space without changing its footprint. His hope is to turn it into a one bedroom, with a kitchen in the back, and doing it legally through the planning

board, the right way as it should always be done in the town. Mrs. Pellizzari shows the board the maps for the property, the map shows the Ulster County Board of Health signing off on the septic, she also says the map shows the topography, so all can see the lay of the land. She states the actual horse barn that he is proposing, is 960 sq ft, on the first floor, but supported by 24, the second floor he'll put a little dormer on the overhang on the porch, to give it a loft like room, with an opening over the rest, which is 24 by 20, 480 sq ft room upstairs. As the setbacks sit the barn to the front yard is 480 ft, the rear to the next property line is 380 ft, the side to the north, so if you're heading towards Rt 28 on the property, there is 1500 ft. The side to the actual road, is a town right away, which is 80 ft but the property goes all the way to the stream, which is about 200 ft. She states she talked to Eric at the highway department, and asked if he had any highway thoughts, for plowing etc. She stated he said it will be fine, but a driveway permit may be needed. She states she has pressed the applicant not to turn the structure into an Airbnb. She stated the main purpose for the horse barn is for Mr. Pelphrey to be able to have a space for his family to stay when they visit. Mrs. Pellizzari states Mr. Pelphrey is a very private person, and isn't here all the time, but when he is here and his Mom and family visits it's a lot of people in his house, since it's quite small, and the horse barn would solve that problem. Mrs. Pellizzari states she admires Mr. Pelphrey for taking the right steps, since not everyone always does such. She states he has beautiful architect plans, all 2020 energy efficient, septic, and well have been approved by the board of health. She states she thinks he should sub divide it, but he doesn't wish to. Mrs. Pellizzari reads a letter written from the applicant to the board. Board Member Welton asks what are the plans for access by car. Mrs. Pellizzari states there is a driveway, that goes over the culvert, into the gates, it's just not paved it's all grass. Board Member Christie asks what zone it falls in, Mrs. Pellizzari states it's a 5-acre zone. She states in the zoning law it must be family occupied after it is accepted, after 60 days the zoning officer inspects to make sure that is the case. She states that's one of the conditions of the zoning law, if you are to change over an accessory apartment on your property, which is a great way to make sure the individuals are doing what they are saying they are doing. She states the application was submitted with a site plan, and as you know site plans, I think are different from a special use permit, because some things don't apply. Chair Rabuffo goes over the site plan review checklist with the board. Chair Rabuffo asks if there are any questions about the application, Board Member Spata says he thinks it's a model application. Chair Rabuffo states a public hearing will be set on June 8th at 7:00. Board Member Spata made a motion to set a public hearing for Mr. Pelphrey, Board Member Christie seconded, all in favor. Board Member Christie made a motion to accept the short form, board member Shiner seconded, all in favor.

Other Business:

Bjorn Boyer who approaches the Board, he has been working on a project on 212 McKinley Hollow, known as the former Appalachian mtn club, and mountain gate lodge. He states he's been working on the project for about two and a half years, he states they received site plan approval in December 2019. Recently he came into more interaction with the DEP and DEC, and they had requested they do more work as far as stormwater, they complied with all of

their recommendations, and they did the infiltration testing today to get everything in order. He states part of the application process was their negative declaration from the past, and he has not received it. He states that has become an issue, since he needs it in order to move forward with the project. Chair Rabuffo stated that we need time in order to find it, and what happened to it, since we were informed of this just recently. And the current secretary was not working for the Town when this negative declaration was issued. Board Member Spata ask's what he is asking for, he states the documentation of the negative declaration. Mr. Boyer thanks the board.

Chair Rabuffo says the next order of business is the Rail Exploreres. The previous meeting, they gave a presentation, and he states there were a lot of concerns from the public. Chair Rabuffo states we requested a formal site plan application and review process so we can see the changes they wanted to make and details, about the night rides, lighting on track, and chairs. He ask's Assessor Grant about the letter sent to the Rail Explorer's, and Chair Rabuffo states their response they sent back to the planning board. They state they no longer plan on building a deck adjacent to the building, instead they will define the seating area with pebbles or bark chips, or some other ground material. They feel a site plan review is not warranted for this project; however, they are happy to submit the illustrations to the planning board and welcome their comments. Further to our request, attached is the proposed changes to the site at Mount Tremper station, please note that the placement and number of Adirondack chairs, picnic tables, café lights, and porta john are for illustration purposes only, and may change during construction. Also included is a mood board of lighting ideas designed to give a sense of the beauty and magic of the lighting proposed for some sections of the railroad at the rail explorer's depot, at lower high street and Phoenicia and Mt. Tremper Station. Some of the photos were taken at locations in Phoenicia and Road Island, where this kind of lighting has been done for years, and has been greatly admired by passersby's and rail explorer's customers. During the April 13th meeting many comments pertained to the lights distracting drivers that lighting along route 28. The letter states many businesses have lighting that are in plain view of drivers, on route 28, such as the Emerson, which has an incredible display of lights, almost on every building, tree, roof, path and fence line, all clearly visible to drivers to route 28. In contrast the lighting proposed by rail explorers will be minimal strategically placed, and meant to be appreciated by the railroad not the highway. The mood board is indicative of the type of lighting proposed, however the exact style and location of the lights has not yet been determined. As promised during the meeting the board will be kept in the loop as these designs come together. They would prefer if the board would review this themselves before the public being informed of these plans. Chair Rabuffo states the Emerson had a very in-depth site plan review, and they did have to make adjustments to their lights as well. Board Member Christie states he knows they feel they don't need a site plan review; he reads a passage from the code book; 116-47. In accordance with 116 ten district schedule, when required in accordance district schedule regulations prior to the consideration of the issuance of a building permit or certificate of occupancy or use in any district except for one and two family dwellings and except for mobile homes including doublewide homes and modulars, manufactured homes to be

placed on an individually owned lot and related accessories or general agricultural uses permitted by either right or special use permit including home occupations, the zoning officer shall require the preparation of a site plan. The zoning officer shall refer the applicant to the Planning Board for site plan review and approval in accordance with 274 of the town law, and standards and procedures. He states we need to send them something say they in fact do need to have a site plan review. Chair Rabuffo asks Ms. Grant the town of Shandaken Zoning officer, to send them another letter, she states she can reiterate the same letter, but expects a similar response, since when we asked them to do one, they replied they don't think they need one. Board Member Christie states another letter needs to be sent out saying we can go no further with this application until a site plan review is done. A discussion among the Board Members' and Ms. Grant begins, as to what the next course of action will be pertaining to rail explorer's and why they feel they do not need a site plan. Ms. Grant states they have already stated they feel they do not need a site plan review, so the next step may be to contact the Town's attorney. Board Member Spata reads' a document stating, prior to the consideration the issuance of a building, he states they are not asking for a certificate of occupancy, and they don't need one. Ms. Grant states they are referencing the use and they are changing the use. Board Member Spata ask's is a certificate of occupancy needed for riding the rail bikes, Ms. Grant points out the issue is the lighting. Board Member Spata states we are not talking about lighting, we are discussing whether or not they need a site plan review, which was made clear that they do need one. Board Member Spata states they don't need a building permit, or a certificate of occupancy, they are putting seats on County property. Ms. Grant states they will need permits in order to do what they plan on doing, she states, what their intention to do is to add lighting along the tracks in a way that's not very specific, so I can't speak on that. Also, to add fencing so there is privacy for their guests while they're at the station. Board Member Spata ask's what requires a building permit, the fence Ms. Grant states requires a permit, the lighting along the tracks requires site plan approval from the board. Board Member Christie states if you bring the public on their property for entertainment you need a certificate of occupancy. Board Member Spata states their stated reasons for having a night time ride and putting seats at Mt. Tremper was their way to respond to the community complaints about noise in the evening. Board Member Christie states we can not legally circumnavigate this law period, if they're not happy with the Planning Board's decision, they can go to the zoning board and try to get a use variance or an area variance. Board Member Christie states they are still not going to win in his opinion because you can't use a self-imposed problem, you can't create a problem, and then go to them and say fix it for me, it doesn't work that way, if they can't follow the rules I'm sorry we can't help them. Chair Rabuffo states I know its on County property, but its within the Town of Shandaken. Chair Rabuffo states they can't do whatever they want just because its County Property. Board Member Christie states as far as he's concerned rail explorers are paying the county for that space, they are receiving money, and were going to send a referral to the County and they're going to approve it, there's an issue there. Board Member Christie states there will be some serious issues to follow, residents are expressing concern and complaints about the lights the rail explorers propose. Chair Rabuffo states he knows they have shortened the run and they're trying to

make up for it, so they can maintain the same rate, by enhancing the ride. Board Member Shiner states why don't we send them a letter saying that if they make any changes to the original site plan that was approved, or they will be in violation. The Board discuss, that they need to ask for an amendment. Board Member Spata states if they can make money and not inconvenience people, he doesn't see it as a problem, he states he was impressed with the ride he took last weekend, he states there a successful business, more power to them, but we have to acknowledge their impact on people in terms of noise, and lights, but there is nothing wrong with being a successful business, they took the risk and more power to them. Board Member Spata states he's convinced now that they are wrong in their opinion that they don't need a site plan approval for them because it is a use, it needs our approval period. Board Member Shiner ask's if they have had site plan approval, the board says yes, for the Phoenicia station, but not Mt. Tremper, so why wouldn't they need a site plan review now. The board discusses instead of an amendment, they should be asking for a site plan approval. Chair Rabuffo states the next step is sending them a letter saying that they need to do this, and if they make any changes outside of the site plan we've already received, they will be in violation. Ms. Grant states her concern is trying to get ahead of it, so should the town attorney be contacted. Board Member Welton states when we had people complaining about the noise, they said we are not going to be routing the traffic exiting the parking lot, past the houses in Phoenicia, is that what they're actually doing. Chair Rabuffo states we gave them permission for the parking lot to be that size, and its great for the town, good for the neighborhood. Board Member Kalb states at our last meeting we asked them to eliminate the last ride they proposed that would be a late-night ride, but they didn't say whether or not they would do it. Chair Rabuffo states their exact words were we'll see how attendance looks, they more or less said if no one purchases the tickets, they won't go forward with it. Board Member Kalb states she can't believe that anybody would go out at ten thirty at night to ride the rail bikes, and come back at midnight.

Chair Rabuffo read's a letter from Zoning Board Member Williams regarding a sign APCR LLC is proposing. The zoning board of appeals is looking for more clarification on the Site Plan that the Planning Board approved for APCR LLC/160 Mt.Pleasant Road in Mt Tremper. The owner, Mr. Widensky has applied for an Area Variance to construct a free standing 48 sq ft sign on his property. Mr.Widensky states that the Planning Board approved a site plan which included the sign's location. The ZBA would like more information regarding that sign and exactly what the Planning Board approved. They are wondering if the sign was reviewed by County Planning Board when the Site Plan was referred to County, and if they had any comment or conditions regarding the sign. Mrs Pellizzari who is representing APCR LLC states the owner is looking for a 48 sq ft sign, and she suggested a variance, she states she spoke to the DOT and asked what the right away for signage is and was told 55 ft. Mrs. Pellizzari states the "hardship" the owner is facing, is having three commercial properties, with 3 signs all equaling 24 sq ft, the owner is now asking for 48 sq ft of signage. Chair Rabuffo states that is not our decision. Board Member Spata ask's if signage approval is different from site plan approval, the response is no it goes with the site plan. Chair Rabuffo states were approving the location of the sign, not saying you can put the sign there and do

whatever you want. Board Member Spata states Mr. Widensky has not had a site plan approval, and it sounds like he needs to amend his site plan application is specified where it is going. Ms. Grant states on the approved site plan that was approved, there is a spot on it that says sign with an arrow pointing to the spot where he wants to build that sign, that sign was approved by the board. Board Member Spata states we approved that location but not that size. Board Member Spata ask's which board has the ability to approve the sign, the response is the Planning Board does. Board Member Spata states the applicant needs to come back and amend his site plan application, and say this is the sign I'm proposing. Chair Rabuffo states we have let people go without a signed design but we stipulate the size. Board Member Christie states a sign is anything that attracts people to your related business. He states when he was in New York City for three days taking classes for the association of towns, a man who had a Kentucky fried chicken style" business, put a chicken outside his building, which was a sign and it was illegal and it was too big, but it represented what his business was, he states signs can be tricky. Mrs Pellizzari states the sign was approved by the board and the DOT, now it is going to be 48 sq ft as opposed to 24. Rob Stanley states when the site plan approval was done for the sign, the location was approved but not the sign itself. Chair Rabuffo states we cannot approve this, and he isn't debating the location, he doesn't think anyone is debating the location, which is on the site plan, the size of it is up to the Zoning Board. Board Member Spata states he feels we should have a separate sign process, as it gets more commercial in our area it should not be done with site plan approval. Chair Rabuffo states in the past if one is trying to get a business up and running, they may not know what font they want on their sign yet, and then they're "married to that. It is limited to size, and if you'd like something different you have to do it before the Zoning Board of Appeals.

Old Business:

Adjournment:

Chair Rabuffo made a motion to adjourn the meeting, board Member Christie seconded, all in favor. The Meeting was adjourned at 8:37 pm. These minutes were prepared by the Planning Board Secretary Olivia Amantia

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