

The Town of Cicero Planning Board held a meeting on Wednesday, December 2, 2009 at 7:00 p.m. in the Town Hall at 8236 South Main Street, Cicero, New York 13039.

Agenda:

- Approval of the Planning Board minutes from 11/16/09 (approved)
- Preliminary Subdivision Plan, Public hearing, Northern Pine Meadows (previously called Island Meadows), Island Road, 4 lots (to return)
- Site Plan, Central Park (Route 31 and Ferguson), Cicero Little League Ball Fields modification, C.W.Rich Inc. (to return)

Board Members Present: Patrick Leone (Chairman), Richard Cushman, Robert Smith, Christopher Rowe, Sharon May, Jason Mott, and William Purdy

Absent: Scott Harris (Ad-Hoc Board Member)

Others Present: Wayne Dean (Director of Planning & Development), Heather Cole (Esquire, Wladis Law Firm), Mark Parrish (P.E., O'Brien & Gere), Jody Rogers (Director of Parks & Recreation), Bill Alley (Parks & Recreation), Bill Lawrence (Parks & Recreation), Judy Boyke (Supervisor-elect), Lynn Jennings (Counselor-elect), Jessica Zambrano (Counselor-elect) and Tonia Mosley (Clerk)

The meeting was opened with the Pledge of Allegiance.

Chairman Leone noted the locations of the 3 fire exits and that there was one formal public hearing tonight. He acknowledged the importance of public input encouraging audience members to speak about agenda items by first raising their hand and then being recognized by the Chairman. Please use the microphone in the front of the room when doing so.

APPROVAL OF THE PLANNING BOARD MINUTES FROM 11/16/2009

Mr. Cushman requested that the following words be added to his statement in the last paragraph on page 8: the County would incorporate sidewalks should be changed to read the County would ask the Town to incorporate sidewalks. Mrs. May made a motion to approve the November 16, 2009 Planning Board minutes with the additional words noted above. Mr. Smith seconded the motion. The motion was approved with the following vote:

Mr. Cushman:	Yes
Mr. Smith:	Yes
Mr. Rowe:	Yes
Mrs. May:	Yes
Mr. Mott:	Yes
Mr. Purdy:	Yes
Mr. Leone:	Yes

PRELIMINARY SUBDIVISION PLAN, DISCUSSION OF PARK FEES, PUBLIC HEARING
NORTHERN PINE MEADOWS (PREVIOUSLY CALLED ISLAND MEADOWS)
ISLAND ROAD, 4 LOTS, JOSEPH MASTROIANNI

Representative: Joseph Mastroianni, P.E.

Mr. Mastroianni gave a brief recap of the project. The property runs between Route 31 and Island Road. This area is known as the Northern Pine Golf Club LLC. It consists of three separates lots that will be combined into one overall lot. The subdivision in question for the public hearing is back here. We will cut off three lots back here to be used as residential property. Technically we would be looking at taking the entire property and breaking it into 4 lots composed of the three residential lots and the golf course.

We have done a wetland delineation which shows where wetlands are located on the property. We also have County approvals for our driveways and preliminary approvals for our septic systems. They will be raised bed septic systems.

Mr. Leone noted the letter regarding the driveways. He read: We have reviewed the proposed access for the 4 lot subdivision and agree with the attached sketch plan indicating access locations for Lots 2, 3 and 4. Your sketch shows the driveways. I have the County's referral. Are you familiar with that?

Mr. Mastroianni responded no. Wayne told me that they were looking for combined driveways. That is County Planning. We went through SOCPA with Mr. Stelter.

Mr. Leone continued to read: Be it resolved that the following conditions are modifications. Town approval shall be contingent upon the applicant re-subdividing the proposed Lot 1 in order to avoid creating a land locked parcel.

Mr. Mastroianni: There is no land locked parcel.

Mr. Leone continued to read: the subdivision map must show consolidated driveways on Island Road to meet the requirements of the OCDOT. This is dated October 6th. The seconded letter is dated October 19th. SOCPA noted their requirement for shared driveways while the OCDOT approved individual driveways.

Mr. Mastroianni: They also approved driveway locations that were directly across from existing driveways.

Mr. Leone: The OCDOT overrode the decision of SOCPA. This is a modification. If the Board is comfortable with this we can override SOCPA's decision. It is a good thing that you have those letters for the file.

Based upon the Agricultural zoning, these would be one acre lots. The buildable space on those lots, minus the wetland areas, must equal at least one acre to conform to code.

Mr. Mastroianni: Each lot is at least 2-2.5 acres which does take care of the wetland calculation.

More discussion occurred.

Mrs. May: The golf course backs up to Lots 2, 3 and 4. Where is the closest hole to any of these lots? Are you going to provide any type of berm there?

Mr. Mastroianni: I would say the nearest hole is about 150'-175' away from the property line.

Mr. Leone: Where would the houses be located on the lots, towards the front of the lots?

Mr. Mastroianni: Yes, I have them located towards the front.

Mr. Smith: Does the wetland map cover the whole parcel or just these lots?

Mr. Mastroianni: The wetland covers these lots for the subdivision portion. There is nothing else in that immediate area.

Mr. Leone: It does not cover the commercial site plan for the rest of the lot that he wants to consolidate when he does his building. We have asked for that to be identified too. We have two different projects. We have the subdivision project and the commercial site plan approval for the building.

Mr. Smith: Common sense would tell us that we need to look at the whole project because it will be one large parcel.

Mr. Leone: I believe you are referring to SEQR where you can not segregate the project. I think in this instance there are two defined parcels that are being put together.

Mr. Mastroianni: At the request of the Board. Through the County, it was suggested that it might be advantageous to combine things into one property.

More discussion occurred.

Mrs. May: My concern was for the configuration of the holes in regards to the back of these lots and if there was a concern for safety. What are you going to do in the back of these lots to protect these homeowners?

Mr. Mastroianni: The wetlands are in the back here, so the houses would be located up front. Given that area you would probably be 300' away. You could put some type of berming across here, but granted that would only go so high. If that is required we would definitely provide that.

Mr. Smith: As a board, we have requested a copy of the wetlands. We are looking for a clear picture of the entire project.

More discussion occurred.

Mr. Leone: There are still some questions on the rest of your project. There seems to be some driveway stuff going on.

Mr. Mastroianni: This is not a part of this subdivision, but we are accommodating the Board and the Board's questions with the DOT. The owner has agreed to make one driveway in and out, one driveway out only and to eliminate one of the third driveways. We will submit that to the DOT.

Mr. Leone asked about stormwater.

Mr. Parrish noted they had provided comments on October 14th. Mr. Mastroianni responded with an email and we supplied an additional response. One thing we asked for was a plan showing the approximate area of land disturbance so that we could determine if a SPEDES permit would be required. We also asked about driveways which are addressed in the October 19th letter. I would suggest that those locations be shown on the preliminary plan and not just on this sketch.

I have not seen this final delineation that was referenced tonight. We really have not seen anything back except for this letter on the driveways. I don't think that there is going to be a significant impact relative to stormwater, but I don't know if they need a SPEDES permit, a stormwater prevention pollution plan, etc.

Mr. Mastroianni: Our idea was to come in with two separates that we put into one application. We are waiting to determine everything with the DOT about cutting off the driveway and submitting one whole revised package—as opposed to a piecemeal submission.

Mr. Cushman: Mark, does it still fall under the restriction that if there is more than one acre of disturbance within these three lots, it will need delineation?

Mr. Leone: You would be disturbing building space, driveway space....

Mr. Parrish: That would include septic systems---any land disturbances.

Mr. Leone: When you get through all of that, if you have disturbed more than one acre as part of the project, yes there would have to be stormwater mitigation of some sort.

More discussion occurred.

Mrs. May: What are the legal aspects of how long we can leave a public hearing open, and how many times we can leave it open?

Ms. Cole: I am not aware of any particular restriction on how many times you can keep a public hearing open and how long you can keep it going. I do know that once you close it, you have 62 days to make the decision, unless both parties agree to extend that 62 day time frame. I think Pat's point is well taken. The purpose of the public hearing is to allow the public to comment on the plan with its various parts and aspects. In this case that includes wetland delineations, potential stormwater issues, etc. If you do not have that information yet you may want to consider keeping the public hearing open to allow the public a chance to comment on that.

Mrs. May: My concern with your septic system is your leach field going back towards the pond.

Mr. Mastroianni: No, the leach fields are all here. The houses would almost be mid-lot. The leach fields are shown in the front portion. The raised bed septic stem would be approximately 105' x 80' (the footprint).

Mr. Leone: Will we get subdivision plots that show that?

Mr. Dean: We did that recently with the Mirob subdivision.

Mr. Parrish: Our October 15th email does ask for the locations of test pits along with a plan showing the approximate location and size of the raised bed systems.

Mr. Mastroianni: We will give you what we submitted to the County and what the County approved. We did this as three separate lots that the County approved preliminarily. I will give those copies to Mark. Do you want that on the subdivision map also?

The board responded yes.

Mr. Cushman: If the golf course holes that are immediately behind this property run east and

west, it is not likely the residential property will get any golf balls. But if the holes run north and south and golfers hit from the north going south, unless I put a net in my backyard, I don't think that I would buy one of those lots. Those are some of the things we will be looking out for.

Mr. Mastroianni: If you look back here, the golf course property line is here. The house lots are here. Golfers will be going east to west.

Mr. Leone: For park fees, this becomes a four lot subdivision. The Parks Department has area here, so we would be looking for fees in lieu of land. I believe that the current fee rate is \$ 475 per lot. Are you doing any lighting?

Mr. Mastroianni: No, unless the Board requests some.

Mr. Leone: Other than that we should make it clear what the Board wants to see: wetland delineation for the entire parcel, driveways locations, leach fields and proposed house locations. Mark, did you get a grading plan?

Mr. Parrish: No. We also suggested some sort of indication relative to the wetland impacts be given and how that relates to permitting. It looks like the driveways of Lots 2 and 3 will cross wetlands.

Mr. Mastroianni: We will put that in a letter format.

More discussion occurred.

Mr. Leone opened the public hearing at 7:33 pm. He asked if there was anyone present who would like to speak in favor of the project. There was no response. He asked if there was anyone present who would like to speak against the project. There was not response. Mr. Leone left the public hearing open until additional information could be provided.

SITE PLAN, CICERO LITTLE LEAGUE BALL FIELDS, CENTRAL PARK
ROUTE 31 AND FERGERSON, MODIFICATION, C.W. RICH, INC.

Representatives: Derrick Perese, C.W. Rich, Inc.
 David Christian, President, Cicero Little League
 Jody Rogers, Director, Parks & Recreation
 Bill Alley, Parks & Recreation
 Bill Lawrence, Parks & Recreation

Mr. Leone: Can you explain for the Board and the audience the affiliations that exist between what you are trying to do, the Park and what your group is all about?

Mr. Perese introduced himself. I am a general contractor in the Cicero community. I have three boys that play ball. That is how I got involved with this project. Dave and I discussed a potential grant that exists to do lights at the Park. Due to the economy, etc, the grant has been reduced over the years to x amount of dollars. I looked at the x amount of dollars and took my staff, my commitment to the community, and my commitment to my kids and their future in baseball and said this is what I propose to do to help the community.

We came to the Parks Department and said that we would like to take one ball field and turn it into four baseball fields with their own announcement stand or another two-story maintenance facility so that you could put a scoreboard on it, etc. To do that we need to provide the football team and the football players that practice on the baseball fields with a space to go. We would be relocating them. They play more night games then baseball does because of the season in which they play. It made sense to give them some of the lights, thereby giving us the real estate we would like. We are trying to kill two birds with one stone.

At our preliminary meeting, the big thing that was brought up was parking. I took an aerial photo which shows that the parking area is striped. There are 245 existing parking stalls. The note on the bottom of the plans states a future 30 parking stalls. We could park along there, but when I spoke with Wayne he noted if someone tried to travel down that east/west road to the end, they would not be able to turn around. So, that 30 is coming off and is not included in the 245 count.

Mr. Leone: Did you talk about doing anything with the tennis courts.

Mr. Perese: We did, but I believe those tennis courts were done by the State. We can not take something away that was given by the State to the community.

Mrs. Rogers: We did speak with the Central Region State Parks. In order to remove a recreation facility, in this case remove the tennis court and make it into parking, we would have to justify that change. Then it would have to go to the State Legislature for approval to remove recreation space for parking. It is not in the best interest of the Town nor could I justify this enough to do it.

Mr. Leone: You have provided a parking count of 245 spaces. That seems like a lot. Is there a need? Is there a way to get to that need based upon some turnover of traffic?

Mr. Perese: Hypothetically, there are 14 kids per team. You would have two teams or 28 kids playing at one given time on one field. We would have seven fields that could be potentially active for 210 kids. You would also need to add coaches to that number.

Mr. Leone: How about buses? Where would you park them?

Mr. Perese: They could fit along the upper rows, or here where they could back in.

Mr. Leone asked about traffic safety. How does traffic flow there today?

Mr. Perese described the north and south entrance/exits on Ferguson. There is also a northern exit-only location which does not work anymore, per our discussions. We would close that off. We would put two columns up and a yellow plastic chain. This would just be an access road for emergency vehicles only. This turnaround would be used as a hammerhead.

Mr. Leone: That location is almost across from Whiting Road. In the future the Town should look at lining that up for perhaps a right-in, right-out only drive. That would save vehicles a lot of time at the Ferguson entrances. It is hard to get people out of that Park at times.

Mr. Perese: The biggest challenge to that would be the engineering fees to get it approved by the state. If we could find an engineering company to work with us on that, that would be a feasible/reachable secondary project to this. This will be a first class tournament facility.

Mr. Leone: As a public Park, there was a question as to whether or not this site plan modification needed to come before this Board. This modification is so great and under SEQR the lighting issues are such concern, that Wayne made the decision to involve the Planning Board. You also put in some batting cages?

Mr. Perese: Yes, the cage was done. When you have enough people with talent that want to get involved you can put that talent to good use.

Mr. Leone: Can you explain what you are doing with the football people?

Mr. Perese: To relocate football to get the real estate we need, we would give them their field and light it to a Pop Warner level—a school level. So, the kids in this community would be playing under the lights.

Mr. Leone: Will you show a lighting plan for that field as well?

Mr. Perese: We do have a lighting plan attached here.

Mrs. Rogers: If I could add one comment since I do not want to steer the Planning Board incorrectly in this project. Where they are talking about getting real estate currently is not a game playing facility area. It is a practice only area. Where they say they will give a lighted field that is game playing field. They would still need practice playing fields.

The overuse of those fields is a problem for my department. I have my Parks people here tonight for their comments/input. Putting lights on that field will only give the football teams additional games at night, but not practice play. So, the football teams would have to practice inside the outfields of those four new fields to accommodate the number of kids that they have.

There are two main fields out there for football. It is a multi-purpose facility. So, I just want the

Planning Board to understand that by fencing in that whole area, we will have football playing in the outfield grass of those four fields practicing. Adding lights to the game field adds game playing time but not practicing time. We can not keep a field with turf on it if it is used everyday, 5-6 days per week.

Mr. Christian: We have already talked to Bill Golembieski the president of Pop Warner. With the realignment he will gain, not necessarily the same amount of space, but he would gain more practice space because this little cut off field here would be eliminated. So, the amount of land that you see out there, behind this fence going closest to the parking road here going down the middle of the Park----they will be taking their practice from here and moving it here.

Mr. Leone: What happens going south, where the tree line is?

Mr. Perese: I have made arrangements to negotiate. Instead of just putting grass down, the baseball fields would be sodden. They would be a full playing sodden turf.

Mr. Leone: Will that take the abuse of the practice?

Mr. Perese: As Dave said, we talked to them about getting this field and to try and keep them off of ours. Football will have their pristine field over here with lights. Obviously, it can handle it but it can not handle abuse or drying. The mesh between football and baseball is happy.

Mr. Leone asked about lighting. You have to have all downcast lighting, without the glow like you have at portions of Driver's Village. I looked at your lighting ranges. I believe that they look similar to lighting levels at Driver's Village. What are the requirements for playing lights?

Mr. Perese: 20. They like to keep it at 20 or a little bit above. I won't tell you that the lights will not have a glow to them. But when you are playing football you can not have lights glaring down at you. They would have to be up higher to cover the distance down.

Mr. Leone: How close are the residents across the street to those lights? There are some residents along Ferguson Road.

Mrs. Rogers noted the new residence going up that would be located across from the goal post.

Mr. Leone: Is it shielded at all by trees?

Mrs. Rogers: He is clearing land right now to get back in there. I can't say how much he is going to take out in the front.

Mr. Perese: There are trees on our side but remember this is fall foliage.

Mr. Dean: That new residence is back off the road. It is a new residence. They just received septic approval.

Mr. Leone: Does he realize what he might have this across the street?

Mr. Dean: Probably not.

Mrs. May asked about the residence on Route 31 across the street.

Mr. Perese: They are used to what the Park has right now. During practices there are construction light plants. They have four heads and get cranked up to 50 feet. They run on diesel generators. Those are run every night, Monday through Friday, and some Saturdays.

Mrs. Rogers: We are under the impression that the lights will not be on after 10 p.m. The league sets those limits on how late children can play in accordance with the age of the children. 10 p.m. is the latest for Pop Warner.

Mr. Christian: If you wanted the time to be pushed back until 9, we can do that because he will not be there past 9.

Mr. Leone: I believe this new resident needs to know what is going on before he clears more trees.

Mr. Perese: By New York State code I am not allowed to shed light onto the road—you can't trespass onto the road. I have shown that on the plan. The lights are being ordered with shields.

Mrs. Rogers volunteer to contact Mr. Richardson.

Mr. Christian: It is a once a week deal. The games would be Saturday nights. Practices will probably end up being the same with the portable lighting.

Mr. Leone: You aren't getting rid of the portable construction lights?

Mr. Christian: They might minimize it. He does not want to have older kids on their game field practicing because they would chew up the field. But, some of the younger groups might be able to use it. That would remove them from practice spaces throughout the Park.

Mr. Rogers: They will not be using the game field for practices, per the Parks and Recreation Director.

Mr. Leone: We understand that, trust me. That does not change my concern. Whether the lights are portable or non-portable lighting is an issue. I had hoped you were going to improve that, but it does not sound like it will be improved during practice.

Mr. Perese: No. Their intention is to minimize it, but I can not say it will be improved.

Mr. Leone: Does it make it any worse?

Mr. Perese: No, it does not make it any worse. We are not changing what has been done for 10-12 years.

Mr. Leone: My question is the lighting levels. I would like to see what is required under an athletic field design.

Mr. Mott: I work Facilities and Operations at Lemoyne College. I deal with fields everyday. The light requirements are all different. You have Pop Warner regulations, you have the National Federation regulations for high school, you have Division III, Division II, Division I, etc. There are all different lighting regulations. So, you need to find out what your limits are. We will hold you to them.

Mr. Perese: That is fine.

Mr. Mott: Spillover and directional lights are huge. I would like to see where the road falls on you lighting plan.

Mr. Perese: It is at the 30' marker.

Mr. Leone: Will you be lighting your baseball field?

Mr. Perese: No, we can not afford it.

Mr. Mott: But you are going to use the temporary lights?

Mr. Perese: No, we will not play at night. We would rather have the right size baseball fields.

Mr. Leone: Is there any cross over time where you have football and baseball together?

Mr. Perese: We do have fall ball.

Mr. Leone: What would the parking requirements be then?

Mr. Perese: For fall ball our schedule is one quarter of what it is during the summer. We will be staying on our four primary fields, and then football will have the others.

Mrs. Rogers: Pop Warner has less then 250 kids in their program. Baseball has over 600. Fall ball would be one or two fields.

Mr. Perese: 120 for baseball with another 100 for football. We are still at the magic 245 marker for parking.

Mr. Leone: We can not have people parking on Route 31 or Fergerson. We have to design for that now.

Mrs. Rogers: Will you be looking at running tournaments in August when Pop Warner is there?

This facility is being looked at by District Eight to run tournaments. They are the governing body for the Little League program. If they do, they would use that entire facility. They would use the four fields.

Mr. Christian: It would only be two. They would use the two 200 fields.

Mrs. Rogers: My concern is that August 1st is the cutoff. When Little League finishes Pop Warner gets the facility. The carryover for tournaments for District Eight is going to be August. Yes?

Mr. Christian: We would never interfere with football's practice. That is the main thing.

Mr. Leone expressed his concerns with parking and making sure there is no parking on Route 31 or Ferguson.

Mrs. Rogers agreed. I think that they are alright with their parking. I have been out there during their season. Realistically, they do have the space for this by eliminating some of the fields on the east side of the Park.

Mr. Smith: You are the Director of Parks and Recreation and you do have a Recreation Commission. As one Board to another, is your presence here proof that you approve of the project?

Mrs. Rogers: My presence here is so that all issues get addressed for examples lighting, parking and drainage. I agree with their project but I want to make sure that if these two gentleman walk away from the project, I am not left with and my Park's staff is not left with a real problem that we then have to maintain. Right now we are doing a ten year agreement with Derrick which states they will maintain that square. If for some reason he has to leave, who is going to take over project? Hopefully the Little League would, but again that is a volunteer organization.

I support the project but I want to make sure, as the Chairman has said, that we do the things that we need to do.

I had a meeting with these guys which included the Parks & Recreation Commissioners, Wayne

Dean and a couple of Board members to put all of these issues on the table. Their suggestion was to bring it to the Planning Board. We had a pre-agenda meeting. Now they are before you in a formal situation.

Mr. Smith: As the Planning Board is not really involved with the maintenance—who is going to cut the grass, who is going to take care of it---from the Planning Board's perspective the layout of these fields, the parking arrangement, the traffic, the lighting, the things that a Planning Board is concerned about---is the Park's Department happy with that element of it?

Mrs. Rogers: Yes. But ,there are some things that have not been addressed yet.

Mr. Smith: They have these posts and plastic chain traffic controls barriers. Will the Parks Department be able to assure that they stop the traffic? Will that be sufficient? I have been out there and people drive over the grass.

Mrs. Rogers: I am not sure what Derrick has planned to put in but we will make sure that it is an access that only the Fire Department can get in and out of, perhaps something like Gateway Park which has keys to get in and out of the gate.

Mr. Leone: I would like to see no parking signs put along the Route 31 and Ferguson.

Mrs. Rogers: They are on Ferguson. I am not sure about Route 31 which is a State road.

Mr. Leone: We need some definitive information on lighting along with the lighting requirements that you are going to meet. Spillover issues should be addressed. It would be a good idea to notify the resident on Ferguson. I would like to see that there has been some communication made. Apparently the parking field works. Wayne has to make sure that the drive isle sizes are correct. Make sure that your 245 parking spaces have the best layout to get cars in and out.

Mr. Smith: When are they looking for approvals? Is there a reason that we can't approve it tonight?

Mr. Perese: The additional information you require is not hard to gather.

More discussion occurred.

Mr. Leone: Is there anything from a legal standpoint for the Town as far as the conditions of the agreement between this gentleman and the Parks & Recreation Department that needs to be addressed about maintenance, etc?

Ms. Cole: Jody and I have talked about this. Whatever ultimate agreement exists between the Town and the Little League will be something that they formerly work out with the Town Board.

Mr. Mott: Jody you mentioned drainage. Is there a particular issue out there that we have?

Mrs. Rogers: At the meeting that we had with the group it came up that there is a concern about the backup of drainage for Tassone's and Williams Farm. The drainage comes across Route 31, down Ferguson and continues down Ferguson or goes behind the football field. Everything moves toward the pond. When that pond is filled the water comes back. A lot of that area is wet, so wet that at times during the season my staff can not get in there to mow it.

Mr. Leone: That area is grass area now and they are not adding any impervious area. I don't understand how that sheds any more water. It would improve it if they are building up the field, right?

More discussion occurred regarding the existing swale and runoff.

Mrs. Rogers: We loose an amount of parking lot here because of the amount of water.

Mr. Leone: You can not loose parking and you can not push water towards Route 31. This is the time to address those issues.

Mr. Perese explained to the Board his plan for moving water, which corners would be built up, the reconditioned swale, etc.

Mr. Smith: Are you going to make it any worse?

Mr. Perese: I can not make it any worse than it is now.

Mr. Christian: The base of each field will be a foot of sand and stone mix.

Mr. Leone: No comments Mark?

Mr. Parrish: No, I really would have to sit down and look at the plan and look at the elevations to make any sort of comment.

Mr. Leone: Wayne, you brought this to the Board but you are going to have to try and stay on top of this---with some engineering help. If you guys can assist them with some of these drainage issues we could move on.

Mrs. May: Are you comfortable doing it that way?

Mr. Dean: Between Jody's help and keeping an eye on it to make sure that it gets done, I am comfortable with it.

Mr. Leone: This is a nice project. I don't think we should drag our feet on it.

Mr. Smith: I think that we should approve it.

Mr. Leone: Do you have any other drawings besides what we have to show the entire layout? We don't have an overlay.

Mrs. Rogers: I have two of my best employees here. They are Parks people. I think that they would like to make comments.

Mr. Alley: Dave you are talking about raising each field a foot?

Mr. Christian: No, it would go down a foot. We would create a sub-base for each in-field and then bring them back up to grade.

Mr. Perese: The corner here that would be raised up approximately a foot and a half. That is the worse corner. Remember that is going to be an in-field down there in that corner.

Mr. Lawrence: You can dig up the sub-base all that you want and put whatever you want in there. It doesn't matter. The water is still going to sit there.

Mr. Perese: It should perk a whole lot better.

Mr. Leone: If the clay is down 6 inches right now, if they go down a foot, you will have a swimming pool underneath the ball field. How do you drain that? Do you have sub-surface drains to drain that?

Mr. Perese: The perforated pipe will drain that. That would run out to the drainage on the side. There is the existing swale here.

Mr. Leone: Are we gaining anything?

More discussion occurred.

Mr. Lawrence: Would you consider re-ditching with other swales?

Mr. Perese: This one here would be taken care of with the project. I would take it from this property line and go over to the ditch where this walkway is here.

More discussion occurred.

Mr. Leone: The issue is you can't make it worse. You can't send water to the roads.

Mr. Alley: You said that you would use the front corner along Route 31 as a turnaround. What do we do with our materials that we get dropped off there for in-field mix and topsoil?

Mr. Christian: This brown shed will be moved to the pad on the backside of the batting cage. You could drop off the in-field mix there. We wanted to put in a three-side fence, a three sided area to put everything there.

Mr. Lawrence: We will need a space to drop materials.

Mr. Leone: Does the Board want an overall site plan which shows everything that is happening?

Mr. Dean: Yes, it will help everyone in the long run to know that this building is being moved, that there will be a turnaround, that there will be a space to dump dirt, etc. Having an overall plan will help everyone.

Mr. Leone: We want to see your field. We want to see the football field, the shed, parking, the layout for the turnaround, where you are moving your building, where you are going to drop your mix, property boundaries, etc. Wayne needs it for some site supervision to make sure that you are doing your conformed set of ideas and the Parks Department would like to see that also.

Mr. Dean: You need to show everything that you are going to do.

Mr. Perese: I have no problem with that. Can I have a conditional approval that it is provided to you in 10 business days?

Mrs. Rogers: They do not have there money yet from the State. I think that you can wait two weeks to get...

Mr. Perese: Don't you need to get something approved from here so that we can get a document to the State? There is a piece of paper missing to make the change over.

Mr. Leone: If you don't really need this now I would like to see it come back to the Board and get full Board approval on a drawing.

Mr. Perese: You don't need anything?

Mr. Christian: No.

Mr. Leone: I think from the Board's point of view and the Town's overall use and protection, you need to show everything that is going on. Except the portable lights.

Mr. Perese: Can they be unstamped drawings?

Mr. Dean responded it depends upon how good it is.

Mr. Leone: I am going to leave that up to Wayne. I am comfortable if he is comfortable.

Mr. Smith: This is a Town Park. I would like to know that the Director of the Parks program approves of the project. I would like to have that approval given to us. Basically, you are the landowner. You are the one responsible. I am getting the sense that there is not a full approval. I would like there to be nothing cloudy. I would like a black and white yes the Director of the Parks program approved the project that, she thinks that it is a good idea. I don't think that's unfair.

Mrs. Rogers: I apologize for your feeling on that only because there were two items that came up tonight that the Parks Director knew nothing about. I'm sorry. I keep hearing additional things added. That is our communication problem and that is my concern. I agree with the project.

Mr. Leone: That is why you have the Planning Board involved. We will try to help the project along. You might want a letter drafted by your Parks Commission saying that they are behind this. They must have voted on this.

Mrs. Rogers: They already voted to move forward letting the Planning Board look at the issue. They are lay people. That is why we brought it here. I don't know enough about drainage, parking and lighting. Wayne has been very instrumental. Mark has been involved and I have Heather on the legal end.

Mr. Smith: Is it fair to give them the direction to say that we would feel comfortable if Wayne is happy with the site plan as drawn, that we would be happy with it?

Mr. Leone: As long as I know that Wayne is comfortable with it.

Mr. Smith: To be fair it is a Town Park. Wayne, I guess that is fair for you to know too that we will be happy if you are happy with the site drawing.

Mr. Perese: When would I have to submit those drawings?

Mr. Leone: If we could get them by the Wednesday before the next meeting, the 16th that would be good?

The Board agreed.

Mrs. May made a motion to adjourn. Mr. Smith seconded the motion. The motion was approved unanimously.

IN AS MUCH AS THERE WAS NO FURTHER BUSINESS BEFORE THE BOARD, THE MEETING WAS ADJOURNED AT 8:27 P.M.

Dated: December 18, 2009

Tonia Mosley, Clerk

