

WEBVTT

1

00:01:16.170 --> 00:01:17.640

Adam Kaufman: All set. Christopher. Oh.

2

00:01:17.670 --> 00:01:18.810

Christopher Carthy: Excellent, excellent.

3

00:01:27.090 --> 00:01:27.510

Adam Kaufman: Yes.

4

00:01:27.900 --> 00:01:28.350

Steven's iPad: Excellent.

5

00:01:28.890 --> 00:01:29.280

Thank you.

6

00:01:32.070 --> 00:01:39.630

Christopher Carthy: Good evening, everyone. This is our zoom meeting for the mail every time board. We have with us this evening, Steve.

7

00:01:40.740 --> 00:01:45.690

Christopher Carthy: Larry wheezy Valerie does a Mon. The planning board Secretary General melly

8

00:01:46.170 --> 00:02:04.350

Christopher Carthy: The town engineer rolling verrone kind of Tony Adam talton a non planner and any block representative from because basic words thanks all for being here and my name is Chris party. So the first thing on the agenda, tonight we're for the minutes from the April.

9

00:02:04.350 --> 00:02:05.400

Christopher Carthy: 27 meeting.

10

00:02:07.590 --> 00:02:18.810

Christopher Carthy: So I read those minutes I have no issues with them as anything anyone want to bring about for the bill. Okay, so I'll make a motion to approve the minutes of April 27

11

00:02:19.950 --> 00:02:21.570

Christopher Carthy: I'll second. All in favor.

12

00:02:22.050 --> 00:02:22.920

Steven's iPad: Aye. Aye.

13

00:02:23.520 --> 00:02:23.970

Thank you.

14

00:02:24.990 --> 00:02:32.100

Christopher Carthy: And the first item on the agenda and the first two items on the agenda is for lead one

15

00:02:34.080 --> 00:02:35.400

Adam Kaufman: Yep, they're joining right now.

16

00:02:35.790 --> 00:02:36.210

Excellent.

17

00:02:41.460 --> 00:02:41.910

Ken Okamoto: I

18

00:02:42.030 --> 00:02:42.990

Adam Kaufman: Think everyone's here.

19

00:02:43.560 --> 00:02:43.890

Good.

20

00:02:45.150 --> 00:02:45.600

Adam Kaufman: How are you

21

00:02:48.000 --> 00:02:48.750

Ken Okamoto: Hello everyone.

22

00:02:49.320 --> 00:02:49.710

Hello.

23

00:03:01.980 --> 00:03:03.000

Adam Kaufman: Who wants to start

24

00:03:04.080 --> 00:03:08.730

Adam Kaufman: Can or life. You want to get the board up to speed on where you are with the project.

25

00:03:10.080 --> 00:03:14.490

19145889580: I'm gonna let can take that one. And I will fill in the blank.

26

00:03:15.150 --> 00:03:15.600

19145889580: Sure.

27

00:03:16.230 --> 00:03:20.700

Adam Kaufman: Can you have the plans do you need me to share them or do you have

them on your on your

28

00:03:22.080 --> 00:03:22.590

Ken Okamoto: Soon.

29

00:03:26.850 --> 00:03:28.830

Ken Okamoto: I mean, I could start by

30

00:03:30.240 --> 00:03:32.460

Ken Okamoto: Responding to the comments. Yeah.

31

00:03:32.490 --> 00:03:32.730

Adam Kaufman: Well, you

32

00:03:34.680 --> 00:03:38.820

Adam Kaufman: Know why don't you just take the board through where you are, what the project is

33

00:03:39.090 --> 00:03:44.910

Adam Kaufman: Okay. I like the mitigation plan that you're proposing and just get them up to speed. If you want me to share the plans. I can do that.

34

00:03:44.970 --> 00:03:48.450

Ken Okamoto: Yeah, if everybody sees that there would be best. Sure.

35

00:03:55.320 --> 00:03:56.970

Adam Kaufman: Just the one you want to start with.

36

00:03:58.320 --> 00:04:02.820

Ken Okamoto: Well, we could start with the house and then this is prepared by

37

00:04:04.680 --> 00:04:05.430

Ken Okamoto: The rehab.

38

00:04:05.640 --> 00:04:12.090

Ken Okamoto: You know, there was a response to really have the previous submission

39

00:04:12.360 --> 00:04:14.700

Adam Kaufman: No, I have the submission, you gave to the plane.

40

00:04:15.180 --> 00:04:38.100

Ken Okamoto: Uh huh. Well, okay, so okay right i did start with this one. It's just detail five. Basically, you see the footprint of the House hasn't really changed what we've done is we've added a exterior porch. To the south and to the west.

41

00:04:38.190 --> 00:04:39.060

Of the property.

42

00:04:40.950 --> 00:04:42.210

Ken Okamoto: And you could see

43

00:04:43.500 --> 00:04:54.780

Ken Okamoto: A little bit from the elevations and detail one you see the one story porch and detail on sort of on the right hand side and detail to see sort of the

44

00:04:54.960 --> 00:04:55.770

porch.

45

00:04:57.330 --> 00:05:05.220

Ken Okamoto: This is as your approach from the driveway. Yeah. The only other thing we've done sort of to the to the

46

00:05:06.390 --> 00:05:08.100

Ken Okamoto: Original sort of

47

00:05:10.320 --> 00:05:29.130

Ken Okamoto: building envelope is and on the second story. You see in detail, one, there's a sort of a gable roof going the other way we raised that that roof about a foot because the existing bedroom.

48

00:05:30.090 --> 00:05:37.620

Ken Okamoto: We talked about the same footprint has had a seven foot ceiling where the beams going across every region that to an eight foot serum.

49

00:05:38.730 --> 00:05:46.950

Ken Okamoto: Then guess what happened as as they were pro gun probing the contract probing, you know, they realize that

50

00:05:47.430 --> 00:05:49.770

Ken Okamoto: This has had to be taken down.

51

00:05:51.990 --> 00:05:56.070

Ken Okamoto: Sort of to get new installation your windows new shipment.

52

00:05:56.940 --> 00:05:57.450

Ken Okamoto: So,

53

00:05:57.900 --> 00:06:00.240

Ken Okamoto: They went a little overboard there.

54

00:06:01.980 --> 00:06:03.570

Ken Okamoto: But the intent is to

55

00:06:04.620 --> 00:06:06.660

Ken Okamoto: You know, do all those things have

56

00:06:08.550 --> 00:06:10.080

redo the installation.

57

00:06:11.310 --> 00:06:16.590

Ken Okamoto: redo the siding new windows new trend.

58

00:06:16.680 --> 00:06:18.990

Ken Okamoto: The refund your intuition.

59

00:06:22.050 --> 00:06:28.170

Ken Okamoto: And so I think what prompted our review.

60

00:06:29.490 --> 00:06:30.090

19145889580: To

61

00:06:30.750 --> 00:06:37.680

Ken Okamoto: Your board was that at the same time they removed a bunch of trees which

62

00:06:38.490 --> 00:06:41.010

Adam Kaufman: Is yeah fact. In fact, I think.

63

00:06:41.190 --> 00:06:44.580

Adam Kaufman: The first round went through the RP RC.

64

00:06:45.150 --> 00:06:51.090

Adam Kaufman: Prior to the tree removal. And that was just going to go and be reviewed by the building department.

65

00:06:51.420 --> 00:06:54.060

Adam Kaufman: Right and the trees came down

66

00:06:54.930 --> 00:06:57.540

Adam Kaufman: And welcome buffer impacts and then when the

67

00:06:57.840 --> 00:07:00.150

Adam Kaufman: RP RC was reviewing that application.

68

00:07:00.480 --> 00:07:07.200

Adam Kaufman: Refer both items back to the planning board. And that's where we are

now. So now we could ask one plan.

69

00:07:07.500 --> 00:07:08.100

Adam Kaufman: For everything

70

00:07:08.490 --> 00:07:11.580

Ken Okamoto: Also, I think they removed a lot of

71

00:07:12.210 --> 00:07:13.890

19145889580: There was like rod and Joyce they've

72

00:07:13.890 --> 00:07:14.880

Ken Okamoto: Removed that and

73

00:07:15.480 --> 00:07:16.560

Adam Kaufman: So on the house.

74

00:07:16.680 --> 00:07:17.940

Ken Okamoto: Yeah yeah so

75

00:07:18.510 --> 00:07:19.290

Ken Okamoto: You know it.

76

00:07:20.430 --> 00:07:22.770

Ken Okamoto: Sort of involved the bigger review.

77

00:07:23.280 --> 00:07:24.840

Ken Okamoto: So at that point, they

78

00:07:24.900 --> 00:07:32.370

Ken Okamoto: did hire Joe Paterno civil engineer to to prepare this. I don't know.
Joe's here now.

79

00:07:32.370 --> 00:07:36.990

Adam Kaufman: Joe emailed me a few minutes ago and said, He's not able to attend.

80

00:07:39.420 --> 00:07:39.720

Ken Okamoto: You know,

81

00:07:41.850 --> 00:07:42.510

Adam Kaufman: Like we're going to

82

00:07:42.720 --> 00:07:43.620

Adam Kaufman: Take us through this

83
00:07:44.010 --> 00:07:44.310
Christopher Carthy: I don't

84
00:07:44.760 --> 00:07:45.090
Mind.

85
00:07:46.770 --> 00:07:48.630
Christopher Carthy: Can you magnify the plan, a little bit.

86
00:07:49.260 --> 00:07:50.610
Adam Kaufman: Yeah. Do you want me to

87
00:07:51.090 --> 00:07:52.050
Adam Kaufman: Do anything

88
00:07:53.040 --> 00:07:55.230
Christopher Carthy: More on the house area please if you could

89
00:07:55.500 --> 00:07:57.600
Adam Kaufman: If I can see if I can do that.

90
00:07:58.740 --> 00:07:59.280
Adam Kaufman: Sure.

91
00:08:01.770 --> 00:08:02.490
Ken Okamoto: Oh, yeah.

92
00:08:10.350 --> 00:08:10.890
19145889580: How's that

93
00:08:12.300 --> 00:08:12.660
Christopher Carthy: Yeah.

94
00:08:15.510 --> 00:08:16.380
So it's

95
00:08:19.320 --> 00:08:22.230
Ken Okamoto: The shaded area is the porch edition.

96
00:08:26.250 --> 00:08:26.730
19145889580: And

97
00:08:27.000 --> 00:08:42.240
Ken Okamoto: What Joe has done is he's sort of a women outline the limited

disturbance. And I guess that's where the hay bales sort of are going around.

98

00:08:43.980 --> 00:08:47.070

Ken Okamoto: Is also added a

99

00:08:48.960 --> 00:08:50.010

Ken Okamoto: Storm Water

100

00:08:52.740 --> 00:08:53.430

Ken Okamoto: System.

101

00:08:56.130 --> 00:08:57.030

Ken Okamoto: For the

102

00:08:58.800 --> 00:08:59.610

Ken Okamoto: So, so I

103

00:09:00.000 --> 00:09:03.210

Ken Okamoto: Tend to fired septic system.

104

00:09:04.860 --> 00:09:11.940

Ken Okamoto: We believe the well is in the house. We have not found the well.

105

00:09:13.620 --> 00:09:17.970

Ken Okamoto: We picked up with from this from the server and just walking around.

106

00:09:18.870 --> 00:09:20.100

Ken Okamoto: We have not

107

00:09:20.460 --> 00:09:21.150

Ken Okamoto: Been able to

108

00:09:21.210 --> 00:09:30.510

Ken Okamoto: Find the well and also we went through the Westchester County Health Department records and they have no records on this property.

109

00:09:33.390 --> 00:09:33.720

19145889580: Okay.

110

00:09:35.430 --> 00:09:45.300

Ken Okamoto: And so the other thing we needed to identify was the truth that were removed. Right. And I think Joe has done that.

111

00:09:45.480 --> 00:09:48.120

Adam Kaufman: Yep. Those are on the plan. And you can see them.

112

00:09:48.210 --> 00:09:50.730

Adam Kaufman: Really throughout property.

113

00:09:52.050 --> 00:09:55.050

Adam Kaufman: But a particular concern or all these

114

00:10:11.010 --> 00:10:13.620

Ken Okamoto: Regimes drone production to the drawings

115

00:10:15.930 --> 00:10:18.180

19145889580: As well as the progression system and then

116

00:10:19.470 --> 00:10:22.050

Ken Okamoto: Because of the tree removal. That's when

117

00:10:23.430 --> 00:10:29.190

Ken Okamoto: The Yoast design was asked to be involved in in terms of what the

118

00:10:30.600 --> 00:10:32.550

Ken Okamoto: So the intent was to to

119

00:10:33.870 --> 00:10:34.590

Ken Okamoto: This property.

120

00:10:37.200 --> 00:10:39.090

Ken Okamoto: And those drawings have been submitted.

121

00:10:40.140 --> 00:10:41.280

Adam Kaufman: Yeah, do we have them here.

122

00:10:42.810 --> 00:10:43.410

Adam Kaufman: Yes.

123

00:10:50.070 --> 00:10:52.560

19145889580: I can take a, take a pass here.

124

00:10:54.600 --> 00:11:04.110

19145889580: I think my directive might be a little bit different than kind of the board's directive and I'm hoping that we can sort of find a middle ground.

125

00:11:05.160 --> 00:11:13.200

19145889580: But in that area between the pond and the property line at me at the driveway close to where the cursor is currently

126

00:11:14.460 --> 00:11:17.370

19145889580: Is where the majority of those keys were removed.

127

00:11:19.920 --> 00:11:29.610

19145889580: The challenges and I did not see them before they were removed, but they are rowing in and amongst or were growing and and amongst bedrock.

128

00:11:30.630 --> 00:11:34.500

19145889580: If we were to propose planting new material there.

129

00:11:35.970 --> 00:11:39.990

19145889580: Would be a real, a real challenge I think they were primarily we'd be shoes.

130

00:11:41.100 --> 00:11:45.480

19145889580: Nothing I shouldn't say nothing but not have significant

131

00:11:46.800 --> 00:11:56.070

19145889580: Environmental value, but very likely great screening and obviously missed by the Community.

132

00:11:57.180 --> 00:11:57.480

19145889580: So,

133

00:11:58.650 --> 00:12:05.730

19145889580: We are not proposing any new trees to go in, in that location. We're proposing a

134

00:12:06.810 --> 00:12:17.040

19145889580: You know seed mix. And just to try and stabilize the area and make sure it's not heavily landscaped or maintained.

135

00:12:18.870 --> 00:12:30.090

19145889580: And then we did put a row of sort of an outlay of sorts along the right side of the driveway of, you know, a native maple.

136

00:12:31.200 --> 00:12:37.590

19145889580: Where there is room to plant, theoretically, I have to wonder if we're still going to hit bedrock.

137

00:12:38.610 --> 00:12:47.670

19145889580: But that was where we fit seven red Naples in there as nowhere near the quantity of trees that was removed.

138

00:12:49.500 --> 00:12:52.410

19145889580: And then if you scoot up closer to the house, Adam.

139

00:12:53.580 --> 00:12:56.640

19145889580: We just did. We did a foundation planting around the house.

140

00:12:58.350 --> 00:13:03.540

19145889580: And really did try to focus on writing the book really did try to focus on

141

00:13:05.850 --> 00:13:18.540

19145889580: Nice natives and like nothing super high maintenance, but also things that are going to have kind of value environmental value again to that property because it is such a kind of rural such a cool property.

142

00:13:20.010 --> 00:13:30.360

19145889580: We were hoping to kind of landscape this as well with, you know, grasses and shrubs that are going to kind of bring some character back to the site, a little bit.

143

00:13:31.470 --> 00:13:37.920

19145889580: Sorry to jump around on you, but there is an existing Doc, I just want to mention that as you scoot back to the other one.

144

00:13:39.900 --> 00:13:57.180

19145889580: And there's a good thing, Doc, and a pathway to the dots that we would just kind of extend and that would remain it's currently kind of shabby lawn and that we did have remaining as long. If the board did request additional

145

00:13:58.260 --> 00:14:08.340

19145889580: Trees. The added, they could potentially be added in that location. There's just some reluctance, because I think part of the reason the trees were removed and

146

00:14:08.730 --> 00:14:21.960

19145889580: You know, I don't want to speak out of turn is partially for that view of the pond from the residents and if we saw adding a bunch of keys in that lawn location, it might kind of detract from that as well. So

147

00:14:23.490 --> 00:14:27.780

19145889580: We understand this is the first past year and are open to recommendations and thought

148

00:14:33.630 --> 00:14:37.860

Christopher Carthy: Was how do you keep people from fertilizing that Lauren and polluting the palm.

149

00:14:39.840 --> 00:14:44.880

19145889580: Really good question. Um, you could request a maintenance agreement.

150

00:14:46.920 --> 00:15:03.960

19145889580: If it were, if that were requested aboard the tenant, you know, it's the boy wanted to go beyond that we could certainly put, you know, a buffer planting along the front of along the waterfront edge of some sort of alone native

151

00:15:05.190 --> 00:15:09.630

19145889580: Or, you know, woody shrubs that would theoretically

152

00:15:10.650 --> 00:15:14.820

19145889580: Start to inhibit or slow down any any fertilizer run off.

153

00:15:15.990 --> 00:15:19.170

19145889580: Or thirdly, you know, it might just have to become

154

00:15:21.150 --> 00:15:28.110

19145889580: The same the same same mix that is a, you know, sort of a low meadow field feeling

155

00:15:29.490 --> 00:15:31.710

Adam Kaufman: Yeah, which might look very nice anyway.

156

00:15:32.820 --> 00:15:34.560

19145889580: True very, very true is

157

00:15:35.700 --> 00:15:42.450

19145889580: Currently, a recreation space. So we were loving it Romana such. But like I said, we are open to

158

00:15:43.530 --> 00:15:45.630

19145889580: New ideas. I'm happy to do anything bad with my client.

159

00:15:46.470 --> 00:15:50.730

Ken Okamoto: Metal environments where we either mode twice a year.

160

00:15:51.510 --> 00:15:52.860

Adam Kaufman: Yeah, we've done that in the

161

00:15:53.160 --> 00:15:54.600

Adam Kaufman: Past as well.

162

00:15:55.650 --> 00:16:07.830

Adam Kaufman: You know, I think there are three major issues that the board has to grapple with. So one is the tree removal and coming up with an adequate mitigation plan on itself, just the trees.

163

00:16:08.250 --> 00:16:21.300

Adam Kaufman: There's the wetland buffer impacts and the code would like to see two to one mitigation for all disturbance. So twice the amount of disturbance in terms of mitigation and then particular

164

00:16:23.940 --> 00:16:29.520

Adam Kaufman: Attention to the screening. That was a last last a longest common property mind.

165

00:16:30.570 --> 00:16:41.280

Adam Kaufman: You know, those are the three issues we really have to look at look at closely here whatever is is happening at the house.

166

00:16:41.880 --> 00:16:43.080

Adam Kaufman: Around the house and

167

00:16:43.110 --> 00:16:44.460

Adam Kaufman: You know, in the path. You know that

168

00:16:44.460 --> 00:16:55.890

Adam Kaufman: Makes sense. And we'll come up with a good plan. But the driving force of the issues of the planning board or those I think three issues in the board should should weigh in any way in here.

169

00:16:58.020 --> 00:17:01.770

Ken Okamoto: I don't know. What about the. What about the location of the well.

170

00:17:02.640 --> 00:17:06.690

Larry Ruisi: I mean, if we don't know where the well is we don't know its proximity to the septic

171

00:17:06.960 --> 00:17:09.030

Adam Kaufman: Yeah, we're certainly going to want an answer.

172

00:17:10.170 --> 00:17:11.430

Larry Ruisi: Seems to be that's not

173

00:17:11.610 --> 00:17:13.230

Larry Ruisi: You know that's not insignificant.

174

00:17:16.050 --> 00:17:18.630

Jim Jensen: you reached out to the health department, you know,

175

00:17:20.190 --> 00:17:21.390

Joseph Cermele: Any response from them. Yet I

176

00:17:22.440 --> 00:17:24.870

Ken Okamoto: Had no records of the property.

177

00:17:25.470 --> 00:17:27.750

Joseph Cermele: But they're going to be reviewing this application for

178

00:17:28.440 --> 00:17:31.140

Ken Okamoto: The building department as it goes through this

179

00:17:31.290 --> 00:17:33.600

Ken Okamoto: Application will be referred to the health department.

180

00:17:35.070 --> 00:17:41.640

Joseph Cermele: So will will will want to or the board will want to hear back from them to see whether or not the health department is requiring any

181

00:17:42.570 --> 00:17:44.430

Joseph Cermele: Improvements to the existing septic for

182

00:17:44.430 --> 00:17:45.120

Joseph Cermele: The new house.

183

00:17:45.360 --> 00:17:45.930

Adam Kaufman: Yes.

184

00:17:46.110 --> 00:17:50.370

Ken Okamoto: Yes, definitely. I'm sure it would be contingent on the

185

00:17:50.370 --> 00:17:50.850

Permanent

186

00:17:55.380 --> 00:17:56.730

Christopher Carthy: Number six on the plan.

187

00:17:59.730 --> 00:18:00.210

Adam Kaufman: Right here.

188

00:18:01.050 --> 00:18:01.380

Okay.

189

00:18:06.240 --> 00:18:17.370

Jim Jensen: This is Jim just to close out on the comment about the, I guess Laurie's comment about the well but or Joe on the septic so they would have to then feel locate where the septic tank is or leach field is

190

00:18:19.170 --> 00:18:20.220
Ken Okamoto: Promotion on that.

191
00:18:20.490 --> 00:18:24.390
Ken Okamoto: They did do this field is has been recorded.

192
00:18:25.500 --> 00:18:25.800
Jim Jensen: Its

193
00:18:26.520 --> 00:18:36.630
Joseph Cermele: Termination whether or not the level of improvements here requires evaluation of the septic and whether or not it's adequate for the bedroom count that they determine it is

194
00:18:37.020 --> 00:18:38.970
Ken Okamoto: Well, that was because they were referred

195
00:18:39.960 --> 00:18:45.930
Ken Okamoto: To the Health Department and the health department will review it and determine that.

196
00:18:47.460 --> 00:19:03.180
Joseph Cermele: And they, they may say there's no need. There's no jurisdiction, they may come in and say we need to evaluate the the septic and they'll credit, a portion of it and you know he may very well need to construct a new portion of fields for the balance.

197
00:19:04.140 --> 00:19:10.890
Ken Okamoto: Right, but that one. Then, if that's the case, then the permit lumpy inspector wrong is your apartment.

198
00:19:11.250 --> 00:19:13.920
Adam Kaufman: Yes, but but we're live now.

199
00:19:15.390 --> 00:19:22.950
Adam Kaufman: Right, so we need, we will need all that information. Yeah, and you know, while prior to us approving has

200
00:19:23.250 --> 00:19:26.850
Larry Ruisi: There been there been changes over the years as to the

201
00:19:27.300 --> 00:19:33.060
Larry Ruisi: proximity of a well to septic and is it possible that under today's rules.

202
00:19:34.200 --> 00:19:38.940
Larry Ruisi: One. And if they find a well that may be too close to the septic and

how would that work.

203

00:19:39.210 --> 00:19:46.650

Ken Okamoto: I'm not sure distances. I know that tanks and fields requirements and expansion areas have changed.

204

00:19:49.800 --> 00:19:54.930

Ken Okamoto: Well, I would leave it to the health department to do a review on on this property.

205

00:19:56.430 --> 00:20:19.530

Ken Okamoto: To determine whether because I think by capacity and by the project. It wouldn't be considered a new construction and therefore it would be an existing, you know, sort of, determine if the existing septic system is adequate and you know components to that.

206

00:20:20.850 --> 00:20:21.720

Ken Okamoto: So that's what

207

00:20:23.400 --> 00:20:25.740

Ken Okamoto: I would imagine the Revere with the health department.

208

00:20:31.080 --> 00:20:41.640

Christopher Carthy: So why don't we do that they'll deal with them well and the septic. Why don't we go back to the the treatment negation, for a moment, who Sam Yeah, that's an important consideration here.

209

00:20:42.300 --> 00:20:44.430

Christopher Carthy: Obviously that's in fact what really

210

00:20:44.430 --> 00:20:46.740

Christopher Carthy: Kind of moved us from our PRC to plan.

211

00:20:48.330 --> 00:20:48.570

For

212

00:20:49.590 --> 00:20:51.570

Christopher Carthy: Now, life is arguing that

213

00:20:53.040 --> 00:20:57.630

Christopher Carthy: The terrain doesn't support the trees along the driveway.

214

00:21:00.510 --> 00:21:01.650

Christopher Carthy: How do we

215

00:21:03.390 --> 00:21:13.950

Christopher Carthy: What can we do to screen better improve the screening from restore really is the word I'm looking for, restore the screening that existed between four and six.

216

00:21:16.710 --> 00:21:26.400

19145889580: I mean, we can currently repurposing deciduous trees along that that property line we could absolutely do an evergreen buffer.

217

00:21:27.570 --> 00:21:31.020

19145889580: It was deciduous trees that were removed. So that was sort of why

218

00:21:33.000 --> 00:21:38.340

19145889580: Why we went with that initially, but we can absolutely do that. And

219

00:21:39.690 --> 00:21:40.050

19145889580: You know,

220

00:21:40.110 --> 00:21:49.320

19145889580: Maybe there are pockets where we could add additional trees, it might be something that really has to be verified in the field.

221

00:21:51.240 --> 00:21:57.180

19145889580: And then we could be adding trees at the end of the pond so closest to

222

00:21:58.440 --> 00:22:00.750

19145889580: The mouth of the driveway. There's, you know,

223

00:22:02.250 --> 00:22:06.120

19145889580: There's there's lands there that could support a lot. Some of the

224

00:22:07.620 --> 00:22:13.500

19145889580: The two to one wetland for mediation. So that might be our primary location for a lot of that.

225

00:22:15.480 --> 00:22:15.720

19145889580: You know,

226

00:22:15.750 --> 00:22:28.200

Adam Kaufman: We have to get that Christopher, the ratio. Right. You know, we think that there were about 39 trees that were removed. I think the current plan has how many trees proposed seven

227

00:22:28.590 --> 00:22:31.800

19145889580: Oh, I don't know, a whopping like eight. Yeah, so

228

00:22:33.210 --> 00:22:33.840

19145889580: You know, we're

229

00:22:34.290 --> 00:22:39.000

Adam Kaufman: We're a lot. And those were mature trees and we're talking about now much smaller tree so

230

00:22:41.010 --> 00:22:41.400

Adam Kaufman: Easy.

231

00:22:43.500 --> 00:22:44.550

Ken Okamoto: I imagine that

232

00:22:45.840 --> 00:22:50.670

Ken Okamoto: Some of the trees. They're removed, you're pretty good probably on their last legs.

233

00:22:51.750 --> 00:22:52.650

Ken Okamoto: Imagine

234

00:22:52.920 --> 00:22:53.730

Adam Kaufman: I'm not sure.

235

00:22:54.180 --> 00:22:54.480

Okay.

236

00:22:55.830 --> 00:23:02.610

19145889580: It was there. Was there ever any kind of and I've just, I haven't seen it, was there any kind of species assessment done

237

00:23:04.290 --> 00:23:06.030

Jim Jensen: Because if it was, as I

238

00:23:06.030 --> 00:23:08.850

19145889580: suspect it was a whole bunch of no way maples.

239

00:23:11.400 --> 00:23:12.180

19145889580: That could be

240

00:23:12.240 --> 00:23:13.890

Adam Kaufman: Yeah, I definitely don't

241

00:23:14.100 --> 00:23:15.750

Adam Kaufman: Don't know and they could be

242

00:23:16.680 --> 00:23:18.330

19145889580: In Norway maples. I don't know.

243

00:23:18.600 --> 00:23:19.890

19145889580: I think we'll never know.

244

00:23:20.220 --> 00:23:20.520

Yeah.

245

00:23:22.140 --> 00:23:23.130

Ken Okamoto: And I don't think

246

00:23:24.930 --> 00:23:31.080

Ken Okamoto: arborist went in there and wherever went in there and said, oh, Norway, maple. So let's get rid of them.

247

00:23:34.620 --> 00:23:37.650

19145889580: Now there's a difference, you know, know enables a weed.

248

00:23:37.860 --> 00:23:38.190

Ken Okamoto: Right.

249

00:23:38.250 --> 00:23:42.990

19145889580: And I said, I said via different little slight like to stand on. But if we don't know. We don't know.

250

00:23:45.240 --> 00:23:47.430

Ken Okamoto: But there's. I'm not sure. In terms of

251

00:23:48.030 --> 00:24:04.080

Ken Okamoto: Number of truth, but I saw that there's a, an idea to remove invasive evolving be the western side of the hill and that seemed to me like a sort of a strong thing to do.

252

00:24:05.010 --> 00:24:06.090

Ken Okamoto: Because I imagine that

253

00:24:06.360 --> 00:24:09.660

Ken Okamoto: Probably would be a slope of barbarian or whatever.

254

00:24:10.860 --> 00:24:13.650

Adam Kaufman: Yeah, that absolutely could be part of the mitigation plan. Yeah.

255

00:24:15.030 --> 00:24:17.940

Ken Okamoto: And it's like you just have one note to that but

256

00:24:18.870 --> 00:24:27.240

19145889580: Yeah, we could we could make that property wide. I mean, I think there's everything from fiber. Just don't grasp, you know it's it's a disturb site.

257

00:24:29.130 --> 00:24:31.620

Adam Kaufman: Yeah, I think maybe the best course of action.

258

00:24:32.040 --> 00:24:43.050

Adam Kaufman: Is to understand what our goals are and maybe now start talking to the conservation board about you know what that mitigation plan looks like and then

259

00:24:43.080 --> 00:24:45.900

Adam Kaufman: Check it in check back in with with the planning board.

260

00:24:46.530 --> 00:24:54.000

Christopher Carthy: And was there anything that's upon itself needs in terms of remediation that would benefit the remediation plan.

261

00:24:54.540 --> 00:24:57.030

Christopher Carthy: There's only so much square footage bacon.

262

00:24:57.060 --> 00:24:57.480

Christopher Carthy: Yeah.

263

00:24:57.720 --> 00:24:58.410

Adam Kaufman: I don't know.

264

00:24:58.560 --> 00:25:02.070

Adam Kaufman: The answer to that. And that's something that conservation board can delve into

265

00:25:02.130 --> 00:25:03.270

Adam Kaufman: And that's a good question.

266

00:25:04.290 --> 00:25:15.390

Christopher Carthy: I just like that's something they should take a careful look at because I don't want to, you know, mitigate two to one for the just for the sake of mitigating to the one

267

00:25:15.780 --> 00:25:30.300

Christopher Carthy: I like the mitigation be as effective as possible in preserving this pot and, you know, so whatever could be done there to improve the health of the pot. I think that's something to give some consideration to

268

00:25:33.840 --> 00:25:44.100

Andy Block: So this is Andy. Sorry, I just sort of say, you know, there are. There's a bunch of folks on the conservation board who have experience and

thoughtful about these things and

269

00:25:45.660 --> 00:25:48.750

Andy Block: There may be some ideas that come out of a session there.

270

00:25:49.230 --> 00:25:51.030

Christopher Carthy: Right, good. Thank you Amy.

271

00:25:52.080 --> 00:25:53.370

Christopher Carthy: will rely on for that.

272

00:25:55.050 --> 00:26:04.680

Jim Jensen: This is Jim, can I just ask a question. So for all the trees that were removed along the side between the pond and the roadway. I guess all of the stumps are are still there.

273

00:26:06.150 --> 00:26:10.770

Jim Jensen: Or they were just cut there was kind of cut flush with the soil. Is that a concern for the

274

00:26:13.230 --> 00:26:17.130

Ken Okamoto: I don't know, but I believe the stumps with either

275

00:26:20.730 --> 00:26:21.750

Jim Jensen: Mitigation will be

276

00:26:22.260 --> 00:26:22.800

Joseph Cermele: There, Jim.

277

00:26:23.040 --> 00:26:24.870

Joseph Cermele: Looks like last got them.

278

00:26:25.470 --> 00:26:32.580

Larry Ruisi: The stump stumps are still very can stump. So there, and even parts of the trees that were cut down just laying on the ground.

279

00:26:35.910 --> 00:26:39.570

Jim Jensen: And those those trees that were there along the side kind of created a

280

00:26:41.250 --> 00:26:47.280

Jim Jensen: Almost like a, you know, for the dirt driveway. Now to the pond before there was a row of trees sort of

281

00:26:47.760 --> 00:27:04.290

Jim Jensen: Kind of created a natural little barrier was like a safety barrier. Now, now that there's not as there is more of a job and they're exposed now a safety

hazard. In addition to the mitigation and now you have a driveway up so high, and then it very steep slopes little pond.

282

00:27:05.010 --> 00:27:10.080

Joseph Cermele: No recollection from the site from visiting the site was majority of that drive

283

00:27:12.090 --> 00:27:18.630

Joseph Cermele: The left side going in there was a rock Knoll or lead you know it rose from the drive.

284

00:27:18.870 --> 00:27:22.260

Joseph Cermele: Yeah, right. Red tree is rough above that. So I think

285

00:27:22.530 --> 00:27:24.330

Joseph Cermele: You've got a natural barrier there already.

286

00:27:26.070 --> 00:27:32.040

Joseph Cermele: And to blights point i you know planting anything in there significant is going to be difficult, at best, with all that ledge.

287

00:27:33.090 --> 00:27:40.080

Joseph Cermele: I'm sure she could maybe think of something with some maybe ground cover plantings. And in addition to the metal mix.

288

00:27:40.620 --> 00:27:52.470

Joseph Cermele: And there might be some opportunity between the pond and the road is a, you know, relatively large grass area. I think there's a lot of still grass and bases in there that that area, there can be mitigated.

289

00:27:54.150 --> 00:27:55.380

Joseph Cermele: Restore out over here.

290

00:27:55.590 --> 00:27:58.770

Joseph Cermele: Well yeah, I think that area would be a good area to maybe provide some

291

00:28:00.390 --> 00:28:15.330

Joseph Cermele: Maybe give some attention to that area of life and provide some level of plantings, and maybe a mix of of shrub and grasses, maybe metal makes provide some treatment from one off from the road before it gets into the pond provide a little protection.

292

00:28:16.620 --> 00:28:16.920

Christopher Carthy: Yeah.

293

00:28:18.450 --> 00:28:19.410

Joseph Cermele: I don't I don't necessarily

294

00:28:19.560 --> 00:28:23.220

Joseph Cermele: Think we need like a guide rail or something like that, along the drive.

295

00:28:23.550 --> 00:28:30.030

Jim Jensen: Okay, I just, just, just put it out there was. It was hard to tell from the plan, or at least my sidewalk. But thank you for that. But

296

00:28:31.350 --> 00:28:34.680

Joseph Cermele: I'll take another right out there, but my recollection was the majority that drive

297

00:28:35.190 --> 00:28:37.920

Joseph Cermele: Was bordered by large rock outcrop. Okay.

298

00:28:39.150 --> 00:28:55.500

Jim Jensen: Just continuing that the comment. You just made about the areas that could be sort of replanted along at the outlet of the of the of the pond. What distinguishes a drainage ditch from the one side, from a water course on the other.

299

00:28:56.760 --> 00:29:06.450

Jim Jensen: At least when I was out there, the drainage ditch was flowing water like is it what is something of water course in a drainage ditch and building on

300

00:29:07.410 --> 00:29:09.690

Jim Jensen: This earlier comment but that could be an area of

301

00:29:09.810 --> 00:29:11.910

Jim Jensen: A world of course for

302

00:29:14.220 --> 00:29:15.840

Jim Jensen: Mitigation and alone in that area.

303

00:29:17.520 --> 00:29:25.500

Joseph Cermele: Yeah, I mean there. He's got it labeled as a drainage ditch on the plan. But that's, to me, that's more of a water course, every time I've been there. There's been flow from the pond.

304

00:29:26.190 --> 00:29:38.490

Joseph Cermele: outwitting, you know, over the we're in through that area. So yeah, there's certainly maybe some cleanup some invasive removal on that drainage channel or watercourse and restore that you know more pristine more natural.

305

00:29:39.690 --> 00:29:42.420

Joseph Cermele: bed and banks clean that area. Certainly.

306

00:29:42.900 --> 00:29:47.490

Jim Jensen: Does it does kind of it reverses the property and goes on to a neighbor's property right, there's a

307

00:29:48.540 --> 00:29:52.260

Jim Jensen: There's a benefit that would accrue to the downstream neighbor if that was cleaned up as well.

308

00:29:52.890 --> 00:29:58.440

Joseph Cermele: Sure, I would think so. Yeah. Yeah. And there's another island area down below below the pool.

309

00:30:01.170 --> 00:30:02.790

19145889580: You know, toggle gradually removed from

310

00:30:02.790 --> 00:30:08.730

Joseph Cermele: Everything but depending on the condition of that wetland that may benefit from some improvements as well.

311

00:30:11.160 --> 00:30:16.320

Joseph Cermele: Because then that also flows further down and off site to the neighboring property.

312

00:30:25.350 --> 00:30:25.680

19145889580: I think

313

00:30:26.310 --> 00:30:39.480

Joseph Cermele: And I'm sure the conservation board, you know, have plenty of ideas as well. But I think the primary focus would be the the pond and the surrounding area that drain his channel up above, and probably the invasive removal between the pond in the property line to the wise.

314

00:30:41.370 --> 00:30:43.830

Adam Kaufman: Yeah and there's, you know, there's a lot of

315

00:30:45.360 --> 00:30:52.800

Adam Kaufman: wetland areas and buffer areas, areas of concern, where I think we could get a good mitigation plan at the end of the day.

316

00:30:54.030 --> 00:30:59.400

Joseph Cermele: Yeah, that the lower level and the wetland down below, and that and the wooded area to the east.

317

00:31:00.900 --> 00:31:03.360

Joseph Cermele: That looked fairly, fairly clean

318

00:31:04.380 --> 00:31:06.090

Joseph Cermele: A lot. Not a lot of underbrush

319

00:31:08.010 --> 00:31:10.980

Joseph Cermele: I think the the upper areas is going to be the primary focus

320

00:31:13.350 --> 00:31:28.920

Andy Block: So Hi, it's me again. I have not been out to this property and has there. It may be useful sometimes we do the sidewalks before we see the plan. Sometimes after I I think for me it would be helpful if we could schedule something

321

00:31:31.680 --> 00:31:33.780

Andy Block: For before we saw a proposal.

322

00:31:35.220 --> 00:31:37.470

Adam Kaufman: You could coordinate that with the applicant.

323

00:31:38.820 --> 00:31:46.260

Adam Kaufman: You know, I don't know how how the conservation board is going to do sidewalks. Now, but you can work that out with them. Yeah.

324

00:31:46.320 --> 00:31:54.810

Andy Block: I think we can social distance appropriately. If we can work it out with the applicant. Then I'll work with Julie on that. Yep.

325

00:31:56.580 --> 00:31:59.310

Adam Kaufman: Yeah, and the apprehension, make a submission to the conservation.

326

00:32:01.650 --> 00:32:05.820

Christopher Carthy: And don't we have to refer this application to the planet to the conservation board.

327

00:32:06.660 --> 00:32:10.440

Adam Kaufman: Yeah, I don't know if it needs to be so formal. They don't you know you don't need a

328

00:32:11.520 --> 00:32:12.000

Christopher Carthy: Okay.

329

00:32:13.140 --> 00:32:15.780

Adam Kaufman: No, no, no, I'll just communicate with Julie.

330

00:32:16.110 --> 00:32:18.450

Adam Kaufman: To be expecting it. And then the applicant will make

331

00:32:18.630 --> 00:32:19.320

Your application.

332

00:32:25.140 --> 00:32:25.560

19145889580: So,

333

00:32:26.040 --> 00:32:30.450

Christopher Carthy: Out of the festival. Just to recap, the three points we had the trees.

334

00:32:31.140 --> 00:32:32.940

19145889580: Trees weapons.

335

00:32:33.210 --> 00:32:35.220

Adam Kaufman: Wetlands and screening

336

00:32:36.570 --> 00:32:37.260

Christopher Carthy: Screening

337

00:32:40.800 --> 00:32:42.960

19145889580: I mean, yes, they're all tied together in a way

338

00:32:42.960 --> 00:32:45.510

Christopher Carthy: But where, where is the screening most

339

00:32:46.920 --> 00:32:55.890

Christopher Carthy: Important here. Right, right. That's where the screenings most one and right now blighted got those six and seven. I think I told the glories being planted there. Correct.

340

00:32:57.390 --> 00:32:58.860

Joseph Cermele: Yeah, that's what we have for now.

341

00:33:00.120 --> 00:33:08.970

19145889580: Um, but if the board would prefer we could make it either a denser deciduous a denser evergreen I'm

342

00:33:12.510 --> 00:33:14.070

19145889580: Not arguing for that life.

343

00:33:14.100 --> 00:33:21.870

Christopher Carthy: I mean I think like he said he took deciduous down. I'm not convinced to the green walls, the right way to handle that.

344

00:33:21.870 --> 00:33:22.950

19145889580: Kind of agree.

345

00:33:23.340 --> 00:33:24.690

Christopher Carthy: I think you've got to look at

346

00:33:25.290 --> 00:33:36.120

Christopher Carthy: I think you've got to look at what is going to complement this landscape from both sides forensics and I mean the line of Bob of it is not necessarily the right answer.

347

00:33:37.980 --> 00:33:39.570

Adam Kaufman: And i mean i even question if

348

00:33:39.750 --> 00:33:44.460

19145889580: A line of single species is necessarily the right answer in

349

00:33:44.460 --> 00:33:49.530

19145889580: Light of some of this other conversation. So maybe it needs to be a more

350

00:33:50.100 --> 00:33:53.850

19145889580: A more nuanced plan choice to bless kind of suburban

351

00:33:55.290 --> 00:33:55.680

19145889580: Yeah.

352

00:33:56.460 --> 00:33:56.790

You know,

353

00:33:58.140 --> 00:33:58.770

Christopher Carthy: They don't you mean

354

00:33:59.940 --> 00:34:04.440

Christopher Carthy: Well, we'll look forward to seeing that. And then the next plan. Yes, that's what this is. That's what we're

355

00:34:04.800 --> 00:34:05.700

Christopher Carthy: Putting out here.

356

00:34:07.350 --> 00:34:08.280

19145889580: Absolutely.

357

00:34:13.980 --> 00:34:18.450

19145889580: We need anything from you guys. Are we just tend to need to move to conservation.

358

00:34:19.560 --> 00:34:19.860

Ken Okamoto: Number.

359

00:34:19.890 --> 00:34:21.570

Adam Kaufman: Yes, I think that's the next step.

360

00:34:22.350 --> 00:34:23.490

Adam Kaufman: Going to conservation.

361

00:34:24.570 --> 00:34:25.170

19145889580: So,

362

00:34:25.560 --> 00:34:29.160

Ken Okamoto: We need to apply to the conservation board or a meeting.

363

00:34:30.060 --> 00:34:40.740

Adam Kaufman: Right, yeah. I'll tell them, I'll coordinate with them to expect you, and then, you know, talk to them as the next step, then you can check back in with us and we'll go from there. But

364

00:34:41.340 --> 00:34:49.800

Christopher Carthy: Procedurally, we'll get some feedback from the conservation board and the applicant prior to the conservation board voting on anything.

365

00:34:49.860 --> 00:34:53.010

Adam Kaufman: That's what, that's what I'm expecting to happen. Yeah.

366

00:34:53.190 --> 00:34:56.880

Christopher Carthy: I think that's important that the conservation Andy, I think that's important that

367

00:34:58.080 --> 00:35:03.630

Christopher Carthy: We see this plan after you folks have, you know, opined on it. So we can look at this again.

368

00:35:03.780 --> 00:35:05.100

Christopher Carthy: Before you folks vote on it.

369

00:35:06.060 --> 00:35:06.420

Yeah.

370

00:35:08.970 --> 00:35:14.940

Andy Block: Yeah, I think that's right. The question is, or a question is

371

00:35:15.600 --> 00:35:17.970

Andy Block: If we have comments or suggestions.

372

00:35:18.420 --> 00:35:26.100

Andy Block: Do you want the applicant to iterate on those comments and suggestions before it goes back to you.

373

00:35:28.230 --> 00:35:33.330

Adam Kaufman: Well, I think you want to get it to to someplace. You're fairly comfortable with. Bring it back.

374

00:35:33.960 --> 00:35:37.950

Andy Block: That's what I would think. I just didn't have Christmas, suggesting that we want to see whatever

375

00:35:38.520 --> 00:35:39.510

Christopher Carthy: We want to babysit.

376

00:35:39.540 --> 00:35:45.060

Christopher Carthy: We don't want to babysit the conservation board. And what we want you to do is bring it forward.

377

00:35:45.930 --> 00:35:51.390

Andy Block: That's, that's what I just wanted clarity, Chris, I couldn't. I wasn't sure if you were saying you wanted to see

378

00:35:51.780 --> 00:35:53.430

Andy Block: Everything that they were sending or

379

00:35:53.550 --> 00:35:54.210

Andy Block: Let us work.

380

00:35:54.270 --> 00:35:55.200

Andy Block: Through the process.

381

00:35:55.260 --> 00:35:57.120

Christopher Carthy: Work through the process and developed

382

00:35:58.110 --> 00:35:58.350

Yet

383

00:36:02.430 --> 00:36:03.240

Christopher Carthy: Thank you. Any

384

00:36:03.810 --> 00:36:04.050

Yep.

385

00:36:09.810 --> 00:36:10.560
Christopher Carthy: Go ahead, Jeff.

386
00:36:10.680 --> 00:36:20.970
Joseph Cermele: Sorry, I just want to make sure if you guys seen our memos. I know Joe recent color made a number of references to our PRC determinations and reviews.

387
00:36:22.080 --> 00:36:25.950
Joseph Cermele: Had some Plan Review memos. For the last two meetings.

388
00:36:26.400 --> 00:36:26.970
Joseph Cermele: Just want to make sure

389
00:36:27.660 --> 00:36:30.960
Joseph Cermele: He's receiving those they're they're posted on the website. The town website.

390
00:36:31.080 --> 00:36:33.900
Ken Okamoto: Really saw staff report.

391
00:36:34.530 --> 00:36:39.030
Joseph Cermele: We have a May seven memo and a BIG. MARCH 20 memo.

392
00:36:41.640 --> 00:36:47.310
Joseph Cermele: You'll just want to make sure you go to the town website and down, you know, pull those off the site and go through those

393
00:36:57.930 --> 00:36:58.530
Christopher Carthy: Thank you.

394
00:36:59.190 --> 00:37:00.060
Ken Okamoto: Thank you very much.

395
00:37:00.630 --> 00:37:03.240
19145889580: Thanks, guys. It's actually worked pretty well. I'm impressed.

396
00:37:06.060 --> 00:37:06.960
Adam Kaufman: Alright. Have a good night.

397
00:37:07.830 --> 00:37:08.340
Bye.

398
00:37:13.980 --> 00:37:14.190
19145889580: That

399

00:37:14.250 --> 00:37:17.190

Christopher Carthy: The gonna do and you're saying on

400

00:37:19.110 --> 00:37:19.680

Christopher Carthy: Okay, and

401

00:37:20.580 --> 00:37:21.630

Andy Block: I think I'm supposed to

402

00:37:22.170 --> 00:37:22.710

Christopher Carthy: Okay, good.

403

00:37:23.400 --> 00:37:23.700

Job.

404

00:37:25.530 --> 00:37:40.170

Christopher Carthy: You do. So the next item before us is the vowel for the town board, we're going to discuss the changing the CB zone for gasoline stations, so that image to fill us in on that are rolling

405

00:37:43.830 --> 00:37:49.470

Roland Baroni: Well, the genesis for this is, as you know, we've got litigation against the town.

406

00:37:51.090 --> 00:37:59.550

Roland Baroni: Over between the two stations and the competitiveness between the two over whether or not the shell station remains a

407

00:38:00.690 --> 00:38:10.380

Roland Baroni: Legal non conforming use I think litigation was threatened against the planning board if you continue to have

408

00:38:11.700 --> 00:38:16.170

Roland Baroni: The, the application for site plan approval for 375 main

409

00:38:17.790 --> 00:38:18.120

Roland Baroni: If

410

00:38:19.260 --> 00:38:30.570

Roland Baroni: If they had to go to the town board for that special use permit possible there'd be litigation against the town board over that and also there's an application.

411

00:38:31.860 --> 00:38:37.200

Roland Baroni: Appealing a determination of the zoning of the building inspector before the Zoning Board.

412

00:38:37.710 --> 00:38:49.560

Roland Baroni: And that to could ripen into litigation. So we looked at all of this and in consultation with Adam, we thought to ourselves, well, we have four stations operating stations in North white

413

00:38:50.130 --> 00:39:01.800

Roland Baroni: We have to up in Armonk they're all legal non conforming uses. They all have to deal with this fiction of whether or not they're modernizing within the confines of that.

414

00:39:03.060 --> 00:39:12.570

Roland Baroni: very innocuous statute that we have. So we thought to ourselves, well, why not just make them all legal uses. There's no reason why we can have

415

00:39:14.070 --> 00:39:21.870

Roland Baroni: Permitted uses in the CB zone that include gas stations were not likely to really to have any more of them.

416

00:39:23.130 --> 00:39:35.400

Roland Baroni: In the foreseeable future. And so we presented that to the town board and the town board thought it was something that was worth the effort of processing and seeing what the public thought about it.

417

00:39:36.420 --> 00:39:39.450

Adam Kaufman: And what one more item or head is

418

00:39:39.960 --> 00:39:55.230

Adam Kaufman: In an effort to minimize environmental impacts. We added a new section in the code for the CB district where these would become legal uses that these new new gas stations can't be established.

419

00:39:55.980 --> 00:40:02.970

Adam Kaufman: Within 1000 feet of municipal drinking water supply. Well, that seemed to make just some basic sense

420

00:40:04.080 --> 00:40:04.530

Roland Baroni: Correct.

421

00:40:07.050 --> 00:40:14.310

Christopher Carthy: This is establishing as of late for for gasoline filling station. For example, if you take the corner of

422

00:40:15.720 --> 00:40:18.240

Christopher Carthy: Main Street car honk and bed for growth.

423

00:40:18.810 --> 00:40:33.690

Christopher Carthy: For example, where sugar highest now that that building. For

example, I'm being facetious to make a point. If that building. We're not down with the applicant have with an applicant having as of right to build a gas station there.

424

00:40:34.110 --> 00:40:35.250

Roland Baroni: Yes. Yep.

425

00:40:36.330 --> 00:40:49.440

Christopher Carthy: Yeah. Is there any way to incorporate into the CB zone but still give the town board some jurisdiction extra special jurisdiction that

426

00:40:51.000 --> 00:40:56.430

Christopher Carthy: Affiliate station would have to obtain in order to construct

427

00:40:58.020 --> 00:41:03.450

Roland Baroni: Well, if we did that, then none of the gas station that we're trying to legalize would be legalized

428

00:41:04.350 --> 00:41:10.560

Roland Baroni: In front of another layer of authority on it, they would all still remain legal non conforming uses

429

00:41:12.480 --> 00:41:27.780

Larry Ruisi: Rolling. Could you you know legalize all these, as you know, the for Garth widen to and and in town and put a moratorium on new new gas stations could, you could you bifurcated in that way.

430

00:41:28.140 --> 00:41:32.970

Roland Baroni: If we thought that it was if we thought it was possible that we would

431

00:41:34.710 --> 00:41:51.270

Roland Baroni: That some property owner was entertaining it and we thought that that was an undesirable effect, we could enact a moratorium but moratoriums require their own separate local law their own public hearing and they have to be have limited duration.

432

00:41:51.660 --> 00:41:55.230

Roland Baroni: Yeah, yeah. You have to be working towards something at that point.

433

00:41:57.090 --> 00:42:00.360

Roland Baroni: I don't really think it's likely that the property that Chris mentioned, would

434

00:42:00.930 --> 00:42:01.830

Larry Ruisi: Highly likely

435

00:42:02.190 --> 00:42:04.740

Roland Baroni: You know, get in there. They're remodeling at anyway.

436

00:42:06.000 --> 00:42:08.730

Roland Baroni: The properties further north on 128

437

00:42:10.320 --> 00:42:22.290

Roland Baroni: Whether would be the wine geeks, or possibly David Chen, they're both within 1000 feet of municipal wells. So they would be taken out of the equation.

438

00:42:24.570 --> 00:42:31.680

Roland Baroni: But we didn't really think there were too many other properties and actually we couldn't think of any other than possibly

439

00:42:32.250 --> 00:42:39.000

Roland Baroni: I suppose, theoretically, the green drop in North white could decide to turn itself back into a gas station.

440

00:42:39.450 --> 00:42:52.470

Roland Baroni: But given all the environmental hurdles and and how expensive it is to cultivate a gas station. These days, I don't even think that's likely when you're looking at four competitors right within the, the same mile

441

00:42:53.010 --> 00:42:53.280

Right.

442

00:42:56.400 --> 00:43:03.540

Larry Ruisi: No way. The cross the street from Ariadne, I guess it's classified as a dog park could ever go the other way.

443

00:43:03.750 --> 00:43:05.340

Roland Baroni: Oh, that's not CB. Yeah.

444

00:43:05.460 --> 00:43:05.820

Larry Ruisi: Okay.

445

00:43:06.030 --> 00:43:14.730

Roland Baroni: That wouldn't be the same zone CB it's confined to mainstream 128 and North Broadway and North White Plains. Okay.

446

00:43:15.090 --> 00:43:15.450

Thanks.

447

00:43:17.820 --> 00:43:27.060

Christopher Carthy: I mean I'm involved. We all understand what we're asking between the lines here is we really don't think there should be any more gas

stations in Armonk and we don't want

448

00:43:28.470 --> 00:43:36.810

Christopher Carthy: To. We want to make sure that we're protecting the future of North castle my essentially, you know,

449

00:43:38.670 --> 00:43:51.000

Christopher Carthy: Limiting the future development of gas stations and this law this change doesn't give us any protection that way, except for the fact that it's economically undesirable, but you never know how things could change in the future.

450

00:43:54.030 --> 00:43:54.330

Roland Baroni: True.

451

00:43:56.010 --> 00:44:04.020

Larry Ruisi: You know, but on the other side of that argument. Chris is you don't want to be in a situation where you have one one GAS STATION IN DOWNTOWN Armand

452

00:44:04.710 --> 00:44:08.940

Christopher Carthy: No, I don't know that. Well, I agree. We don't want that either necessary.

453

00:44:10.650 --> 00:44:11.010

Christopher Carthy: Just

454

00:44:12.120 --> 00:44:18.810

Christopher Carthy: Looking to see what our options are in terms of, are there any other other any other legal vehicles that we could have in this

455

00:44:18.870 --> 00:44:23.130

Christopher Carthy: In this chapter that would protect or give us another hand.

456

00:44:24.600 --> 00:44:25.470

Christopher Carthy: To

457

00:44:27.360 --> 00:44:29.760

Christopher Carthy: Give the government in this town and other

458

00:44:31.770 --> 00:44:34.890

Christopher Carthy: Watch over how gas stations developed in the town.

459

00:44:35.520 --> 00:44:37.650

Adam Kaufman: Well, you're going to have site plan approval, of course.

460

00:44:38.100 --> 00:44:40.500

Christopher Carthy: But the site plan approval, they still and as of right

461

00:44:42.840 --> 00:44:49.140

Adam Kaufman: Well needs approval and if it doesn't meet your standards, potentially aren't getting to

462

00:44:50.790 --> 00:44:54.030

Adam Kaufman: Yes, but it would be a permitted use. Yes.

463

00:44:54.330 --> 00:45:00.270

Larry Ruisi: But you know you're, you also have to look into this from a, from a business economic economic point of view.

464

00:45:00.720 --> 00:45:06.180

Larry Ruisi: I think when you look at you know North Broadway and you got, you know, the number of gas stations down there.

465

00:45:06.840 --> 00:45:15.570

Larry Ruisi: I mean real advice for someone to come in and try to put a fit you know you there's a certain amount of traffic. There's a certain amount of gallons that can be pumped.

466

00:45:15.990 --> 00:45:23.970

Larry Ruisi: And maybe you got four viable stations and if you go to five, you take away from the on the fourth and the fifth one isn't as profitable as it might have been

467

00:45:24.270 --> 00:45:33.540

Larry Ruisi: And then when you you know you come into downtown Armand once again you've got two stations. They are someone to build the third and that close proximity

468

00:45:33.840 --> 00:45:42.810

Larry Ruisi: I don't think we have as a town, the kind of traffic that can support this so I you know I think you have to take a step back and look at

469

00:45:43.200 --> 00:45:59.970

Larry Ruisi: You know who you know who would realistically unless facts and circumstances changed dramatically. Who realistically would would want to come in and invest that kind of money, time and effort for a station that that just might not be as viable, as it should be.

470

00:46:00.510 --> 00:46:01.020

No.

471

00:46:02.040 --> 00:46:07.230

Christopher Carthy: One would think that's mostly true except maybe you get a guy again I'm

472

00:46:07.710 --> 00:46:13.980

Christopher Carthy: I'm just, I'm sitting here and I'm just reviewing this the first time and I want to play it out for a moment.

473

00:46:14.280 --> 00:46:21.480

Christopher Carthy: What I'm getting at is, it's possible you could get somebody who comes in, who's really, really good at that business really, really good at.

474

00:46:22.110 --> 00:46:35.760

Christopher Carthy: designing and building gas stations and they want to put a gas station up because they do it better than everybody else and they think their business model will succeed and they'll, they'll crush the other ones that's possible.

475

00:46:36.570 --> 00:46:41.220

Roland Baroni: But related to a property. Chris, what property qualifies for that.

476

00:46:41.940 --> 00:46:43.110

Christopher Carthy: Moment I don't know that.

477

00:46:43.170 --> 00:46:44.340

Roland Baroni: Well yeah, I mean, yeah.

478

00:46:44.490 --> 00:46:45.720

Larry Ruisi: I think that's important.

479

00:46:47.070 --> 00:46:56.610

Christopher Carthy: Right. I agree. It's important. I'm saying I don't know that I don't know which properties applied to it again, I've just been questions about, you know, I want to understand what properties apply to

480

00:46:56.910 --> 00:47:08.370

Adam Kaufman: It if it is a property and it's in the CB district and it's 1000 feet from a will and then they can meet your criteria for appropriate site plan, then what's the why. Why would that not be okay.

481

00:47:09.300 --> 00:47:12.420

Christopher Carthy: Well, I mean, the character of a gas station on

482

00:47:13.500 --> 00:47:16.320

Christopher Carthy: The character of a gas station in this town and such that

483

00:47:16.500 --> 00:47:27.270

Christopher Carthy: You know, they're less I would call them. Probably the same reasons never existed. Up to date, legally, they're not the most desirable retail to have in town.

484

00:47:28.470 --> 00:47:29.130

Christopher Carthy: That's why.

485

00:47:30.510 --> 00:47:33.390

Christopher Carthy: Even if it were permitted us. It's not the

486

00:47:33.720 --> 00:47:45.000

Christopher Carthy: You know you want what you eat. You have to have a certain number of them, but you don't want more than you have to have. I mean, you go to Long Island. I can think of an intersection on our there for gas stations and four corners.

487

00:47:45.360 --> 00:47:50.190

Christopher Carthy: Again, that's not likely here, but I'm getting at is, I don't find that to be desirable either

488

00:47:50.970 --> 00:47:53.070

Adam Kaufman: Well, I don't think that situation is going to happen.

489

00:47:53.520 --> 00:48:05.490

Adam Kaufman: Right. Right. I mean, there are other properties, potentially, but it's not going to be, I think, at, at a major intersection and it's not going to be in the established blocks of downtown

490

00:48:05.700 --> 00:48:06.360

Larry Ruisi: Armando

491

00:48:06.660 --> 00:48:18.300

Adam Kaufman: I just don't, I can't even fathom a situation where someone's going to knock down an existing retail building and put this up and have the size to actually accomplish that.

492

00:48:20.250 --> 00:48:21.870

Jim Jensen: And I asked a related question.

493

00:48:23.070 --> 00:48:30.090

Jim Jensen: So that the stations that are non conforming system today, those property owners of those business owners have some

494

00:48:31.170 --> 00:48:47.490

Jim Jensen: There is some extra value associated with that business because there's no no one else can come in and and open up the parcel. And I think Larry would tell me what the correct accounting term is for that. The, the value associated with the property. But if if

495

00:48:47.580 --> 00:48:56.610

Jim Jensen: If the law is then changed and in theory, other sites could open, then

don't these property owners don't they lose some value of their property.

496

00:48:59.160 --> 00:49:06.060

Larry Ruisi: Theoretically, Jim, they could lose the value on a sale, assuming that more competition could come in.

497

00:49:06.420 --> 00:49:14.760

Larry Ruisi: But I think what most of these gas stations would trade on is their cash flow. How many gallons of their company, what's the net cash flow, what's the return

498

00:49:15.060 --> 00:49:27.900

Larry Ruisi: So a bio would look at a station and say I'm paying X dollars for I'm going to pump x x gallons of gas and my return on investment is going to be why. And I think that's realistically, the case now.

499

00:49:28.080 --> 00:49:37.380

Larry Ruisi: You know, it is true, once you once you change this law that you do open up the possibility of more players coming in.

500

00:49:37.920 --> 00:49:43.890

Larry Ruisi: You know, but I've got a little experience in this, not necessarily in the gas station area but you know

501

00:49:44.700 --> 00:49:56.610

Larry Ruisi: You know companies when companies come in and they do this kind of stuff. They look at things called trade zones, they look at the demographics, they look at the traffic and, you know,

502

00:49:57.360 --> 00:50:03.570

Larry Ruisi: Can you protect against somebody doing something foolish or stupid. No, you're not necessarily, but

503

00:50:04.230 --> 00:50:15.450

Larry Ruisi: A wise and valid businessman. I think would basically looked at all this and say, I don't think there's an opportunity, and if they conclude there is an opportunity. Maybe they want there really is one

504

00:50:16.050 --> 00:50:23.640

Larry Ruisi: But you know i don't i don't think it really hurt the the economics of the existing stations. By doing this,

505

00:50:28.950 --> 00:50:40.590

Roland Baroni: Plus you're allowing the stations, the existing stations to keep current and modernize themselves without jumping through the kind of artificial

506

00:50:40.860 --> 00:50:44.910

Roland Baroni: Quick scenario that we've established where they have to give up

something

507

00:50:45.180 --> 00:50:46.080

Roland Baroni: To get something

508

00:50:47.280 --> 00:50:49.830

Jim Jensen: Is there an incentive then for them to

509

00:50:50.940 --> 00:50:54.810

Jim Jensen: To upgrade reinvest them with this, make it more attractive to them.

510

00:50:55.950 --> 00:50:56.670

Roland Baroni: I think would

511

00:51:01.710 --> 00:51:01.950

Larry Ruisi: Work.

512

00:51:01.980 --> 00:51:07.770

Christopher Carthy: Well, and why do you think it was done the way it was done from the beginning, as opposed to having been done this way, from the beginning.

513

00:51:09.810 --> 00:51:10.350

Roland Baroni: You know,

514

00:51:12.240 --> 00:51:31.530

Roland Baroni: The way north castle developed. I mean, there was a time when there were six gas stations in North white. There was one on Virginia road. There was the one that now has green drop and then the four we spoken of. So you had six there. And then there was a time when you had

515

00:51:32.550 --> 00:51:41.970

Roland Baroni: On old 22 you had one where the affordable housing was you had one where zero is

516

00:51:42.990 --> 00:51:47.070

Roland Baroni: So that's two, you had one across the street from where

517

00:51:50.010 --> 00:51:52.110

Roland Baroni: Where cider Mill is. That's three.

518

00:51:52.710 --> 00:51:58.200

Roland Baroni: Plus the two that we have. So that's five and then we're wiring geeks was you had another one.

519

00:51:58.770 --> 00:52:01.950

Roland Baroni: So there was a time when you also had six stations in Armonk

520

00:52:02.370 --> 00:52:12.990

Roland Baroni: But you had 12 gas stations and they were all mostly dependent on mechanical work because our cars used to break them that they don't break anymore.

521

00:52:13.980 --> 00:52:15.780

Adam Kaufman: You also have one in Burnsville to roll.

522

00:52:16.080 --> 00:52:18.000

Roland Baroni: That's right. Yeah. Does Egmont station.

523

00:52:18.060 --> 00:52:40.140

Roland Baroni: Different zone, by the way, in fact, old 22 is a different zone as well. So we're not worried about gas stations cropping up back on old 22 right that's the RB zone. So I think we, I think it's a very limited theater that we have and very expensive properties for sure.

524

00:52:41.340 --> 00:52:51.750

Roland Baroni: Which I don't think is likely either that a gas station purveyor is going to plunk down all the hard cash that would be required to buy any one of those properties.

525

00:52:54.990 --> 00:52:57.750

Roland Baroni: So I, I honestly think it's a pretty safe bet.

526

00:52:58.200 --> 00:53:00.150

Roland Baroni: And avoids the town, having to

527

00:53:00.990 --> 00:53:15.900

Roland Baroni: Continue to litigate issues that you know great for lawyers to think about these theoretical issues like legal non conforming uses but for the majority of the town, nothing will change.

528

00:53:16.980 --> 00:53:21.720

Larry Ruisi: You know, rolling. I think it's actually an elegant solution to the problem.

529

00:53:22.410 --> 00:53:36.120

Larry Ruisi: I think as a byproduct of it is you just talked about. It gives the existing stations, particularly some of those are North white, the ability to upgrade without, as you say, jumping through through hoops.

530

00:53:37.530 --> 00:53:37.830

Roland Baroni: Right.

531

00:53:38.640 --> 00:53:39.420

Larry Ruisi: Kind of my view.

532

00:53:40.050 --> 00:53:44.310

Jim Jensen: Do This is Jim, I do we take advantage of the opportunity to. I know.

533

00:53:46.770 --> 00:53:57.810

Jim Jensen: To to address egress issues are addressed wall street parking with them or address their ability to maneuver, you know, they're the storage container. The delivery vehicles that is there a

534

00:53:58.800 --> 00:54:02.100

Roland Baroni: Wrestler and if they would come in for a site plan approval. Yes.

535

00:54:07.200 --> 00:54:08.790

Adam Kaufman: That answer your question it.

536

00:54:09.060 --> 00:54:14.730

Jim Jensen: So when you're just I noticed you're, you're not in this case we're

537

00:54:15.810 --> 00:54:21.060

Jim Jensen: You're, you're saying it's their legal but then you provide some provisions and some hurdles for

538

00:54:22.080 --> 00:54:27.030

Jim Jensen: Physical hurts, where they needed to be located. I was wondering if there were other physical hurdles that maybe not being our

539

00:54:28.050 --> 00:54:31.350

Jim Jensen: Our code now that you'd want to have in there.

540

00:54:32.820 --> 00:54:33.150

Jim Jensen: So,

541

00:54:34.050 --> 00:54:35.820

Adam Kaufman: You mean specific to gas stations.

542

00:54:35.910 --> 00:54:37.890

Jim Jensen: Pacific gas stations. Correct.

543

00:54:38.610 --> 00:54:42.630

Adam Kaufman: Yeah, we could articulate that sure if the board thinks that's that's warranted.

544

00:54:43.980 --> 00:54:44.610

Adam Kaufman: Rather, we

545

00:54:44.880 --> 00:54:51.480

Larry Ruisi: Do that, let's, let's just take, for example, the one the Gulf station and that you know when that comes back to

546

00:54:52.620 --> 00:55:01.260

Larry Ruisi: You know, re, re refocus that and change the buildings around and change the pumps around. We're going to look at all the different

547

00:55:01.980 --> 00:55:18.360

Larry Ruisi: You know methodologies. Where's the building going to be how do you get in. How do you get out number of pumps traffic. So you're going to do that as a matter of course if in when you know these stations, you know, decide to change the current configuration.

548

00:55:18.480 --> 00:55:18.840

Adam Kaufman: Yeah.

549

00:55:19.290 --> 00:55:23.670

Adam Kaufman: I don't disagree with what Larry saying I'm not sure if we're missing a tool in our toolbox.

550

00:55:24.420 --> 00:55:28.230

Jim Jensen: That, that's what I'm wondering is the you know the gowns are the

551

00:55:28.350 --> 00:55:28.710

Adam Kaufman: You know the

552

00:55:29.580 --> 00:55:34.500

Jim Jensen: The size of the vehicles that needs to deliver the fuel are substantial

553

00:55:35.040 --> 00:55:35.970

Jim Jensen: And and

554

00:55:36.810 --> 00:55:49.050

Jim Jensen: It's very difficult. We saw on that one site to be able to accommodate that. And the multiple locations where they wanted to have fuel. So I don't know whether that's. I was just wondering if there was a gap in our, in our rules now.

555

00:55:49.620 --> 00:55:50.400

Adam Kaufman: That we know i don't think

556

00:55:50.970 --> 00:55:54.690

Adam Kaufman: We've really fleshed out that plan enough but

557

00:55:54.960 --> 00:55:55.650

Larry Ruisi: That's right. Well,

558

00:55:55.890 --> 00:56:01.980

Roland Baroni: Yeah, but I think those are all site plan issues. I don't think that those are zoning issues.

559

00:56:02.070 --> 00:56:02.910

Larry Ruisi: Got it, okay.

560

00:56:03.690 --> 00:56:05.160

Jim Jensen: All right, thank you for that.

561

00:56:05.640 --> 00:56:10.920

Jim Jensen: Okay, when you say that the Gulf station you referring to the one that was before us with the carwash or the

562

00:56:11.550 --> 00:56:13.560

Christopher Carthy: Shell station. I think he meant said to shop.

563

00:56:13.560 --> 00:56:16.410

Larry Ruisi: Sorry sir shell station. Sorry about that. Okay.

564

00:56:17.190 --> 00:56:22.890

Christopher Carthy: So, I mean, basically, I mean, I think we all had me rolling. This is essentially

565

00:56:24.360 --> 00:56:34.830

Christopher Carthy: Codified something that makes it protects the existing gas stations and and you think that the bottom line is this thing isn't going to really invite any other gas stations into town.

566

00:56:35.490 --> 00:56:36.000

Correct.

567

00:56:37.650 --> 00:56:43.200

Roland Baroni: And it, it has the side effect of making all the litigation move

568

00:56:43.680 --> 00:56:54.540

Roland Baroni: Right. And I have a a preliminary agreement with the litigants that should this amendment to the zoning be adopted, we will terminate all the litigation.

569

00:56:56.880 --> 00:56:57.690

Christopher Carthy: Want to join.

570

00:56:58.950 --> 00:57:07.200

Christopher Carthy: There's anything more we can do in terms of ensuring that there is no further development of gas stations in town be beyond the two that we have in

hormone

571

00:57:07.680 --> 00:57:24.090

Adam Kaufman: Look, that's not what this law is doing right there's nothing in this law beyond us regulating for the environment, mental impacts of putting this close to a well that would preclude anyone from doing it. Let's so there could be

572

00:57:25.350 --> 00:57:28.050

Christopher Carthy: 1000 feet enough to be more than 1000 feet.

573

00:57:28.860 --> 00:57:38.280

Adam Kaufman: Well, there has to be a next between what we're regulating and the benefit right if you get beyond 1000 feet. I think it's going to be harder and harder to justify

574

00:57:39.540 --> 00:57:40.800

Adam Kaufman: You know the impact

575

00:57:41.040 --> 00:57:46.410

Adam Kaufman: Potential impact there. I think 1000 feet is justifiable and make sense.

576

00:57:47.670 --> 00:57:47.970

Larry Ruisi: But

577

00:57:48.180 --> 00:57:50.970

Adam Kaufman: There, there could be a site, you know, where

578

00:57:53.010 --> 00:57:55.710

Adam Kaufman: Where this happens and if it were to happen.

579

00:57:57.180 --> 00:57:57.900

Adam Kaufman: In the

580

00:57:59.670 --> 00:58:09.420

Adam Kaufman: Core block of Armand I think there are a host of site planning issues, even though it is a permitted use in the district, the site may never

581

00:58:10.530 --> 00:58:15.270

Adam Kaufman: Be appropriate to do that. It may never meet muster for various reasons.

582

00:58:15.870 --> 00:58:16.500

Piccolo.

583

00:58:17.760 --> 00:58:25.500

Adam Kaufman: Traffic pedestrian access visual impacts are there. There are a lot of issues if it were occur right there.

584

00:58:27.510 --> 00:58:27.900

Jim Jensen: Is the

585

00:58:28.020 --> 00:58:34.140

Jim Jensen: Bus garage. The bus maintenance garage from Virginia road next to that is that CD along there.

586

00:58:34.890 --> 00:58:36.420

Adam Kaufman: That's the city of White Plains.

587

00:58:37.020 --> 00:58:42.360

Jim Jensen: Oh no, I'm sorry. On the other side, next to the Washington's headquarters, where the

588

00:58:43.920 --> 00:58:45.000

Adam Kaufman: The post office trucks.

589

00:58:45.390 --> 00:58:47.940

Adam Kaufman: Yes, yes, yes, yes. No, that is not the CB district.

590

00:58:47.970 --> 00:58:49.560

Adam Kaufman: That's not a

591

00:58:49.890 --> 00:58:50.850

Jim Jensen: Okay. All right.

592

00:58:51.270 --> 00:58:53.370

Jim Jensen: Sorry. So that would that gentleman then have

593

00:58:53.730 --> 00:59:03.330

Jim Jensen: A right. Would you ever an issue, then that others are being afforded some right that he he doesn't have. And then he wanted to put in vehicle fueling for his fleet.

594

00:59:04.230 --> 00:59:05.070

Roland Baroni: Here, not in the

595

00:59:05.760 --> 00:59:06.600

Roland Baroni: Proper zone.

596

00:59:07.800 --> 00:59:14.700

Adam Kaufman: Yes, yes, but that that was you were contemplating permitting that as an accessory use to a permitted principle.

597

00:59:16.080 --> 00:59:17.670

Adam Kaufman: In no way, would he be able

598

00:59:18.120 --> 00:59:18.780

Adam Kaufman: To have

599

00:59:19.650 --> 00:59:28.020

Adam Kaufman: A gasoline filling station. Actually, that's, that's actually not true. I believe the IND a district might permit gasoline filling station.

600

00:59:30.660 --> 00:59:32.160

Adam Kaufman: But it's not the CB

601

00:59:32.790 --> 00:59:38.550

Roland Baroni: I, I think you're right. Adam, I think that one station that was on Virginia road.

602

00:59:38.760 --> 00:59:42.540

Roland Baroni: That you no longer there. That was the only legal

603

00:59:42.930 --> 00:59:44.790

Roland Baroni: Yeah nation in the town.

604

00:59:45.060 --> 00:59:48.000

Adam Kaufman: Yeah, but I believe if you wanted to do that you actually need.

605

00:59:48.000 --> 00:59:52.500

Roland Baroni: To do that. So, so that should tell you something at least about North White Plains.

606

00:59:52.920 --> 00:59:55.800

Roland Baroni: In North White Plains on Virginia road, you could do it.

607

00:59:57.420 --> 01:00:00.840

Roland Baroni: And no one has because it's probably not profitable to do it.

608

01:00:01.710 --> 01:00:02.070

Right.

609

01:00:04.200 --> 01:00:04.530

Jim Jensen: Okay.

610

01:00:04.920 --> 01:00:05.370

Jim Jensen: I was just

611

01:00:05.640 --> 01:00:09.240

Christopher Carthy: Probing it out wrong. We know we're trying to figure this out, you know,

612

01:00:09.330 --> 01:00:11.640

Roland Baroni: Oh yeah. No, these are good. These are good issues.

613

01:00:12.240 --> 01:00:12.570

No.

614

01:00:13.980 --> 01:00:14.220

Christopher Carthy: Okay.

615

01:00:17.430 --> 01:00:17.940

Christopher Carthy: Okay.

616

01:00:20.910 --> 01:00:22.470

Christopher Carthy: Board members. Anything else you want to add

617

01:00:24.030 --> 01:00:27.090

Christopher Carthy: So Adam, do you need a referral back, you need a referral from the

618

01:00:27.120 --> 01:00:34.680

Adam Kaufman: Planning Board to go back. If you think there's some consensus, then yes, you have to make your report back to, to the town board.

619

01:00:36.150 --> 01:00:36.870

Christopher Carthy: Board members.

620

01:00:38.520 --> 01:00:39.930

Jim Jensen: Can I ask just one other question.

621

01:00:40.200 --> 01:00:43.620

Jim Jensen: Is it just gasoline are going to be any fuel other fuel.

622

01:00:44.850 --> 01:00:47.880

Adam Kaufman: Know we wrote it as a gasoline filling station, I believe.

623

01:00:48.060 --> 01:00:50.220

Roland Baroni: Which includes diesel. Yeah.

624

01:00:50.280 --> 01:00:52.500

Adam Kaufman: Gasoline filling and service stations.

625

01:00:53.250 --> 01:00:54.000

Jim Jensen: I did just that.

626

01:00:56.370 --> 01:01:06.600

Jim Jensen: hydrogen fueling propane fueling, you know, other other other as other fuels become enter into the fleet of choices electric feeling

627

01:01:07.170 --> 01:01:09.630

Adam Kaufman: refueling great can make these recommendations.

628

01:01:09.690 --> 01:01:20.310

Adam Kaufman: To Greg we copied the language that is in the code already on gas stations. So, but now's an opportunity to change that. If you think it's warranted.

629

01:01:22.320 --> 01:01:23.220

Jim Jensen: I know other

630

01:01:24.480 --> 01:01:24.960

Jim Jensen: Cells.

631

01:01:24.990 --> 01:01:28.980

Adam Kaufman: vehicle fuel filling stations. Is that what you think is more appropriate.

632

01:01:29.250 --> 01:01:33.120

Jim Jensen: That's what I'm thinking. So you're not just so narrowly and to just guess when I'm alone.

633

01:01:34.800 --> 01:01:35.730

Steven's iPad: It is a small book.

634

01:01:36.690 --> 01:01:37.020

Yeah.

635

01:01:39.210 --> 01:01:46.200

Christopher Carthy: What about a Jiffy Lube or something like that. Is that something that could come about as a result of this change.

636

01:01:47.910 --> 01:01:54.330

Adam Kaufman: In connection if if there are also selling fuel. You're allowed to repair cars, and I don't think

637

01:01:54.480 --> 01:02:03.450

Christopher Carthy: About a Jiffy Lube. I mean, as I as I know that we just pulling get your oil change the brakes chains, whatever. A Jiffy Lube but that'd be

permitted use

638

01:02:03.720 --> 01:02:07.590

Adam Kaufman: Well, that's not a gasoline vehicle fuel filling station so no

639

01:02:07.980 --> 01:02:10.560

Christopher Carthy: Okay, so that that wouldn't be

640

01:02:10.950 --> 01:02:11.370

Adam Kaufman: Right now.

641

01:02:12.240 --> 01:02:12.930

Roland Baroni: I would not be

642

01:02:13.530 --> 01:02:17.010

Christopher Carthy: Okay, and that's not a permitted use in the CB district.

643

01:02:18.090 --> 01:02:18.480

Adam Kaufman: Right.

644

01:02:18.960 --> 01:02:19.440

Christopher Carthy: Okay.

645

01:02:19.740 --> 01:02:22.380

Adam Kaufman: It'd be permitted use and the IND a district.

646

01:02:31.800 --> 01:02:39.600

Christopher Carthy: So I'll make a motion that we refer the application back to the town board with a positive recommendation from the planning board.

647

01:02:40.890 --> 01:02:41.460

Larry Ruisi: A second

648

01:02:42.600 --> 01:02:46.350

Adam Kaufman: One with the recommendation to tweak, what type of fuels.

649

01:02:46.800 --> 01:02:49.470

Christopher Carthy: Yes. With Jim's amendment as amended.

650

01:02:52.230 --> 01:02:55.080

Christopher Carthy: Larry. Second. All in favor.

651

01:02:55.560 --> 01:02:56.340

Jim Jensen: Aye. Aye.

652

01:02:57.990 --> 01:02:59.040

Christopher Carthy: Graduation will

653

01:03:01.740 --> 01:03:04.740

Christopher Carthy: Be here care of a problem. One of us probably be okay.

654

01:03:04.740 --> 01:03:06.690

Roland Baroni: I should be want wanting to litigate

655

01:03:11.790 --> 01:03:22.320

Christopher Carthy: Okay. So thank you, gentlemen, for participating. That's the end of our planning board meeting, thinking about, and I'll make a motion to close the planning board meeting.

656

01:03:23.760 --> 01:03:25.410

Christopher Carthy: I'll second. All in favor.

657

01:03:25.770 --> 01:03:26.760

Larry Ruisi: Aye. Aye.

658

01:03:27.330 --> 01:03:27.930

Larry Ruisi: Goodnight.

659

01:03:28.320 --> 01:03:29.070

Steven's iPad: Goodnight, or

660

01:03:29.760 --> 01:03:30.690

Steven's iPad: Good night, guys. Thank you.

661

01:03:31.140 --> 01:03:32.550

Jim Jensen: Thank you. Bye.