

WEBVTT

1

00:00:01.290 --> 00:00:02.610

Larry Ruisi: So, Chris has done now.

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00:00:02.669 --> 00:00:03.959

Larry Ruisi: He also said, oh they got to do.

3

00:00:03.959 --> 00:00:04.560

Larry Ruisi: More for.

4

00:00:04.680 --> 00:00:06.779

Christopher Carthy: Now i'm all set we'll just see where it goes.

5

00:00:07.529 --> 00:00:07.859

Okay.

6

00:00:09.059 --> 00:00:09.990

Christopher Carthy: Thank you for asking.

7

00:00:12.599 --> 00:00:17.250

Christopher Carthy: we're going to Christopher okay so good evening, ladies and gentlemen, welcome to the planning board meeting of.

8

00:00:17.250 --> 00:00:18.690

Christopher Carthy: January 25.

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00:00:19.950 --> 00:00:37.080

Christopher Carthy: We have with us tonight planning board members Jim Jensen Steve sorrow Larry will easy, my name is Chris Carthy and town planner Adam cow and town attorney Roland maroney and from the conservation board chair Jane black chain thanks for being with us.

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00:00:38.850 --> 00:00:39.570

Christopher Carthy: and

11

00:00:41.820 --> 00:00:42.300

Something.

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00:00:43.620 --> 00:00:53.760

Christopher Carthy: In my vow Valerie is kind of female planning board Secretary Valerie does a Mon it's connecting now okay so we're all here, the first item on the agenda.

13

00:00:54.720 --> 00:01:06.240

Christopher Carthy: Is five North frontage road and they've asked us to put wave them put them on to the February 8 meeting so we'll do that so that brings us to the second application on the adult.

14

00:01:06.450 --> 00:01:07.200

Roland Baroni: Chris do you want to.

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00:01:07.260 --> 00:01:10.320

Roland Baroni: Open the public hearing, so that they don't have to read notice.

16

00:01:11.940 --> 00:01:16.140

Christopher Carthy: I i'll open it but it's it's awkward if there's somebody here.

17

00:01:18.150 --> 00:01:35.430

Christopher Carthy: So there's a public hearing scheduled for tonight Roland How does that make sense, I guess, the only if there's somebody here i'll open it, but my point is they've skipped if they schedule a public hearing and they then cancel their shouldn't they be notice for that.

18

00:01:35.670 --> 00:01:38.430

Adam Kaufman: You know, think about can you comment on that today ever.

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00:01:38.520 --> 00:01:41.160

Adam Kaufman: publish this Notice I don't even.

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00:01:41.400 --> 00:01:41.910

know.

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00:01:46.110 --> 00:01:46.590

Adam Kaufman: Now.

22

00:01:47.700 --> 00:01:50.160

Christopher Carthy: I just I just feel like it's awkward to.

23

00:01:51.780 --> 00:01:56.760

Roland Baroni: yeah I don't know the circumstances, maybe they didn't notice like we really need to hear.

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00:01:57.090 --> 00:01:57.390

Right.

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00:02:01.260 --> 00:02:04.560

Christopher Carthy: Alright, so Valerie is coming on board.

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00:02:05.610 --> 00:02:06.750

Christopher Carthy: room and I think we can I.

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00:02:07.980 --> 00:02:09.780

Adam Kaufman: can speak, but she said that they didn't.

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00:02:09.840 --> 00:02:11.310

Adam Kaufman: publish this.

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00:02:12.210 --> 00:02:12.990

Roland Baroni: Then it's a.

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00:02:13.980 --> 00:02:26.640

Christopher Carthy: Question right okay good so like I said well we'll roll over five minutes for an intro to the February 8 meeting, assuming that the public notice is an order in the paperwork, in order for that meeting.

31

00:02:28.770 --> 00:02:40.710

Christopher Carthy: The second application on the agenda is for rally six pine Ridge road that's they have a draft resolution before us and we can entertain that application rather promptly.

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00:02:43.980 --> 00:02:47.850

Christopher Carthy: john colored from colored sessions is now with us as well john thanks for being with us.

33

00:02:47.970 --> 00:02:48.690

jkellard: hi good evening.

34

00:02:49.890 --> 00:03:07.710

Adam Kaufman: And this this application, we already opened the public hearing so we're continuing to get some I believe they need to get a IRB approval, so the applicant has done that, so I don't know if you want

just a brief summary from the applicant for the public how you want to handle it.

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00:03:07.920 --> 00:03:15.780

Christopher Carthy: very, very brief summary from the applicant, you know just you know, a couple of sentences where they're at what they've done since our last meeting is fine with me.

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00:03:18.210 --> 00:03:18.570

Steve Farrelly: Okay.

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00:03:19.710 --> 00:03:20.550

Steve Farrelly: You guys can hear me.

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00:03:20.850 --> 00:03:21.390

Yes.

39

00:03:22.770 --> 00:03:34.590

Steve Farrelly: it's a what we've done since the last meeting is confirm the square footage so that was under 25% of the square footage of the House, and we have the IRB approval.

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00:03:36.720 --> 00:03:41.400

Christopher Carthy: Potential you're building a garage on the properties and accessory structure that's being built on the property.

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00:03:42.270 --> 00:03:43.350

Steve Farrelly: Right okay.

42

00:03:44.040 --> 00:03:48.690

Christopher Carthy: So i'm planning board members is there anything you want to add to this application at this point.

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00:03:50.880 --> 00:03:53.250

Steven Sauro: i'm Okay, Chris i'm not sure about the others right.

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00:03:53.640 --> 00:03:55.530

Christopher Carthy: larry's Jim i'm good.

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00:03:56.550 --> 00:03:58.980

Christopher Carthy: So i'll make a motion to close the public hearing.

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00:04:00.450 --> 00:04:01.020
Steven Sauro: All second.

47
00:04:01.680 --> 00:04:03.060
Larry Ruisi: All in favor Aye.

48
00:04:03.150 --> 00:04:03.420
Aye.

49
00:04:04.590 --> 00:04:08.520
Christopher Carthy: draft resolution, Mr for Alan do you have any questions about the draft resolution.

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00:04:10.470 --> 00:04:12.360
Steve Farrelly: know what does that mean the draft.

51
00:04:13.380 --> 00:04:15.750
Christopher Carthy: You have a chance to review the draft resolution.

52
00:04:17.610 --> 00:04:19.140
Steve Farrelly: did I ever know and in.

53
00:04:19.560 --> 00:04:23.700
Christopher Carthy: Each Okay, it would into your benefit to review the draft resolution.

54
00:04:25.410 --> 00:04:38.370
Christopher Carthy: But anyhow, we have a draft resolution before us, which you know we can pass, we can adopt tonight, if you like, and then you'll have an opportunity to review it and you can you know.

55
00:04:40.020 --> 00:04:42.420
Christopher Carthy: act on it accordingly I would encourage you to do that.

56
00:04:44.580 --> 00:04:51.510
Steve Farrelly: I don't understand I thought tonight's meeting was to approve it or not, to.

57
00:04:51.570 --> 00:05:06.180
Christopher Carthy: We are that's what that's what the resolution is the resolution approves it, so we have a resolution to we have a resolution

before us that you know specifies, you know, certainly things that you need to do, prior to signing on the site plan and.

58

00:05:08.010 --> 00:05:23.310

Christopher Carthy: Prior to the issuance of building permit it's all spelled out very neatly very clearly in the draft resolution, so you can week the planning board can adopt that draft resolution tonight, and you can then take it home and review it.

59

00:05:24.990 --> 00:05:26.910

Christopher Carthy: That would be customary right now.

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00:05:27.900 --> 00:05:29.130

Steve Farrelly: yeah I mean let's.

61

00:05:30.480 --> 00:05:31.560

Steve Farrelly: get this close.

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00:05:31.650 --> 00:05:33.990

Christopher Carthy: I making the right decision okay yeah.

63

00:05:34.050 --> 00:05:34.830

Adam Kaufman: But that's the.

64

00:05:35.100 --> 00:05:35.460

Christopher Carthy: You know.

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00:05:35.610 --> 00:05:36.990

Adam Kaufman: So see why we wouldn't do that.

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00:05:37.080 --> 00:05:44.700

Christopher Carthy: Right I don't swing except for the fact he hasn't read it okay so i'll make a motion to adopt the resolution.

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00:05:46.050 --> 00:05:46.470

Steven Sauro: Second.

68

00:05:47.160 --> 00:05:47.880

Christopher Carthy: All in favor.

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00:05:48.360 --> 00:05:49.110

Jim Jensen: Aye Aye.

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00:05:49.590 --> 00:05:52.800

Christopher Carthy: Resolution carries okay miss differently right anyway.

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00:05:53.010 --> 00:05:53.340

Steve Farrelly: So.

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00:05:53.430 --> 00:06:00.150

Adam Kaufman: So Steve what will happen now is you know there's just a couple of questions that the engineer has so Ralph will just.

73

00:06:00.810 --> 00:06:12.690

Adam Kaufman: Change whatever needs to be done for him, which are minor, and you know, then we'll sign the have the chairman sign the plans and get everything going next step is to sign the resolution and coordinate with Val in the office.

74

00:06:13.320 --> 00:06:16.410

Steve Farrelly: Okay, so you're going to send me the resolution yeah.

75

00:06:16.470 --> 00:06:20.880

Steve Farrelly: We will Okay, did you already send me a resolution or it.

76

00:06:20.880 --> 00:06:22.410

Adam Kaufman: Was posted on the website.

77

00:06:23.220 --> 00:06:24.060

Steve Farrelly: It was posted on the.

78

00:06:24.390 --> 00:06:25.530

Adam Kaufman: head of the meeting yeah.

79

00:06:26.160 --> 00:06:31.620

Steve Farrelly: Okay okay oh look for it from you tomorrow or you'll you'll send it tomorrow or.

80

00:06:31.800 --> 00:06:44.010

Christopher Carthy: Yes, yes tonight, I mean it's on the website, right now, if you go to the website when when you hang up for them this meeting, you can go to the planning board agendas and the resolution is right there.

81

00:06:44.580 --> 00:06:47.160

Steve Farrelly: Okay Okay, thank you very much, have a nice Nice.

82

00:06:52.230 --> 00:06:57.510

Christopher Carthy: Okay, so the next application before it's a 17 North lake.

83

00:06:59.220 --> 00:07:07.380

Christopher Carthy: This is a new home and new pool construction renovation new new new new home new pool.

84

00:07:09.060 --> 00:07:10.260

Adam Kaufman: Okay, let me just go around.

85

00:07:12.360 --> 00:07:13.140

Oh sorry.

86

00:07:15.360 --> 00:07:19.110

Adam Kaufman: Let me tell Ralph he already missed six pine Ridge.

87

00:07:21.180 --> 00:07:24.600

Adam Kaufman: Ralph your we already dealt with six pine Ridge okay.

88

00:07:28.140 --> 00:07:28.950

Adam Kaufman: got that Ralph.

89

00:07:30.480 --> 00:07:30.810

Larry Ruisi: Good.

90

00:07:32.370 --> 00:07:32.790

Adam Kaufman: Ralph.

91

00:07:39.270 --> 00:07:39.600

Adam Kaufman: Ralph.

92

00:07:46.410 --> 00:07:46.800

Ralph Alfonzetti: Hello.

93

00:07:47.580 --> 00:07:53.850

Adam Kaufman: hey hey Ralph just wanted to let you know we dealt with six pine Ridge, so we adopted that resolution.

94

00:07:57.450 --> 00:07:58.410

Ralph Alfonzetti: All right, you guys hear me.

95

00:07:58.740 --> 00:07:59.280

Adam Kaufman: yep I.

96

00:07:59.700 --> 00:08:02.310

Ralph Alfonzetti: could not hear you for a little bit so i'm not sure if you're talking to me.

97

00:08:02.370 --> 00:08:02.940

Adam Kaufman: We were.

98

00:08:03.030 --> 00:08:04.470

Adam Kaufman: We I was telling you.

99

00:08:04.800 --> 00:08:08.040

Adam Kaufman: That we adopted six pine Ridge already.

100

00:08:09.030 --> 00:08:09.660

Ralph Alfonzetti: You did.

101

00:08:09.720 --> 00:08:10.800

Adam Kaufman: Yes, okay.

102

00:08:11.670 --> 00:08:12.150

Ralph Alfonzetti: Okay.

103

00:08:12.510 --> 00:08:12.960

All right.

104

00:08:14.010 --> 00:08:14.700

Good job thanks.

105

00:08:16.260 --> 00:08:16.620

Christopher Carthy: well.

106

00:08:17.910 --> 00:08:20.550

Christopher Carthy: Alright, so 17 North lake.

107

00:08:20.580 --> 00:08:22.050

Adam Kaufman: Yes, just give me a second here.

108

00:08:28.950 --> 00:08:30.720

Valerie B Desimone: don't forget we're gonna take one.

109

00:08:32.820 --> 00:08:34.230

Christopher Carthy: it's on the agenda about.

110

00:08:44.370 --> 00:08:44.790

Christopher Carthy: Okay.

111

00:08:49.290 --> 00:08:49.980

Christopher Carthy: Very.

112

00:08:51.270 --> 00:08:52.500

Christopher Carthy: Well okay.

113

00:08:54.690 --> 00:08:56.550

Adam Kaufman: All right, Stevens anyone else coming.

114

00:08:57.270 --> 00:08:59.400

Stephen Berte: yeah I think Paul should be waiting in the.

115

00:09:00.630 --> 00:09:01.590

Stephen Berte: waiting room as well.

116

00:09:01.740 --> 00:09:03.900

Adam Kaufman: All right, just YouTube.

117

00:09:05.910 --> 00:09:06.930

yep okay.

118

00:09:09.120 --> 00:09:11.220

Adam Kaufman: All right, so they're there in the meeting now.

119

00:09:14.460 --> 00:09:25.920

Adam Kaufman: You guys want to just make a quick presentation to the planning board about what changed if the board recalls, we were talking about a lot at 17 North lake.

120

00:09:27.360 --> 00:09:49.320

Adam Kaufman: The there was a house there now there'll be a new house, the big issues that we were talking about at the last meeting were the tree removal, the screening between the properties and the distance between the House and the pool those were the major issues on this single family lot.

121

00:09:52.320 --> 00:09:53.850

Adam Kaufman: You guys want to pick up from there.

122

00:09:54.780 --> 00:10:02.730

Stephen Berte: yeah sure um so you want me to go through, or we can just start discussing I don't know if you want me to share my screen.

123

00:10:03.240 --> 00:10:06.210

Adam Kaufman: share the screen and then just take a board through.

124

00:10:06.450 --> 00:10:12.360

Adam Kaufman: Those issues, I will see what comments the Board has and where we want to go with Eric and Thomas.

125

00:10:23.400 --> 00:10:24.060

Okay.

126

00:10:32.520 --> 00:10:33.540

Stephen Berte: Alright, everyone can see.

127

00:10:33.900 --> 00:10:34.380

Christopher Carthy: mm hmm.

128

00:10:36.120 --> 00:10:58.830

Stephen Berte: So yeah we are putting in the new single family House here pools back here, and obviously the septic is in the middle here, the reason that, basically, the i'll address the location of the pool first is because this slope in the back here is too steep to put.

129

00:11:00.270 --> 00:11:08.490

Stephen Berte: A septic system and, with it being a five bedroom house and based upon the rates that we.

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00:11:10.260 --> 00:11:13.110

Stephen Berte: That we got the soil percolation rates, we got.

131

00:11:14.730 --> 00:11:24.990

Stephen Berte: It required a lot of trends we needed 1000 feet of trench for the primary and 1000 feet of trench for the expansion area, and this is really the only place that we can do it.

132

00:11:27.270 --> 00:11:28.920

Stephen Berte: So that's why that's there.

133

00:11:30.900 --> 00:11:41.070

Stephen Berte: And you know we moved the House up a bit just as close as we could to the front of the road, try and get everything closer, but that is that's.

134

00:11:41.640 --> 00:11:55.080

Stephen Berte: Why the pool was in that location, as for the screening we added some screening on the Right in between the driveway and the neighbor's property we're going to have.

135

00:11:56.430 --> 00:12:10.830

Stephen Berte: A more robust landscape plan we're gonna have enough like we're gonna have a landscape architect take care of that That way we can address any of the issues that that are still lingering with with any landscaping.

136

00:12:14.850 --> 00:12:16.890

Stephen Berte: and other than that.

137

00:12:19.500 --> 00:12:22.200

Stephen Berte: I don't think there were there are many other changes.

138

00:12:23.880 --> 00:12:29.550

Adam Kaufman: yeah and I think that you know the entire application really boils down to a couple of issues, this is.

139

00:12:29.760 --> 00:12:30.840

Stephen Berte: Not that.

140

00:12:30.960 --> 00:12:41.550

Adam Kaufman: complicated the board just needs to to determine what's what's appropriate here and not you know the My biggest concern is the amount of tree removal that.

141

00:12:41.610 --> 00:12:42.510

Adam Kaufman: yeah that's.

142

00:12:43.140 --> 00:12:44.580

Adam Kaufman: In there in the rear that.

143

00:12:45.690 --> 00:12:51.450

Adam Kaufman: A lot and then whatever what type of screening is going to occur on the periphery of the site.

144

00:12:53.460 --> 00:12:54.060

Stephen Berte: understood.

145

00:12:54.330 --> 00:13:03.750

Adam Kaufman: yeah I don't know the board ever do a sidewalk out here, no yeah you know that's I think it would be a good idea to take take a look yeah.

146

00:13:05.220 --> 00:13:07.380

Christopher Carthy: Definitely let's schedule a sidewalk please.

147

00:13:12.660 --> 00:13:16.350

Adam Kaufman: Any comments to the to the Afghan or thoughts on that.

148

00:13:16.380 --> 00:13:28.410

Christopher Carthy: might be happening because I guess i'm wondering if we would like to see that landscape plan, maybe they're pretty far along I would expect it, I would have expected it by now, when do they think they'll have the landscape plan.

149

00:13:31.050 --> 00:13:32.460

Paul Berte: will reach out to someone.

150

00:13:33.900 --> 00:13:37.110

Paul Berte: and try and get a landscape plan in the next couple of weeks.

151

00:13:38.460 --> 00:13:42.960

Paul Berte: So we can do a mitigation for the trees that are being removed and provide a little bit more.

152

00:13:44.970 --> 00:13:55.200

Christopher Carthy: Time on the landscape, because if we do a sidewalk in the next you know before the next meeting next time we see, you will be able to understand the landscape plan better to sure.

153

00:13:56.790 --> 00:14:04.470

Christopher Carthy: So I guess I don't mind, I think we should have the mark out the poll, you know in mark out the House in the driveway because driveway the House in the pool.

154

00:14:05.820 --> 00:14:11.940

Adam Kaufman: yeah I think that that will be useful and you'll get a sense of everything on boots on the ground there.

155

00:14:14.670 --> 00:14:15.990

Paul Berte: is no problem to get that more.

156

00:14:16.050 --> 00:14:20.310

Adam Kaufman: yeah you know any issues that you guys want to go over.

157

00:14:21.930 --> 00:14:22.290

Adam Kaufman: were just.

158

00:14:22.950 --> 00:14:23.820

Steven Sauro: ecstatic man.

159

00:14:25.110 --> 00:14:26.640

Steven Sauro: i'm sorry I just had one quick question.

160

00:14:27.960 --> 00:14:29.430

Steven Sauro: The septic system.

161

00:14:30.870 --> 00:14:36.120

Steven Sauro: In relation to the pool I don't know the code what's it, what is the code from a trench to the pool.

162

00:14:36.870 --> 00:14:38.790

Steven Sauro: it's down and downhill.

163

00:14:38.820 --> 00:14:39.630

Steven Sauro: Is it downhill.

164

00:14:39.990 --> 00:14:42.210

Stephen Berte: If the pool is uphill of the.

165

00:14:44.730 --> 00:14:47.430

Stephen Berte: septic, as we have it it's it's 20 feet minimum.

166

00:14:48.660 --> 00:14:49.590

Steven Sauro: Okay, thank you.

167

00:14:50.250 --> 00:14:50.640

mm hmm.

168

00:14:52.260 --> 00:14:53.490

Steven Sauro: And you seem to me that.

169

00:14:53.490 --> 00:14:54.870

Stephen Berte: which we comply with yeah.

170

00:14:55.680 --> 00:14:56.640

Stephen Berte: I have a.

171

00:14:57.660 --> 00:15:01.680

Stephen Berte: Have a leader, that I that I added so that'll be on their next time I think it's 25 feet about.

172

00:15:02.160 --> 00:15:03.600

Steven Sauro: Okay fantastic Thank you.

173

00:15:04.050 --> 00:15:04.290

yeah.

174

00:15:07.080 --> 00:15:11.790

Christopher Carthy: The pool 7604 Stephen it looks like it's 604 back there.

175

00:15:13.320 --> 00:15:13.650

Steven Sauro: yeah.

176

00:15:14.040 --> 00:15:15.090

Steven Sauro: i'm squinting at his.

177

00:15:17.430 --> 00:15:18.120

Stephen Berte: resume no.

178

00:15:18.660 --> 00:15:19.590

Steven Sauro: No, no.

179

00:15:20.220 --> 00:15:24.330

Steven Sauro: I tried, I trust you that's fine that's fine I just i'm i'm on my own IP at here.

180

00:15:24.540 --> 00:15:25.890

Steven Sauro: And I don't have the tobacco I can't.

181

00:15:25.890 --> 00:15:26.910

Steven Sauro: even read it on.

182

00:15:27.420 --> 00:15:29.880

Stephen Berte: The the pools at 604 and and.

183

00:15:31.380 --> 00:15:35.700

Stephen Berte: The top the highest elevation of the fields is 598 okay.

184

00:15:35.910 --> 00:15:36.240

Christopher Carthy: perfect.

185

00:15:36.270 --> 00:15:41.910

Christopher Carthy: Thanks so much for the consequences of doing that in order to keep that 24 that's 20 foot drives them.

186

00:15:42.150 --> 00:15:42.510

Valerie B Desimone: To keep.

187

00:15:42.570 --> 00:15:50.430

Christopher Carthy: The elevation at six or something like that, because they don't want to go lower they go much lower than they get kicked into the 50 foot.

188

00:15:51.570 --> 00:15:51.930

Steven Sauro: Right.

189

00:15:52.500 --> 00:16:02.490

Christopher Carthy: They can do that, but the consequences of that too is that there's an eight foot retaining wall on the back side of this pool is right kind of 604 and the elevation beyond the ball is six.

190

00:16:04.170 --> 00:16:04.890
Steven Sauro: Right right right.

191
00:16:06.360 --> 00:16:11.550
Christopher Carthy: You know, I wonder if the outcome when couldn't even do well, I guess we'll look at that, when we when we go out there.

192
00:16:14.610 --> 00:16:17.790
Valerie B Desimone: Let me know and everything stakes and we'll be happy to schedule that site well.

193
00:16:18.660 --> 00:16:23.160
Stephen Berte: Sure yeah we will we'll try and set that up as soon as possible and i'll give you.

194
00:16:23.430 --> 00:16:25.980
Adam Kaufman: yeah and you know the other comment I have is.

195
00:16:27.060 --> 00:16:41.910
Adam Kaufman: I wouldn't I would think the House is going to stay essentially the same the same design, so you might want to go to the ar be sooner rather than later this way you know you are teamed up for the planning board to take some action.

196
00:16:42.270 --> 00:16:43.020
And not gotcha.

197
00:16:44.130 --> 00:16:44.550
Valerie B Desimone: sure.

198
00:16:46.650 --> 00:16:48.360
Stephen Berte: That we will set that up, I think that.

199
00:16:49.500 --> 00:16:51.000
Stephen Berte: I think that the.

200
00:16:53.100 --> 00:16:55.470
Stephen Berte: That architecture is pretty much set so yeah yeah.

201
00:16:55.860 --> 00:17:03.060
Jim Jensen: It just seems this is Jim just seems to be a strange layout doesn't it to have the House septic field, and then the pool way behind it.

202

00:17:04.890 --> 00:17:07.230

Jim Jensen: You would feel you would think you'd want to have the.

203

00:17:08.250 --> 00:17:22.350

Jim Jensen: Full feature much closer walking distance to the to the home, as opposed to you know travel that distance I don't know I, and I felt was the last meeting if i'm trying to recall correctly, I thought, Joe thought there was a way to flip flop to to show show me.

204

00:17:24.450 --> 00:17:26.310

Jim Jensen: But I don't I don't recall I don't know.

205

00:17:27.570 --> 00:17:27.900

Jim Jensen: I don't I.

206

00:17:28.080 --> 00:17:29.340

Adam Kaufman: don't remember yeah.

207

00:17:30.540 --> 00:17:31.860

jkellard: I believe that the.

208

00:17:32.490 --> 00:17:35.220

jkellard: septic system is driven by the topography.

209

00:17:35.850 --> 00:17:42.870

Stephen Berte: It is, I I don't know exactly what this great is, I know it's the requirement.

210

00:17:43.920 --> 00:18:02.340

Stephen Berte: By the health department is 15% Max and we exceed that so with with the amount of area we need it's just it's just not realistic to get it back there, unfortunately, but yes, I mean Ideally, we would have put it further back.

211

00:18:09.360 --> 00:18:11.040

Christopher Carthy: anyone else, want to add any comments.

212

00:18:14.340 --> 00:18:24.810

Christopher Carthy: Jim I agree with you that it is a little peculiar mean sometimes some people and I don't think this is the applicants motivation, obviously, sometimes people do want to detach for.

213

00:18:25.170 --> 00:18:38.760

Christopher Carthy: Especially in the northeast because we, the concept of it when it's winter is it's out of sight out of mind, there are some people who feel that way, mostly not but I mean, I do think that this epic is driving the.

214

00:18:40.140 --> 00:18:40.920

Christopher Carthy: grades your.

215

00:18:42.210 --> 00:18:53.580

Jim Jensen: Well, I think there was a two part question was the other part, to it seems that there was an awful lot of tree clearing that had to I guess over two and a half dozen trees to be able to kind of make them to to make to make it all work.

216

00:18:55.710 --> 00:18:58.200

Christopher Carthy: I think that's what we should go out there and take a look at him.

217

00:19:01.350 --> 00:19:07.350

Christopher Carthy: And will they be bringing like a mitigation plan forward so those would actually removal as part of the landscape plan.

218

00:19:08.550 --> 00:19:09.840

Adam Kaufman: yeah that's what i'm envisioning.

219

00:19:10.980 --> 00:19:20.100

Adam Kaufman: There isn't that much space left after this development right, so you know we're looking for the outcome to maximize what the areas that are left yep yeah.

220

00:19:21.420 --> 00:19:27.270

Paul Berte: yeah here we basically have the buffer and or something in the front yard you alone, the driveway.

221

00:19:29.610 --> 00:19:31.230

Christopher Carthy: Okay, all right.

222

00:19:32.310 --> 00:19:34.290

Christopher Carthy: board members anything else you want to answer this.

223

00:19:36.450 --> 00:19:37.290

Steven Sauro: Now, right now, Chris.

224

00:19:37.680 --> 00:19:40.380

Christopher Carthy: Alright, so we'll go out for a sidewalk and we'll talk about it again.

225

00:19:42.060 --> 00:19:43.320

Paul Berte: Thank you, thank you.

226

00:19:43.350 --> 00:19:45.750

Stephen Berte: Okay, great i'll schedule that with Valerie then.

227

00:19:46.140 --> 00:19:47.910

Christopher Carthy: Thank you, thank you.

228

00:19:54.840 --> 00:19:55.320

OK.

229

00:19:59.340 --> 00:20:04.920

Christopher Carthy: The next application before us is 21 nevermind revenue.

230

00:20:07.140 --> 00:20:10.860

Christopher Carthy: And I will try to be the planning board did receive a number of letters.

231

00:20:12.630 --> 00:20:14.700

Christopher Carthy: In regard to this application.

232

00:20:16.020 --> 00:20:23.400

Christopher Carthy: rolling if they ask today the comments be read aloud tonight, should we hold them until the public hearing or should we read them tonight.

233

00:20:26.760 --> 00:20:29.490

Roland Baroni: They asked for them to be read tonight I would read them tonight.

234

00:20:29.610 --> 00:20:37.680

Christopher Carthy: Okay, fine, I just wanted to make sure that's all right that's normally what we would have done real life too okay so have a mondrian.

235

00:20:47.370 --> 00:20:51.510

Christopher Carthy: we're not going to read the letters yeah we're gonna let the applicant make his presentation.

236

00:20:53.340 --> 00:20:55.320

Adam Kaufman: Okay, do you know you're with us.

237

00:21:06.780 --> 00:21:07.710

Sophia DeLaurentiis: and hear me.

238

00:21:07.920 --> 00:21:09.060

Adam Kaufman: yep we can hear you now.

239

00:21:09.510 --> 00:21:10.530

Sophia DeLaurentiis: Oh great great.

240

00:21:10.860 --> 00:21:13.890

Adam Kaufman: Do you know who else is coming i'm looking in the waiting.

241

00:21:13.890 --> 00:21:16.470

Sophia DeLaurentiis: room here, so there should be.

242

00:21:16.560 --> 00:21:18.300

Adam Kaufman: I see Greg just came here.

243

00:21:18.330 --> 00:21:22.890

Sophia DeLaurentiis: yeah there should be Greg should be there representing you know Elliot singer.

244

00:21:23.160 --> 00:21:28.980

Sophia DeLaurentiis: Okay, so engineering Jeff talent should be there as well, um and then.

245

00:21:30.090 --> 00:21:32.100

Sophia DeLaurentiis: Perhaps we ask Greg if there's any.

246

00:21:32.580 --> 00:21:35.100

Sophia DeLaurentiis: Okay anyone else from the design team that's going to that.

247

00:21:35.730 --> 00:21:36.120

All right.

248

00:21:38.400 --> 00:21:41.700

Gregory Caccioppoli: I hear like a few different voices everybody on the same page.

249

00:21:42.150 --> 00:21:45.780

Adam Kaufman: We are if you're listening to the web version just close that out.

250

00:21:46.200 --> 00:21:48.480

Gregory Caccioppoli: Oh that's what it is i'm sorry okay.

251

00:21:56.250 --> 00:22:02.430

Adam Kaufman: Okay, is everyone on your team in this meeting because or anyone else, we need to let in.

252

00:22:04.470 --> 00:22:06.330

Jeffrey Taylor: Well it'd be Dino de laurentiis.

253

00:22:06.390 --> 00:22:08.070

Jeffrey Taylor: Easier oh yes.

254

00:22:08.700 --> 00:22:12.660

Sophia DeLaurentiis: right here I mean here Greg Greg is Walter joining tonight.

255

00:22:13.890 --> 00:22:16.020

Gregory Caccioppoli: Yes, he is by telephone.

256

00:22:17.460 --> 00:22:20.910

Adam Kaufman: I don't have anyone on the telephone here alright, so what.

257

00:22:22.920 --> 00:22:24.630

Gregory Caccioppoli: We can get started, without and then.

258

00:22:25.080 --> 00:22:25.500

See.

259

00:22:26.700 --> 00:22:35.520

Adam Kaufman: yeah So this is the first time you're in front of the board, so why don't you just present the application to the board and then we'll go from there.

260

00:22:37.110 --> 00:22:37.710
to the public.

261

00:22:40.170 --> 00:22:42.000
All right, i'm gonna share my screen here.

262

00:22:53.280 --> 00:22:53.670
Gregory Caccioppoli: alright.

263

00:22:55.350 --> 00:22:56.220
Gregory Caccioppoli: So um.

264

00:22:57.270 --> 00:23:02.670
Gregory Caccioppoli: These are some of the comments that were issued a
prior to the meeting which we have not responded to yet.

265

00:23:03.900 --> 00:23:05.370
Adam Kaufman: We don't we don't expect you to be.

266

00:23:05.400 --> 00:23:06.000
Adam Kaufman: able to do that.

267

00:23:06.120 --> 00:23:09.000
Gregory Caccioppoli: Right okay so um.

268

00:23:10.320 --> 00:23:17.460
Gregory Caccioppoli: This is a project that's currently a vacant lot at
21 another month avenue um.

269

00:23:20.430 --> 00:23:23.310
Gregory Caccioppoli: here's here's a survey of the law currently right
now.

270

00:23:25.050 --> 00:23:46.590
Gregory Caccioppoli: As you can see there's rock on the site for majority
of the site actually and here's a topography layout of the current site
slash tree removal plan, which shows you that the site slopes from
another month avenue West toward the rear of the property.

271

00:23:48.840 --> 00:23:55.800

Gregory Caccioppoli: Which is at the rear is a property located at four freedom road South and.

272

00:23:58.380 --> 00:24:00.120

Gregory Caccioppoli: The way it looks from.

273

00:24:01.410 --> 00:24:06.720

Gregory Caccioppoli: You know about 490 to 472 so you know the slope is a.

274

00:24:08.310 --> 00:24:15.330

Gregory Caccioppoli: Is there and we can we did a steep slope analysis to show you guys how much of it is steep slopes, and within the.

275

00:24:17.250 --> 00:24:28.050

Gregory Caccioppoli: You know the town of how much of it is in conformance with 10 code, and here it is right here slopes less than 25% and then slope areas.

276

00:24:28.800 --> 00:24:39.540

Gregory Caccioppoli: When you take the girl slot area minus 50% of the slope that was less than 25% and then I came up with a net lack area, which is what all calculations for this project.

277

00:24:42.420 --> 00:24:46.860

Gregory Caccioppoli: we're referring to so anything was referring to our net lot area.

278

00:24:48.720 --> 00:24:51.570

Gregory Caccioppoli: diving into the site plan um.

279

00:24:55.020 --> 00:24:58.560

Gregory Caccioppoli: So we have a proposed dwelling.

280

00:25:00.150 --> 00:25:11.370

Gregory Caccioppoli: Which is in conformance with all zoning requirements, meaning all the setbacks and front yard setback mirror yard side yard and.

281

00:25:12.540 --> 00:25:21.570

Gregory Caccioppoli: What we are proposing is to in order to create a rear yard that's usable for the future resident.

282

00:25:23.850 --> 00:25:30.180

Gregory Caccioppoli: We had some greed, to make up so that they can use this area, which is the real yard.

283

00:25:31.620 --> 00:25:35.280

Gregory Caccioppoli: And therefore we have to retaining walls.

284

00:25:36.960 --> 00:25:42.540

Gregory Caccioppoli: The first one is about two it's two and a half feet off the property line.

285

00:25:44.550 --> 00:25:56.160

Gregory Caccioppoli: on every side, and then the second well they're both six foot walls at the rear and then it works its way to zero at the hands of the walls.

286

00:25:57.330 --> 00:26:00.030

Gregory Caccioppoli: there's actually a profile that I can show you.

287

00:26:01.920 --> 00:26:04.230

Gregory Caccioppoli: later on in the presentation and.

288

00:26:05.340 --> 00:26:08.010

Gregory Caccioppoli: Then there's another tier row here.

289

00:26:09.660 --> 00:26:18.570

Gregory Caccioppoli: Set set off about five or six feet from from the rear wall which brings us up to the rear yard elevation and.

290

00:26:20.640 --> 00:26:26.340

Gregory Caccioppoli: As you can see, we do have a slight slope toward toward the top of the walls, but the walls are built with.

291

00:26:27.840 --> 00:26:43.770

Gregory Caccioppoli: gravel and you know their own drainage system behind them to relieve any pressures, it was actually designed by by a professional engineer, we did submit all the calculations for the retaining wall design um.

292

00:26:45.810 --> 00:26:46.290

Gregory Caccioppoli: So.

293

00:26:48.210 --> 00:26:59.700

Gregory Caccioppoli: that's the reason why we we install these we chose to install these walls, is because, without the retaining walls, there is no usable yard for.

294

00:27:01.020 --> 00:27:02.550

Gregory Caccioppoli: For anybody who lived at this one.

295

00:27:03.600 --> 00:27:06.570

Gregory Caccioppoli: So that's the reason for the walls, we did.

296

00:27:08.010 --> 00:27:18.600

Gregory Caccioppoli: We have a driveway in the front, which the the curb cut, we chose to be on the North side of the front of the front property line.

297

00:27:19.680 --> 00:27:21.930

Gregory Caccioppoli: Because well for a few reasons.

298

00:27:23.010 --> 00:27:27.150

Gregory Caccioppoli: One there's a requirement that the town has where.

299

00:27:28.740 --> 00:27:32.040

Gregory Caccioppoli: The slope of the driveway can.

300

00:27:33.660 --> 00:27:41.430

Gregory Caccioppoli: cannot exceed every 12% of 14% of from the Center line of the roadway 30 feet in.

301

00:27:43.080 --> 00:27:54.600

Gregory Caccioppoli: so that we could not meet that requirement by having an entrance on this, and so we chose to put our curb cut on this side, for that reason also it's alot.

302

00:27:55.830 --> 00:28:04.140

Gregory Caccioppoli: The slope isn't as rigorous on this side, so the existing great on the street is for 93 year and.

303

00:28:05.610 --> 00:28:07.320

Gregory Caccioppoli: We were actually able to.

304

00:28:08.430 --> 00:28:12.630

Gregory Caccioppoli: generate pitch away from the home toward another mind having you.

305

00:28:14.490 --> 00:28:28.350

Gregory Caccioppoli: To keep water away from the House, which is always the goal is to get to not bring water towards your home to push it away and we are capturing any water that we're pushing away with a slot during here so there's nothing going into into the town.

306

00:28:30.030 --> 00:28:35.400

Gregory Caccioppoli: system directly, without being treated um and.

307

00:28:38.310 --> 00:28:41.220

Gregory Caccioppoli: Oh yes, and as opposed to this side, which would have.

308

00:28:42.240 --> 00:28:49.140

Gregory Caccioppoli: As you can see here, I told you, the existing waivers for 93 here the existing grade is about 500 at the street.

309

00:28:49.740 --> 00:29:05.760

Gregory Caccioppoli: So, with a with an elevation of 494 plus or minus at the garage we would be sloping towards the House and we don't we don't really want to bring water in number one and then 30 feet over a six foot.

310

00:29:06.870 --> 00:29:11.700

Gregory Caccioppoli: Vertical drop for you too steep steep driveway so that's.

311

00:29:12.840 --> 00:29:17.790

Gregory Caccioppoli: Between those because of those two parameters we've chosen to.

312

00:29:18.870 --> 00:29:22.590

Gregory Caccioppoli: Do the curve on this on this side of the property um.

313

00:29:23.820 --> 00:29:42.690

Gregory Caccioppoli: We do have a hammerhead style turn around here so that vehicles can pull out of the garage if the person had first they can back out utilize the hammerhead to pull straight out into another nine avenue, we did provide some site distance profiles and analysis to make sure that.

314

00:29:44.250 --> 00:29:47.550

Gregory Caccioppoli: That it's visible in both both ways.

315

00:29:50.550 --> 00:29:54.330

Gregory Caccioppoli: And that proved to be successful, other than.

316

00:29:55.830 --> 00:30:01.470

Gregory Caccioppoli: I believe there's one tree that needs to be discussed that the owner is taken care of or.

317

00:30:02.700 --> 00:30:05.640

Gregory Caccioppoli: certainly take care of prior to any approvals.

318

00:30:08.670 --> 00:30:17.910

Gregory Caccioppoli: We have our utilities here were proposed water service and proposed sewer service will be coming.

319

00:30:19.020 --> 00:30:23.520

Gregory Caccioppoli: from the south side of the front property line um.

320

00:30:24.810 --> 00:30:32.100

Gregory Caccioppoli: We have projected in very it's showing that we do a pitch to the sewer and.

321

00:30:33.480 --> 00:30:35.490

Gregory Caccioppoli: water services pressure so.

322

00:30:37.020 --> 00:30:37.860

Gregory Caccioppoli: Now i'm.

323

00:30:38.490 --> 00:30:47.070

Adam Kaufman: glad you know I don't This is all important on material you're going over, but you know, I think, since this is the first.

324

00:30:48.330 --> 00:30:48.630

Gregory Caccioppoli: Right.

325

00:30:48.660 --> 00:30:55.830

Adam Kaufman: You buy the board, you know let's just look at the overall picture we don't need to get into the details.

326

00:30:55.860 --> 00:30:57.630

Adam Kaufman: Okay yeah you know.

327

00:30:57.870 --> 00:31:12.060

Adam Kaufman: What we need to look at his site disturbance the walls, the amount of tree removal hot the impacts on the neighbors and really get those issues fleshed out, and then we can you know talk about some of the.

328

00:31:12.330 --> 00:31:14.490

Gregory Caccioppoli: Some of those laws, thank you for the guidance.

329

00:31:15.270 --> 00:31:16.290

Gregory Caccioppoli: what's next for the guidance.

330

00:31:16.530 --> 00:31:17.550

Gregory Caccioppoli: Sure, yet.

331

00:31:18.030 --> 00:31:31.320

Gregory Caccioppoli: Thank you for the guidance um so the entire site is definitely going to be disturbed during construction only because, since it is such a steep slope, and we have to.

332

00:31:32.520 --> 00:31:39.240

Gregory Caccioppoli: You know, build these retaining walls to create a usable yard, and you know regraded slightly.

333

00:31:40.080 --> 00:32:00.870

Gregory Caccioppoli: will actually read agreed so that we can keep water flowing in the same direction that it always has it does require us to regress to disturb the entire property so um and, as I just mentioned, we will the water, as always, for flowed from another one avenue.

334

00:32:02.430 --> 00:32:18.960

Gregory Caccioppoli: tour I guess you can call it a you know East northeast toward toward this corner of the property and we tried to maintain the direction of flow in our design, which I think we did a really good job of i'm.

335

00:32:21.000 --> 00:32:23.700

Gregory Caccioppoli: tree removals I could go back to the tree removal plan.

336

00:32:25.770 --> 00:32:31.890

Adam Kaufman: yeah yo you know, maybe you can keep that plan, and you know just to put the development in context.

337

00:32:32.460 --> 00:32:49.860

Adam Kaufman: is right we're in North white plains, the vast majority of the lots on the street had been developed, you know decades ago, several decades ago and there's a reason this lot wasn't developed it's difficult, and it is a building lot and.

338

00:32:51.360 --> 00:33:09.000

Adam Kaufman: You know, due to the way this lot exists that topography, it is difficult to develop and we're seeing those challenges, you know what the planning Board and the applicant have to wrestle with is how do you put a house on this lot and minimize those impacts and.

339

00:33:10.560 --> 00:33:11.100

Adam Kaufman: Make.

340

00:33:11.160 --> 00:33:18.180

Adam Kaufman: The development suitable for for the neighborhood that's in that it's in and that's really where we have to come at this from.

341

00:33:18.690 --> 00:33:23.820

Adam Kaufman: You can see from the plan that in order to deal with the topography, there are several tiered retaining walls.

342

00:33:24.210 --> 00:33:37.530

Adam Kaufman: And those walls potentially could create some impacts on on the neighbors and we need to discuss that what you know what is that going to look like should those walls be great further in and fully screen and how's that going to look.

343

00:33:38.580 --> 00:33:39.630

Adam Kaufman: You know I don't know if the board.

344

00:33:39.630 --> 00:33:43.530

Adam Kaufman: will start commenting on on, you know how they feel or some.

345

00:33:43.530 --> 00:33:47.760

Gregory Caccioppoli: Book can I elaborate, can I elaborate on what you just said, actually so.

346

00:33:47.790 --> 00:33:55.560

Gregory Caccioppoli: Sure um since since the lot is all rock well mostly rock right now, which, which is this line that you see.

347

00:33:57.450 --> 00:34:03.840

Gregory Caccioppoli: It water stormwater runoff currently as a high runoff potential because.

348

00:34:04.890 --> 00:34:19.680

Gregory Caccioppoli: The rock is impervious therefore when when it rains the water that that hits the ground runs directly downhill toward you know the adjacent properties and direction of the contours so.

349

00:34:20.340 --> 00:34:28.740

Gregory Caccioppoli: As it exists when it rains this this lot is generating you know, a large amount of run off, which show my calculations.

350

00:34:29.790 --> 00:34:38.490

Gregory Caccioppoli: Following construction, the fact that we're putting filling and installing storm water systems to handle the runoff which.

351

00:34:40.380 --> 00:34:50.190

Gregory Caccioppoli: I wouldn't say we're even generating more impervious surface because what's currently rock is impervious and we're progress we're putting a House here.

352

00:34:50.610 --> 00:35:00.360

Gregory Caccioppoli: But, which is also impervious instead now we're actually capturing the stormwater runoff cleaning it and storing it and then.

353

00:35:01.170 --> 00:35:10.470

Gregory Caccioppoli: pumping it into the the storm water system on the street, at the same rate that it was flowing off into property prior to construction so.

354

00:35:11.010 --> 00:35:18.630

Gregory Caccioppoli: I wouldn't necessarily say that it has any negative impacts on on any neighbors If anything, it actually improves conditions.

355

00:35:19.110 --> 00:35:38.490

Gregory Caccioppoli: For the neighbors because we're decreasing the volume, as I just explained, and we are actually decreasing velocity because the slope as it existed went from 500 elevation 500 to elevation for 68 so you know that's a.

356

00:35:38.700 --> 00:35:39.240

Adam Kaufman: that's a 30.

357

00:35:39.900 --> 00:35:41.460

Gregory Caccioppoli: Allowing for the property.

358

00:35:41.580 --> 00:35:48.300

Adam Kaufman: i'll let john talk about the the water impacts, but i'm specifically referring to visual impacts and industry.

359

00:35:49.350 --> 00:36:08.730

Gregory Caccioppoli: Well, environmentally i'm saying we're actually decreasing velocity and we're decreasing volume, which I think is actually very important, so you know the downstream properties of will actually benefit from the fact that the runoff isn't going to be gone directly towards me um well.

360

00:36:09.510 --> 00:36:10.290

Gregory Caccioppoli: that's it.

361

00:36:10.380 --> 00:36:13.830

Christopher Carthy: On come on can comment on from planning will we get to them.

362

00:36:13.830 --> 00:36:30.540

Christopher Carthy: So yeah we'll get to that let's go back to some of the concerns that had been expressed by the Community and by the COMP plan or the construction methodology, in terms of building this and the impact is going to have upon the neighbors and.

363

00:36:32.610 --> 00:36:37.290

Christopher Carthy: visual impact it's going to have a common name is still how we're going to deal with that how we're going to mitigate that.

364

00:36:38.640 --> 00:36:38.970

Christopher Carthy: Okay.

365

00:36:39.480 --> 00:36:40.140

And how long.

366

00:36:41.790 --> 00:36:45.150

Christopher Carthy: Have you had a chance to look at the other application that was on the other, my afternoon.

367

00:36:46.260 --> 00:36:48.930

Christopher Carthy: This is this is 2021 correct.

368

00:36:50.760 --> 00:36:54.570

Christopher Carthy: You had a chance to review the application for 22 nevermind have you.

369

00:36:56.850 --> 00:36:58.620

Gregory Caccioppoli: Are you speaking to me, yes I have.

370

00:36:59.970 --> 00:37:03.000

Gregory Caccioppoli: Yes, we actually went to the IRB for that project.

371

00:37:06.300 --> 00:37:08.970

Adam Kaufman: less the same engineering team.

372

00:37:08.970 --> 00:37:10.410

Christopher Carthy: Christopher same engineering team.

373

00:37:10.410 --> 00:37:11.070

Gregory Caccioppoli: Okay, yes.

374

00:37:11.250 --> 00:37:12.810

Gregory Caccioppoli: same engineering thing yes.

375

00:37:13.020 --> 00:37:14.820

Gregory Caccioppoli: Okay, we went to the IRB last week.

376

00:37:16.170 --> 00:37:18.840

Christopher Carthy: wasn't driving the same engineering team or not.

377

00:37:20.100 --> 00:37:20.640

Gregory Caccioppoli: Yes, sir.

378

00:37:22.710 --> 00:37:25.650

Christopher Carthy: So then okay well so you're familiar with.

379

00:37:25.950 --> 00:37:28.620

Gregory Caccioppoli: zoom see i'm very familiar with the area.

380

00:37:29.460 --> 00:37:29.940
um.

381

00:37:31.050 --> 00:37:39.720
Gregory Caccioppoli: And we did a we did generate a sale delivery and material staging plan um.

382

00:37:41.310 --> 00:37:46.140
Gregory Caccioppoli: Which just pretty much It shows how we plan on.

383

00:37:47.340 --> 00:37:57.180
Gregory Caccioppoli: How we plan on having the trucks that are going to be delivering the fill and to the site and we plan on protecting it from erosion control and.

384

00:37:57.900 --> 00:38:13.470
Gregory Caccioppoli: Our means and methods of approaching the construction of walls like like i'm showing so to briefly describe what's going on which i'm sure I know the engineer is going to be reviewing this in more depth um.

385

00:38:14.550 --> 00:38:27.390
Gregory Caccioppoli: We plan on having to floggers on nevermind avenue when when it is time to deliver phil and we did set some parameters on the times that they can deliver.

386

00:38:28.740 --> 00:38:36.270
Gregory Caccioppoli: We tried to avoid any busy commuting times or anytime that would be disruptive to neighbors i'm.

387

00:38:37.800 --> 00:38:50.310
Gregory Caccioppoli: ability to my notes I don't know off the top of my head, but uh that's in there and we did take that into consideration, we plan on having the trucks colon and the hatch area is where we're going to be.

388

00:38:51.810 --> 00:39:02.400
Gregory Caccioppoli: I guess you could say leveling out the brain, to make it so that a truck and pulling back up to this location don't fill.

389

00:39:03.240 --> 00:39:16.470
Gregory Caccioppoli: And then there will be a machine that takes that through pushes it down the Hill and that fills the war so so that when i'm sorry I told you first first the wall is to be constructed.

390

00:39:18.330 --> 00:39:41.820

Gregory Caccioppoli: then add to the wall is constructed to fill delivery begins, and that is our plans for how to get the film from point A to Point B, and you know, while also keeping in mind the traffic so after the truck pulls in and then backs up, they can turn and pull ahead out into another man avenue.

391

00:39:44.100 --> 00:39:49.530

Gregory Caccioppoli: You know, then, then when the next truck comes they can do the same thing um.

392

00:39:52.740 --> 00:40:08.460

Gregory Caccioppoli: I believe Oh yes, and then we have a I mean, in the same area will be doing some material staging so any anything that needs to be stored overnight would be stored over here in this corner and tarp their.

393

00:40:10.110 --> 00:40:14.220

Gregory Caccioppoli: shielded so that it doesn't it's not an ice or any type of book.

394

00:40:15.510 --> 00:40:22.650

Gregory Caccioppoli: or anything the neighbors would be unhappy with soon as they wouldn't be covered so they won't even have to see um.

395

00:40:25.830 --> 00:40:26.640

Gregory Caccioppoli: I have a.

396

00:40:30.540 --> 00:40:36.960

Christopher Carthy: Are you intending these same rock removal methodology that you suggested at 21 day of the month.

397

00:40:38.430 --> 00:40:45.990

Gregory Caccioppoli: So um oh that's a great point so this House actually does not have a bargain basement.

398

00:40:47.670 --> 00:40:52.800

Gregory Caccioppoli: The basement is not considered it's not going to be finished there's a.

399

00:40:54.900 --> 00:40:57.690

Gregory Caccioppoli: i'm sorry Jeff did I miss speak the basement can be finished.

400
00:40:58.800 --> 00:40:59.250
Jeffrey Taylor: No.

401
00:41:01.140 --> 00:41:02.550
Gregory Caccioppoli: You said no yeah.

402
00:41:02.580 --> 00:41:03.030
Jeffrey Taylor: Correct.

403
00:41:03.060 --> 00:41:10.740
Sophia DeLaurentiis: yeah I never I didn't realize that was on mute yeah so the baseline is not finished, but in terms of of rock removal.

404
00:41:12.000 --> 00:41:15.240
Sophia DeLaurentiis: I you know I think that's something you speak to Greg because I don't.

405
00:41:15.240 --> 00:41:16.020
Sophia DeLaurentiis: Believe right.

406
00:41:16.140 --> 00:41:18.660
Sophia DeLaurentiis: there's that there's any.

407
00:41:20.100 --> 00:41:22.350
Sophia DeLaurentiis: If any rock removal is as minimal.

408
00:41:23.040 --> 00:41:24.990
Sophia DeLaurentiis: I don't believe right yeah I was going to get to that.

409
00:41:25.380 --> 00:41:30.840
Sophia DeLaurentiis: Because you know there's in the basement area, you have a large amount on this excavated.

410
00:41:31.650 --> 00:41:36.000
Sophia DeLaurentiis: A portion so the rock room would remain intact and.

411
00:41:36.120 --> 00:41:46.860
Gregory Caccioppoli: Right i'll show you what he's talking about right now um so the i'm just going to show you the architectural first um.

412

00:41:47.580 --> 00:41:55.620

Sophia DeLaurentiis: yeah so just to answer your question in terms of rock removal, certainly not to the extent of what you have across the street, which is 22 that are ma.

413

00:41:56.100 --> 00:41:57.210

Gregory Caccioppoli: No comparison.

414

00:41:57.240 --> 00:42:05.460

Sophia DeLaurentiis: yeah Iraq removal is probably mill the if it's not Neil next extremely minimal okay.

415

00:42:06.840 --> 00:42:21.930

Gregory Caccioppoli: So um here's the basement plan, this is the rear of the home i'm gonna i'm gonna put back to the to the site Plan after this but, so this is only a, but this is 14 feet wide.

416

00:42:23.280 --> 00:42:30.840

Gregory Caccioppoli: And this is the width of the House in the back so, and here we have 11 feet wide.

417

00:42:31.890 --> 00:42:46.260

Gregory Caccioppoli: By about 15 feet, so we have 11 by 15 and then we have 14, by the way, by the width of the House in the rear so we were to super impose that on to.

418

00:42:48.180 --> 00:42:49.350

Gregory Caccioppoli: Our site clean.

419

00:42:55.500 --> 00:42:55.770

Right.

420

00:42:57.270 --> 00:43:01.620

Gregory Caccioppoli: So here's the width of the House right by 15 feet wide.

421

00:43:02.880 --> 00:43:11.700

Gregory Caccioppoli: And then, it comes in, and then it kind of gelatin in this area here and the basement elevation is for 85.

422

00:43:13.530 --> 00:43:13.950

Gregory Caccioppoli: So.

423

00:43:15.810 --> 00:43:39.510

Gregory Caccioppoli: Since the basement elevation is 45 and i'm and i'm coming in 15 feet here right with a with an existing contour for a 48 at this corner and an existing contour of 478 at this corner right what a basement elevation of 45 he the only rock removal is.

424

00:43:40.950 --> 00:43:42.360

Gregory Caccioppoli: You know it's like it's in.

425

00:43:43.470 --> 00:43:43.860

Gregory Caccioppoli: it's in.

426

00:43:45.330 --> 00:43:47.160

Gregory Caccioppoli: it's in this area, right here.

427

00:43:49.260 --> 00:43:51.480

Gregory Caccioppoli: Right and then and then for this little.

428

00:43:53.100 --> 00:44:10.950

Gregory Caccioppoli: pumpkin part of the days and this is literally the area of rock removal for the site, because of the fact that it's slopes down hill that actually helps and reduces the amount of excavation and the architect did a great job of keeping that in mind and kind of.

429

00:44:12.060 --> 00:44:15.000

Gregory Caccioppoli: You know thought about that, so he kept a basement.

430

00:44:16.320 --> 00:44:23.190

Gregory Caccioppoli: In the rear of the home, where he knew that there would be less excavation of rock excavation and.

431

00:44:25.080 --> 00:44:28.980

Gregory Caccioppoli: and use that to our advantage so to give you an idea of how much raw.

432

00:44:30.120 --> 00:44:41.460

Gregory Caccioppoli: At this corner, with an existing elevation for ETA and us having to go down to 45 basement plus another foot to get to the bottom, I get to get to the bottom of footing.

433

00:44:41.910 --> 00:44:57.900

Gregory Caccioppoli: So four feet, at worst, the worst case scenario at this location and I wouldn't even say it's four feet of dislocation i'd

say it starts, you know, three and a half and then works its way to know rock removal here so.

434

00:44:58.770 --> 00:45:11.340

Gregory Caccioppoli: You know it's two feet about here, and then zero here, so this is the area of rock the mobile necessary for the site and it's it's very minimal.

435

00:45:15.360 --> 00:45:15.780

Just.

436

00:45:17.040 --> 00:45:26.100

Gregory Caccioppoli: So that someone's really no comparison to the one across the street, I know, that was a huge concern across the street, and especially since it was in close proximity to the to the neighboring.

437

00:45:27.240 --> 00:45:31.620

Gregory Caccioppoli: buildings but right that's not something that that.

438

00:45:32.850 --> 00:45:34.440

Gregory Caccioppoli: We thought was a challenge for this.

439

00:45:36.510 --> 00:45:41.070

Christopher Carthy: Would you keep that right now, you bring did you say you're bringing in 900 cubic yards of material.

440

00:45:42.900 --> 00:45:48.780

Gregory Caccioppoli: Yes, Sir, and most of that quantity is really to create the yard and the rear.

441

00:45:51.600 --> 00:45:57.240

Christopher Carthy: Would you use the rock shipping materials as part of that 900 old you export the wrong shipping material.

442

00:46:00.090 --> 00:46:12.840

Gregory Caccioppoli: I mean it's really up to the contractor some contractors crush it and use it as as a crutch stone, or you know backfill behind walls or maybe to build the war.

443

00:46:13.860 --> 00:46:17.220

Gregory Caccioppoli: You know, but that's really at the discretion of the contract that.

444

00:46:17.940 --> 00:46:19.530
Gregory Caccioppoli: For this amount of rock here.

445
00:46:19.620 --> 00:46:20.640
Christopher Carthy: So on site.

446
00:46:22.680 --> 00:46:23.250
Adam Kaufman: Christopher.

447
00:46:23.430 --> 00:46:25.230
Christopher Carthy: Can they crushed own on saying.

448
00:46:25.560 --> 00:46:28.110
Adam Kaufman: If you approve that as part of the approval.

449
00:46:29.130 --> 00:46:29.370
Christopher Carthy: You.

450
00:46:29.490 --> 00:46:34.620
Adam Kaufman: When you do rock processing that's part of what your proof it's not on the site plan to know.

451
00:46:36.480 --> 00:46:46.320
Gregory Caccioppoli: Something like this, though this is minimal rock honestly you're I think you're right will probably wind up trucking this this this isn't This is like three truckloads you know.

452
00:46:48.510 --> 00:46:53.520
Gregory Caccioppoli: So yeah I wouldn't say we're crushing, so this is going to be trucking it out.

453
00:46:55.320 --> 00:47:09.420
Gregory Caccioppoli: Which is which, when a truck comes and gulliver's fill when they upload their MTC load him up with the with the with the rock and then it's not like you're generating any more traffic, because he was coming anyway to drop off still.

454
00:47:20.010 --> 00:47:24.450
Gregory Caccioppoli: Trying to think, is there any other specific questions that I should address right now.

455
00:47:26.250 --> 00:47:29.490

Gregory Caccioppoli: You want to it wasn't just talk about the House a little bit.

456

00:47:33.450 --> 00:47:34.800

Gregory Caccioppoli: Where you're not interested in that.

457

00:47:36.630 --> 00:47:39.240

Christopher Carthy: You can take a few minutes ago over the House shows the House yeah.

458

00:47:40.530 --> 00:47:40.890

Gregory Caccioppoli: Okay.

459

00:47:53.880 --> 00:47:56.760

Gregory Caccioppoli: Jeff do you want to share your screen if you don't mind working on my.

460

00:47:59.070 --> 00:47:59.790

Jeffrey Taylor: viewers sure.

461

00:48:00.870 --> 00:48:01.200

Okay.

462

00:48:03.810 --> 00:48:05.130

Sophia DeLaurentiis: Would you like to start.

463

00:48:06.330 --> 00:48:10.740

Gregory Caccioppoli: here's the beast when the patient plan which which we briefly touched on, but.

464

00:48:10.980 --> 00:48:14.190

Christopher Carthy: Is the basement of the basement is in a walkout organism walk out.

465

00:48:15.390 --> 00:48:18.090

Jeffrey Taylor: It will be a walk out on the lower left of the.

466

00:48:20.250 --> 00:48:21.720

Jeffrey Taylor: Very connection to the backyard.

467

00:48:22.110 --> 00:48:29.610

Christopher Carthy: So Adam I know you had a comment about the flir, even though they say the basement unfinished doesn't matter if they are a student loans by that walk out like.

468

00:48:30.570 --> 00:48:42.210

Adam Kaufman: It depends that you know there's a definition in the code lays out different scenarios so yeah we'll just have to go through that and see if it, whether or not it is or not.

469

00:48:42.840 --> 00:48:46.200

Jeffrey Taylor: yeah I think when we looked at it, where we determined.

470

00:48:47.790 --> 00:48:50.430

Jeffrey Taylor: That we're more than 50% below grade.

471

00:48:52.230 --> 00:48:54.900

Jeffrey Taylor: For more than 50% of the basement area of revenue.

472

00:48:55.200 --> 00:48:58.020

Adam Kaufman: yeah that very well, may be the case yeah and that's one of the.

473

00:48:59.820 --> 00:49:02.220

Gregory Caccioppoli: Bigger vision, so there was three criteria.

474

00:49:03.420 --> 00:49:04.980

Jeffrey Taylor: Thank you, there were three criteria right.

475

00:49:06.000 --> 00:49:06.300

Jeffrey Taylor: So.

476

00:49:07.140 --> 00:49:08.940

Christopher Carthy: It shows the elevation for bows.

477

00:49:09.390 --> 00:49:11.040

Gregory Caccioppoli: yeah sure yeah I think that.

478

00:49:12.720 --> 00:49:13.920

Gregory Caccioppoli: So i'm.

479

00:49:17.670 --> 00:49:23.520

Jeffrey Taylor: right that the upper elevation is looking from another month to the front side of the House.

480

00:49:24.540 --> 00:49:33.840

Jeffrey Taylor: entrance in the middle of double garage and living room window to the left and bedrooms on the album's one, the second one.

481

00:49:37.950 --> 00:49:45.930

Jeffrey Taylor: And then the section that's looking on the Northern side of the site going down the down the hill.

482

00:49:47.460 --> 00:49:48.900

Jeffrey Taylor: And with the within.

483

00:49:49.920 --> 00:50:00.870

Jeffrey Taylor: A deck on the back that that matches up with the 30 foot set back from the past year, probably so that does not encroach on a 30 foot set that's that's at the limit of 30 g.

484

00:50:02.850 --> 00:50:09.030

Jeffrey Taylor: And then yeah that's the real elevation is on top that's that's what you see on the back.

485

00:50:10.050 --> 00:50:23.520

Jeffrey Taylor: And the elevation just says minimal windows on the basement and then the the the rear is the kitchen and family room area that on the main floor of the middle floor and then again bedrooms and bathrooms on the episode.

486

00:50:25.530 --> 00:50:34.440

Jeffrey Taylor: To be finished with a with a hearty plank and with Andersen windows and as watching the route to tie and.

487

00:50:35.460 --> 00:50:40.890

Jeffrey Taylor: Looking at clapboard you know the colonial style tie in more of the Community.

488

00:50:42.570 --> 00:50:44.010

Jeffrey Taylor: You know, in a muted yellow.

489

00:50:46.380 --> 00:50:50.310

Christopher Carthy: For members, obviously we can take a walk out there again.

490

00:50:51.600 --> 00:50:57.180

Christopher Carthy: To nevermind and is there, are there any other questions to the board members now.

491

00:50:59.580 --> 00:51:06.270

Gregory Caccioppoli: I also wanted to just show you i'm sorry to cut you off the landscaping plan so you did mention.

492

00:51:09.090 --> 00:51:10.530

Gregory Caccioppoli: something about you know.

493

00:51:11.550 --> 00:51:23.310

Gregory Caccioppoli: screenings was what are we going to do about about the screening, we do have a landscape plan for the job or Walter nestle is the landscape architect i'm not sure if he's here yet, but.

494

00:51:24.510 --> 00:51:25.500

Christopher Carthy: According to my notes.

495

00:51:25.710 --> 00:51:27.930

Christopher Carthy: Does most that submitted.

496

00:51:29.190 --> 00:51:45.570

Gregory Caccioppoli: yeah side I just submitted as a revived as a revision about I think the next day, right after I originally it was like it was a few days early maybe never met OK, I will resend this to make sure that everybody sees it.

497

00:51:47.670 --> 00:51:52.290

Gregory Caccioppoli: He does he does have a landscape plan i'm at the bottom wall.

498

00:51:53.370 --> 00:51:55.650

Gregory Caccioppoli: that's why we did chose choose to have that.

499

00:51:57.000 --> 00:52:00.120

Gregory Caccioppoli: The spacing off the property like, as we did realize that.

500

00:52:01.170 --> 00:52:09.450

Gregory Caccioppoli: You know people do live on the downhill side, or maybe a month and stare at a wall, so we unify it by planting.

501

00:52:10.770 --> 00:52:11.970

Gregory Caccioppoli: This P, a.

502

00:52:13.470 --> 00:52:13.830

Finish.

503

00:52:16.920 --> 00:52:21.210

Gregory Caccioppoli: So Norway spruces Norway spruces will be at the bottom of the wall.

504

00:52:22.500 --> 00:52:23.520

Gregory Caccioppoli: Eight to 10 feet.

505

00:52:23.550 --> 00:52:28.740

Gregory Caccioppoli: tall and, mind you, that was about six feet, so it will be.

506

00:52:29.790 --> 00:52:32.340

Gregory Caccioppoli: It will be green that they see and then.

507

00:52:34.680 --> 00:52:36.180

Gregory Caccioppoli: On the on the tear.

508

00:52:38.040 --> 00:52:38.730

Gregory Caccioppoli: It looks like.

509

00:52:39.960 --> 00:52:40.950

Gregory Caccioppoli: You planted.

510

00:52:42.450 --> 00:52:45.270

Gregory Caccioppoli: For six years six to seven foot.

511

00:52:46.770 --> 00:52:51.180

Gregory Caccioppoli: So there is a plan to scream these walls it isn't just going to be.

512

00:52:52.530 --> 00:52:57.090

Gregory Caccioppoli: was at the neighbors have to look at that they will be seen, creating.

513

00:52:58.860 --> 00:53:00.300

Gregory Caccioppoli: And it'll be nice and plenty.

514

00:53:00.930 --> 00:53:02.280

Larry Ruisi: Of the world's going to be faced.

515

00:53:04.560 --> 00:53:05.580

Gregory Caccioppoli: Now, yes.

516

00:53:06.660 --> 00:53:09.030

Sophia DeLaurentiis: yeah they're prefabricated block.

517

00:53:10.410 --> 00:53:10.980

Sophia DeLaurentiis: block.

518

00:53:11.910 --> 00:53:15.090

Larry Ruisi: So it's a finished block out a roadblock.

519

00:53:15.480 --> 00:53:17.040

Sophia DeLaurentiis: that's correct it's finished.

520

00:53:19.080 --> 00:53:21.480

Gregory Caccioppoli: it's kinda like similar to a you know, like look.

521

00:53:23.280 --> 00:53:27.180

Gregory Caccioppoli: Just not it's not a uniloc wall but similar to that style look.

522

00:53:31.260 --> 00:53:34.380

Jim Jensen: I think that's Christopher I think that's the area that that.

523

00:53:35.760 --> 00:53:40.740

Jim Jensen: Adam was looking for some more time to assess the impact, one of them was in terms of.

524

00:53:40.800 --> 00:53:41.430

The right.

525

00:53:42.870 --> 00:53:47.040

Jim Jensen: terms of this this size of the walls and sounds like we're kind of focusing on that now.

526

00:53:48.180 --> 00:53:48.720

Jim Jensen: So.

527

00:53:49.020 --> 00:53:51.900

Gregory Caccioppoli: yeah it took me a little while to get there um.

528

00:53:52.590 --> 00:53:53.130

Jim Jensen: But you did.

529

00:53:53.160 --> 00:53:59.280

Gregory Caccioppoli: yeah we finally made it so yeah we do plan on screening the walls are.

530

00:54:00.330 --> 00:54:04.950

Gregory Caccioppoli: significantly higher planting themselves to.

531

00:54:05.100 --> 00:54:12.900

Christopher Carthy: Can you refresh my memory, the bottom of the wall top of wall bottom all comfortable for those for for the for those two walls, what are they.

532

00:54:14.220 --> 00:54:22.800

Gregory Caccioppoli: So on the on the lowest on the backside of the property, the world itself is six feet high both walls are 16 hi i'm.

533

00:54:24.330 --> 00:54:31.560

Gregory Caccioppoli: gonna keep in mind, we have eight to 10 foot Norway spruces in front of it, you know that are planted side by side, so.

534

00:54:33.390 --> 00:54:41.670

Gregory Caccioppoli: Yes, it does start off at the bottom and get on our top, which is why we made them eight to 10 feet, so that there would be no.

535

00:54:43.290 --> 00:54:48.630

Gregory Caccioppoli: No visuals of the Wall would just be nice green Norway solutions that they.

536

00:54:50.160 --> 00:54:59.610

Christopher Carthy: You know I think that's I think that's a little too teaching, for me, I mean we're saying something I mean I do agree with you, your landscaping the wall, but to say they're not going to see a wall I think that's it.

537

00:55:02.430 --> 00:55:02.790

Gregory Caccioppoli: No.

538

00:55:03.360 --> 00:55:09.570

Gregory Caccioppoli: i'm sorry to say now to say they're not going to see the wall, what I meant was that we just made it our best effort to.

539

00:55:10.320 --> 00:55:20.070

Gregory Caccioppoli: You know, we didn't just plant six foot trees were planted eight to 10 because we realized that you know the wall is 16, so it should be a little bit bigger than the wall that's what.

540

00:55:20.640 --> 00:55:25.080

Christopher Carthy: Have you considered a third tier there for me 12 as opposed to six and six.

541

00:55:27.240 --> 00:55:27.630

Gregory Caccioppoli: We can.

542

00:55:28.710 --> 00:55:30.510

Gregory Caccioppoli: I mean no because.

543

00:55:31.980 --> 00:55:33.240

Gregory Caccioppoli: The issue with that is.

544

00:55:35.880 --> 00:55:36.300

Gregory Caccioppoli: Excuse me.

545

00:55:36.570 --> 00:55:39.570

Christopher Carthy: That would invade your space for one thing, I mean I realize that.

546

00:55:40.410 --> 00:55:49.050

Gregory Caccioppoli: Right there's there's barely any very rare yard, as it is so just take another six feet would just be.

547

00:55:50.490 --> 00:55:57.480

Gregory Caccioppoli: You know, then there's no usable your it takes away value from from everybody, not only this not only the potential own.

548

00:55:58.230 --> 00:56:13.620

Gregory Caccioppoli: But now, this person who you know, everybody wants to meet the yards that the children complaining or Whatever the case may be, but that's why we chose to go to was instead of three So yes, we thought about it, but it just didn't make sense.

549

00:56:25.980 --> 00:56:26.910

Christopher Carthy: add anything else that.

550

00:56:28.380 --> 00:56:34.020

Jim Jensen: I just it does it to your point, it does seem like a lot of wall, so I don't you know.

551

00:56:36.210 --> 00:56:52.890

Jim Jensen: Building on the common we're talking about before in terms of the visual impacts and then had had a coordinate the wall plan versus planting plan I don't know how old that gets coordinated if there's enough space between the property on the wall to accomplish the landscaping plan.

552

00:56:55.890 --> 00:56:57.420

Jim Jensen: And then I don't know I don't know how to.

553

00:56:58.200 --> 00:56:59.880

Jim Jensen: How the code or what.

554

00:56:59.970 --> 00:57:07.860

Jim Jensen: How it addresses you know the walls 12 foot vertical wall within so many feet how that if that's what then code or not.

555

00:57:09.000 --> 00:57:10.050

Jim Jensen: or what's good planning.

556

00:57:11.430 --> 00:57:12.330

Jim Jensen: Planning principles.

557

00:57:12.990 --> 00:57:24.120

Christopher Carthy: Well, I think that's Jim my take on that would be that in the planning board would have to approve this to six foot walls, the engineering would have to be approved by the engineering from you know car.

558

00:57:24.480 --> 00:57:35.340

Christopher Carthy: But the question that we should think of as a planning boards is is this landscape plan, and this is wall plan the ideal plan to the Community and the applicant.

559

00:57:36.390 --> 00:57:40.530

Christopher Carthy: verse as opposed to a different point you know.

560

00:57:42.090 --> 00:57:43.530

Christopher Carthy: answering that question i'm saying.

561

00:57:43.620 --> 00:57:44.940

Adam Kaufman: yeah that's exactly.

562

00:57:45.060 --> 00:57:47.310

Adam Kaufman: that's exactly correct to review.

563

00:57:47.490 --> 00:57:49.020

Adam Kaufman: The site plan and determine what.

564

00:57:49.410 --> 00:57:49.800

Jim Jensen: The most.

565

00:57:49.890 --> 00:57:51.270

Adam Kaufman: Appropriate here yeah.

566

00:57:52.140 --> 00:58:08.010

Gregory Caccioppoli: Oh, Mr Carthy I also wanted to mention the reason why we did choose to put the walls on the back, because we did explore other options um the other option would or could have been if it would, if it were, in compliance with code.

567

00:58:09.780 --> 00:58:16.350

Gregory Caccioppoli: To actually bring a tear closer to the House and then kind of make the yard.

568

00:58:17.640 --> 00:58:21.060

Gregory Caccioppoli: tier lower than you know, then the area.

569

00:58:22.950 --> 00:58:35.550

Gregory Caccioppoli: Where the houses, but if I put a, the problem was building heights and because there are certain criteria that we had to meet with the building it and the storm water system.

570

00:58:37.110 --> 00:58:44.940

Gregory Caccioppoli: location of the song order system and it just it didn't really work well with the with the space that we had.

571

00:58:46.710 --> 00:58:53.910

Gregory Caccioppoli: And the configuration of the lot so really there was like there was this is what we were left with.

572

00:58:55.980 --> 00:58:56.280

You know.

573

00:59:00.420 --> 00:59:00.690

Just.

574

00:59:02.070 --> 00:59:02.790

Christopher Carthy: Okay, thank you.

575

00:59:04.290 --> 00:59:06.300

Christopher Carthy: Mary do you want anything else in this.

576

00:59:08.040 --> 00:59:08.820

Larry Ruisi: Well i'm.

577

00:59:10.260 --> 00:59:20.280

Larry Ruisi: Like everybody else like I guess i'm a little concerned about about the walls and how they look, and I think we'll get a better feel for that, if and when we take a sidewalk.

578

00:59:21.750 --> 00:59:32.040

Larry Ruisi: I noticed the plantings were I think they were no no way spruces i'm I could be wrong on this, but my understanding is, and I think I have a few on my property.

579

00:59:32.820 --> 00:59:46.020

Larry Ruisi: They can grow very large and very wide so i'm thinking you know i'm not a landscape architect, but I guess the question I would ask is when you initially plant them you're going to have to plant them far enough apart, so they don't.

580

00:59:46.830 --> 01:00:02.700

Larry Ruisi: Effectively grow into each other and invade each other, and you know so for year for some years, when you start out you're going to

see more of the wall, then than you otherwise would The other thing that struck me is when I was we were looking at the.

581

01:00:04.200 --> 01:00:15.720

Larry Ruisi: The elevations for the House, I guess, the question I would have is from that deck on the back down to grade how how big of a drop is that.

582

01:00:22.080 --> 01:00:26.010

Jim Jensen: deck to grade 493 to 474 7320 feet.

583

01:00:27.030 --> 01:00:30.000

Larry Ruisi: So it's the deck is 20 feet above grade is that.

584

01:00:30.030 --> 01:00:32.430

Gregory Caccioppoli: said no, no, no, not finished not finished.

585

01:00:33.120 --> 01:00:37.020

Gregory Caccioppoli: finished grade is that about 43 So what do you say the finished deck was just.

586

01:00:37.260 --> 01:00:38.070

Jim Jensen: For 93.

587

01:00:38.760 --> 01:00:40.350

Jeffrey Taylor: or 94.5.

588

01:00:41.520 --> 01:00:41.970

Gregory Caccioppoli: So.

589

01:00:43.230 --> 01:00:45.690

Gregory Caccioppoli: 2011 feet feet.

590

01:00:49.170 --> 01:00:53.010

Larry Ruisi: Okay, all right, but I can work Okay, thank you.

591

01:00:55.020 --> 01:01:01.590

Larry Ruisi: And the trees have you thought about the trees, so if you have you asked your landscape architect about the noise bruce's.

592

01:01:01.620 --> 01:01:06.420

Gregory Caccioppoli: he's actually he actually send me a picture that he was waiting waiting.

593

01:01:07.770 --> 01:01:10.260

Gregory Caccioppoli: i'm not sure his name is Walter i'm not sure if you see oh.

594

01:01:11.460 --> 01:01:13.560

Larry Ruisi: Well, you know it's just a question I think a.

595

01:01:14.640 --> 01:01:17.940

Adam Kaufman: lot and I can't see the waiting room you're sharing a screen, but if.

596

01:01:18.900 --> 01:01:19.380

Jim Jensen: All of them.

597

01:01:20.700 --> 01:01:23.550

Gregory Caccioppoli: Okay, so should I stop sharing yeah.

598

01:01:24.660 --> 01:01:25.980

Adam Kaufman: You can talk, you can discuss it.

599

01:01:27.330 --> 01:01:28.080

Jim Jensen: You know it's hard.

600

01:01:28.140 --> 01:01:33.120

Jim Jensen: just looking at the building on larry's comment of the trying to get the greenery to develop.

601

01:01:33.810 --> 01:01:33.960

Sophia DeLaurentiis: It.

602

01:01:34.290 --> 01:01:34.740

Jim Jensen: In the way that's.

603

01:01:34.920 --> 01:01:41.700

Jim Jensen: The way the planting is it does take some neighbor neighbor cooperation because you'll have to to be able to maintain them.

604

01:01:42.930 --> 01:01:50.370

Jim Jensen: To fertilize them to maintain an exceptional have to be done from the neighbor's property right it's true would necessarily be able to be done by this property.

605

01:01:50.550 --> 01:01:59.460

Larry Ruisi: Which is also brings into question how how far the wallace off the property line you know and eventually if those trees, do you know.

606

01:02:00.150 --> 01:02:07.590

Larry Ruisi: span out like like I think they do they're going to span into the wall they're going to span into the neighbor's property, I think that has to be kind of.

607

01:02:08.160 --> 01:02:08.610

Larry Ruisi: looked at.

608

01:02:08.850 --> 01:02:09.330

Mr.

609

01:02:18.540 --> 01:02:19.590

Gregory Caccioppoli: Walter, are you there.

610

01:02:20.010 --> 01:02:20.550

Walter Nestler: yeah i'm here.

611

01:02:22.500 --> 01:02:22.890

Gregory Caccioppoli: Okay.

612

01:02:25.680 --> 01:02:26.280

Gregory Caccioppoli: Yes.

613

01:02:26.670 --> 01:02:28.170

Gregory Caccioppoli: you hear you hear us.

614

01:02:28.770 --> 01:02:29.250

Yes.

615

01:02:30.660 --> 01:02:30.930

Jeffrey Taylor: Okay.

616

01:02:31.410 --> 01:02:35.940

Gregory Caccioppoli: So we briefly touched on the landscape and planned and.

617

01:02:37.380 --> 01:02:42.570

Gregory Caccioppoli: If you can Can you see the screens at all the 500 i'm gonna share my screen, can you see the settings.

618

01:02:43.020 --> 01:02:46.320

Walter Nestler: Now share your screen K shared some way okay it's coming up now.

619

01:02:47.700 --> 01:02:49.800

Gregory Caccioppoli: Okay, so i'm gonna go to the landscape plan.

620

01:02:50.460 --> 01:02:51.480

Walter Nestler: You just have it up.

621

01:03:01.980 --> 01:03:04.110

Gregory Caccioppoli: Let me give a TV on in the background, if you go lower.

622

01:03:05.520 --> 01:03:05.790

Walter Nestler: yeah.

623

01:03:11.880 --> 01:03:12.060

Sophia DeLaurentiis: hey.

624

01:03:13.650 --> 01:03:13.770

Walter Nestler: hey.

625

01:03:14.460 --> 01:03:29.850

Sophia DeLaurentiis: Yes, so the Board was was just trying to get more information detail on the screening of the retaining walls and I, you know certain you're the best one the to explain it you mind just just you know talking us through.

626

01:03:30.720 --> 01:03:31.380

Walter Nestler: That at all.

627

01:03:34.260 --> 01:03:35.520

Walter Nestler: yeah let me get you back.

628

01:03:38.340 --> 01:03:38.730
Walter Nestler: You there.

629
01:03:39.510 --> 01:03:41.160
Gregory Caccioppoli: yeah yes.

630
01:03:41.310 --> 01:03:45.540
Walter Nestler: All right, well, basically, I kind of locked in my screen, let me see what I can get to that.

631
01:03:49.440 --> 01:03:54.540
Gregory Caccioppoli: Well, one of the specific things with these the Norway spruces that you planted on the low side of the wall.

632
01:03:56.310 --> 01:03:56.520
Walter Nestler: yeah.

633
01:03:57.840 --> 01:04:09.390
Gregory Caccioppoli: I guess the concern is that number one is the space that we have the water property line sufficient for these trees and.

634
01:04:11.130 --> 01:04:12.300
Gregory Caccioppoli: Do they grow.

635
01:04:13.350 --> 01:04:21.780
Gregory Caccioppoli: Their concerns that they're going to grow digging into neighboring properties and into the wall and be more intrusive.

636
01:04:22.830 --> 01:04:23.220
This time.

637
01:04:25.470 --> 01:04:26.610
Sophia DeLaurentiis: scroll down to the.

638
01:04:27.120 --> 01:04:28.410
Walter Nestler: To the plan.

639
01:04:29.910 --> 01:04:34.470
Sophia DeLaurentiis: So no worries spruce symbol PA.

640
01:04:37.140 --> 01:04:37.980
Christopher Carthy: One of the two.

641

01:04:38.490 --> 01:04:39.030

Sophia DeLaurentiis: now listen.

642

01:04:39.060 --> 01:04:40.950

Sophia DeLaurentiis: To yeah so must be.

643

01:04:41.640 --> 01:04:46.680

Gregory Caccioppoli: Oh sorry it's GG okay that's why so I actually see that's why i'm.

644

01:04:48.240 --> 01:04:50.310

Sophia DeLaurentiis: Actually, green giant okay.

645

01:04:51.660 --> 01:04:53.370

Larry Ruisi: big difference between a variety.

646

01:04:54.960 --> 01:04:55.650

Sophia DeLaurentiis: Different.

647

01:04:55.890 --> 01:04:57.240

Gregory Caccioppoli: Maybe I shouldn't speak on that.

648

01:04:59.490 --> 01:05:01.350

Larry Ruisi: They weren't they wouldn't work trust me.

649

01:05:03.180 --> 01:05:03.990

Gregory Caccioppoli: sorry about that.

650

01:05:08.190 --> 01:05:09.780

Gregory Caccioppoli: What are you still there, I hope.

651

01:05:14.190 --> 01:05:16.860

Christopher Carthy: it's basically a line warm body on the back wall.

652

01:05:17.490 --> 01:05:18.960

Gregory Caccioppoli: So basically as I guess.

653

01:05:20.010 --> 01:05:20.340

Larry Ruisi: So.

654

01:05:20.550 --> 01:05:21.060
Sophia DeLaurentiis: yeah so.

655

01:05:21.150 --> 01:05:21.990
Larry Ruisi: It is that.

656

01:05:22.680 --> 01:05:22.980
or.

657

01:05:24.180 --> 01:05:25.650
Larry Ruisi: Excuse me, instead of providing.

658

01:05:25.800 --> 01:05:29.580
Larry Ruisi: dia proof, because I know that certain kinds of that are like.

659

01:05:30.630 --> 01:05:31.590
Larry Ruisi: candy for dear.

660

01:05:33.570 --> 01:05:35.130
Walter Nestler: Okay sorry about that.

661

01:05:35.460 --> 01:05:36.840
Sophia DeLaurentiis: i'll be looking for.

662

01:05:40.770 --> 01:05:44.040
Walter Nestler: You acquired last night that they wish to go questioning these verses.

663

01:05:45.420 --> 01:05:55.590
Gregory Caccioppoli: No, it was my fault, I thought that you put spurs on the low side of the wall, because I read PA and I misinterpreted it's actually green giant so.

664

01:05:55.830 --> 01:05:56.490
Walter Nestler: yeah another great.

665

01:05:58.200 --> 01:05:59.400
Walter Nestler: Alright well we're using green giant.

666

01:06:00.510 --> 01:06:01.050

Walter Nestler: You i'm sorry.

667

01:06:02.430 --> 01:06:03.930

Walter Nestler: Good questions question.

668

01:06:05.700 --> 01:06:07.560

Gregory Caccioppoli: Right, what was the question from the board member.

669

01:06:09.390 --> 01:06:13.560

Christopher Carthy: question about deal was it via resiliency of our body along that path.

670

01:06:15.960 --> 01:06:23.130

Walter Nestler: You know it couple things we have obviously we're very limited with space Okay, with the three and with the three feet.

671

01:06:23.430 --> 01:06:30.990

Walter Nestler: Okay, as you're well aware of the site is entirely bedrock OK, so the conditions or anything or somewhat minimum.

672

01:06:31.590 --> 01:06:38.700

Walter Nestler: Okay, that the fact you're trying to grow something to screen a wall that does not going to get overly wide and approved sons his neighbor's property.

673

01:06:39.000 --> 01:06:45.180

Walter Nestler: leaves us a very limited amount of plan palette to us now, yes, are providing our subject to gear.

674

01:06:46.140 --> 01:06:51.480

Walter Nestler: But we don't have a very big pile of the plants to use to fit all this criteria, I agree with that.

675

01:06:52.470 --> 01:07:05.490

Walter Nestler: So either we use our provider or we use a plant that's going to grow wide and encroach on the properties and caused us a whole nother series of problems, I could use Emerald Greens, but they don't grow as fast as.

676

01:07:06.930 --> 01:07:07.710

Walter Nestler: Green giants.

677

01:07:09.060 --> 01:07:12.120

Walter Nestler: Again, but still they're going to be subject to deer.

678

01:07:13.980 --> 01:07:21.300

Walter Nestler: there's really no tree that's going to be adequate to fit all those criteria of an aerospace get quick the screen A and B dear assistant.

679

01:07:21.720 --> 01:07:30.510

Christopher Carthy: Well, you did you did mention something that the Board is interested in finding out from the property line to the front of wall you're saying it's three feet.

680

01:07:31.230 --> 01:07:34.650

Walter Nestler: By my understanding, we have a three foot planting area yeah it.

681

01:07:35.520 --> 01:07:50.820

Christopher Carthy: Just does sound very difficult to put those 2.3 put those plants in the three foot area maintain them plant them construct them without invading the neighbors space it doesn't sound like a reasonable amount of space to do that.

682

01:07:51.870 --> 01:07:57.750

Walter Nestler: I didn't I i'm not going to disagree with you, access to plant on that property will have to be from the neighbor's property.

683

01:08:01.590 --> 01:08:09.150

Walter Nestler: Otherwise you're gonna you know the the option is obviously pulled the wall and further on the property but you've been to the site, it is all bedrock.

684

01:08:09.540 --> 01:08:10.410

We have.

685

01:08:12.810 --> 01:08:25.290

Walter Nestler: Well, when you go to that site you're going to be on bedrock it's amazing that's the tree growth is on there exists but that's all deciduous and then the growing in rocks and crevices and cracks in the in the bedrock.

686

01:08:25.980 --> 01:08:30.360

Walter Nestler: And stuff but they literally, particularly on the lower part that's that entire site is bedrock.

687

01:08:30.630 --> 01:08:33.570

Christopher Carthy: Are you gonna have to chop rock and one of the platforms are providing.

688

01:08:34.140 --> 01:08:37.410

Walter Nestler: I I if not anybody in their right mind wouldn't be doing that.

689

01:08:39.180 --> 01:08:46.200

Walter Nestler: that's why they were at the lower level the lower level there is there is a there is a soil area there along the lower part of the property line.

690

01:08:46.710 --> 01:08:55.380

Walter Nestler: Okay, the bedrock starts to pull into the property some parts of fragmented other parts of solid Okay, but you don't get very far away from that property line we.

691

01:08:56.070 --> 01:09:02.310

Walter Nestler: Basically, dealing with an incredible amount of bedrock now, if you want, we could do something like a vine.

692

01:09:03.300 --> 01:09:11.490

Walter Nestler: Okay, we can do IV, we can do Boston IV Hydra helix you know any number of plants that will climb of the wall, but you're not getting a tree.

693

01:09:12.480 --> 01:09:20.940

Walter Nestler: So it will give you the screening, it will hide the wall, you really don't have to invade the neighbor's property to plant it but is that going to be a solution and i'd be happy with.

694

01:09:25.200 --> 01:09:26.940

Christopher Carthy: Steve you want anything to this.

695

01:09:28.980 --> 01:09:40.950

Steven Sauro: Now you actually hit on what I was thinking about as well, but I do think that there's there might be a combination of pulling that in a little bit maybe doing the IV, like the gentleman said, plus i'm.

696

01:09:42.690 --> 01:09:53.790

Steven Sauro: tearing it perhaps I know that it's not advantageous to the applicant to maybe do to six foot wall, excuse me to do three four foot walls, but it might very well be.

697

01:09:56.100 --> 01:10:02.850

Steven Sauro: towards the solution for everybody involved, including the neighbors so well, and you can also saw from the whole escape with a.

698

01:10:03.630 --> 01:10:12.930

Steven Sauro: A tiered effect one more wall but that's something to go out, I would like to just before I go crazy opining on this thing I haven't seen the property I wouldn't mind taking a quick look.

699

01:10:14.880 --> 01:10:19.380

Christopher Carthy: I agree with you on that to see but I mean I don't need we don't need to tear me application apartment.

700

01:10:19.440 --> 01:10:20.460

Steven Sauro: yeah exactly.

701

01:10:20.520 --> 01:10:22.170

Christopher Carthy: Exactly yeah I agree with you on.

702

01:10:25.590 --> 01:10:31.320

Christopher Carthy: board members is there anything else you want to add tonight or Does anyone want to add anything else tonight on the sidewalk.

703

01:10:32.370 --> 01:10:41.580

Jim Jensen: Just just just in terms of the phil I guess the comment around the that the overall volume and not have trucks it'll take to fill tory's elevation.

704

01:10:45.720 --> 01:10:47.970

Jim Jensen: or two reactions to it yeah.

705

01:10:48.600 --> 01:10:49.590

Larry Ruisi: I don't think it was that many.

706

01:10:52.380 --> 01:10:54.420

Jim Jensen: yards was I thought I thought I score.

707

01:10:55.530 --> 01:10:57.540

Gregory Caccioppoli: yeah I have it on my plan i'm gonna pull it up.

708

01:10:57.810 --> 01:10:58.080

yeah.

709

01:10:59.430 --> 01:11:05.910

Steven Sauro: And one question, while I have you guys while you're still pulling that up the pump chamber for the storm water back up to the street.

710

01:11:08.790 --> 01:11:09.840

Steven Sauro: i'm assuming.

711

01:11:11.010 --> 01:11:20.130

Steven Sauro: In it had is that dessert generator a standby generator have to be included, with this application, because in case of inclement weather in the power goes out.

712

01:11:21.060 --> 01:11:22.500

Gregory Caccioppoli: For that pumps on another.

713

01:11:23.850 --> 01:11:29.970

Gregory Caccioppoli: is actually batteries battery packs that same thing kind of thing like at some point in a basement.

714

01:11:31.230 --> 01:11:34.110

Steven Sauro: that's all that's all that would need is that.

715

01:11:34.350 --> 01:11:37.770

Gregory Caccioppoli: yeah just a backup battery to have to run around the pump.

716

01:11:38.520 --> 01:11:39.000

interesting.

717

01:11:40.980 --> 01:11:42.510

Gregory Caccioppoli: that's interesting right um.

718

01:11:42.600 --> 01:11:43.530

Steven Sauro: I didn't know that.

719

01:11:44.910 --> 01:11:51.900

Gregory Caccioppoli: So, and one of the reasons why we even had to put the pump in the back, was because of the slope of the roofs.

720

01:11:52.980 --> 01:11:55.560

Gregory Caccioppoli: The slope towards the front of the House.

721

01:11:56.670 --> 01:12:04.920

Gregory Caccioppoli: And the slope towards the so it's up to the front and it serves to the rear and this House has been designed for a very long time and.

722

01:12:06.750 --> 01:12:16.140

Gregory Caccioppoli: I have, I can't get pitch from the rear of the House to the front seat to get everything by gravity to the street.

723

01:12:16.590 --> 01:12:22.050

Gregory Caccioppoli: Right um so that was the challenge with that which is why I had to go to the back and.

724

01:12:23.640 --> 01:12:24.300

Talk to the.

725

01:12:25.380 --> 01:12:25.770

clinic.

726

01:12:30.540 --> 01:12:32.730

Steven Sauro: So all the leaders are going right into that chamber.

727

01:12:34.920 --> 01:12:46.950

Gregory Caccioppoli: correcting to the Chamber in the rear yeah so so the rear yard is being taken the reward system there's two systems, one in the rear one in the front, this one is taking.

728

01:12:47.970 --> 01:12:49.500

Gregory Caccioppoli: The rear half of the House.

729

01:12:51.060 --> 01:12:55.500

Gregory Caccioppoli: And then the front is taking the front half of the House and the driver.

730

01:12:58.890 --> 01:13:00.750

Gregory Caccioppoli: Nice mom here's my.

731

01:13:01.980 --> 01:13:02.190

So.

732

01:13:05.160 --> 01:13:13.290

Steven Sauro: I just hope those batteries are very reliable because that can be I can get ugly if if you're out for an extended period of time.

733

01:13:14.490 --> 01:13:21.810

Gregory Caccioppoli: I actually have the there couldn't be an alternate at the ARV, we have to agree to this, but um.

734

01:13:23.460 --> 01:13:23.880

Gregory Caccioppoli: It is.

735

01:13:25.260 --> 01:13:31.290

Gregory Caccioppoli: Basically, the only thing that's stopping us from getting that to the front these.

736

01:13:34.950 --> 01:13:36.180

Gregory Caccioppoli: Inside over here there's.

737

01:13:38.370 --> 01:13:39.120

Steven Sauro: Like a trough.

738

01:13:39.420 --> 01:13:42.480

Gregory Caccioppoli: This chin this trim this chimney right here.

739

01:13:44.340 --> 01:13:45.900

Gregory Caccioppoli: This chimney is.

740

01:13:47.250 --> 01:14:02.760

Gregory Caccioppoli: Stopping me from getting any storm or to the front, theoretically, I can take a roof leader, with a little adjustment to the window location at the chimney move make an adjustment, the locations will put a bigger window, but you can angle, a leader.

741

01:14:03.960 --> 01:14:04.890

Gregory Caccioppoli: This way and I.

742

01:14:04.980 --> 01:14:09.540

Gregory Caccioppoli: guess of the front, but that would be only if we can remove this chimney.

743

01:14:11.040 --> 01:14:13.500

Gregory Caccioppoli: So it is something that we've actually discussed.

744

01:14:15.750 --> 01:14:18.630

Gregory Caccioppoli: And I mean, as long as I guess.

745

01:14:19.830 --> 01:14:31.680

Gregory Caccioppoli: Is it, something that we should present to you guys are like the next meeting is something that we did want to pursue, as opposed to the games on the back well it's something that we talked to the.

746

01:14:32.160 --> 01:14:39.120

Steven Sauro: know, I would just while we're kicking everything about I would just you know you don't have to decide now, but we can digest digest it what would you think about it and.

747

01:14:39.600 --> 01:14:42.870

Steven Sauro: Again, it is a concern because of so much bedrock and.

748

01:14:43.950 --> 01:14:55.680

Steven Sauro: i'm i'm big on redundancy, in other words if if it can happen, it will happen, you know murphy's law is always reliable, so if the power is out for a week, God forbid, you know something like that.

749

01:14:55.980 --> 01:15:02.460

Steven Sauro: Right in inclement weather i'm just trying to exhaust all options that's all and, if you have to locate a potential.

750

01:15:03.180 --> 01:15:13.290

Steven Sauro: You know, small generator with a propane tank on the site under the desk somewhere or wherever away from windows obviously code compliant you might want to just think about that, while we're going through all this.

751

01:15:14.610 --> 01:15:14.880

Gregory Caccioppoli: Right.

752

01:15:16.020 --> 01:15:19.980

Gregory Caccioppoli: Okay, we address that concern um.

753

01:15:21.240 --> 01:15:29.580

Gregory Caccioppoli: So here we go it's the same requires approximately 50 truckloads of fill each truck will take approximately eight minutes to dump and Paul.

754

01:15:32.040 --> 01:15:41.820

Gregory Caccioppoli: And 900 or so each each truck as can handle about eating cheese with yards, and we have nine 900 900 divided by a team gets eh.

755

01:15:48.060 --> 01:15:49.770

Steven Sauro: Alright, we should so go out and see a Chris.

756

01:15:50.040 --> 01:15:52.020

Christopher Carthy: yep take a look at it.

757

01:15:55.050 --> 01:15:57.120

Adam Kaufman: Christopher do you want to hear from me.

758

01:15:57.540 --> 01:16:02.010

Christopher Carthy: Tonight yeah i'm going to read them now once leave the board once we agree.

759

01:16:03.570 --> 01:16:06.870

Christopher Carthy: I mean, I think the applicant just stay on the line and then.

760

01:16:07.620 --> 01:16:13.290

Adam Kaufman: We have one person who wants to speak tonight, so you have to tell me if you want that to recur.

761

01:16:14.340 --> 01:16:16.500

Christopher Carthy: Be at him, he can who wants to speak tonight.

762

01:16:17.280 --> 01:16:17.970

Adam Kaufman: gail called.

763

01:16:18.480 --> 01:16:20.250

Christopher Carthy: that's fine okay.

764

01:16:20.880 --> 01:16:23.490

Adam Kaufman: i'll send the information to her letter.

765

01:16:24.390 --> 01:16:29.880

Christopher Carthy: it's not a public hearing, but you know we've been courteous in the past when the people speak alright so.

766

01:16:31.140 --> 01:16:32.820
Christopher Carthy: The first letter is from.

767

01:16:34.770 --> 01:16:45.630
Christopher Carthy: And Liberman so Mr Mr lumberman road, the development of the few remaining building lots another month and when you require the Kenyan close examination by our planning board.

768

01:16:46.020 --> 01:16:54.720
Christopher Carthy: You have previously address similar building applications on the street, and you are well aware of the many issues, including this issue of the massive rock.

769

01:16:55.260 --> 01:17:02.250
Christopher Carthy: Both director and planning Adam Calvin and call out sessions have successfully address the various aspects of this application I respectfully request.

770

01:17:02.550 --> 01:17:11.880
Christopher Carthy: That the planning board require the application to implement Adam COP and justin justin chameleons recommendations and you will observe upon the sections of the site.

771

01:17:12.240 --> 01:17:20.190
Christopher Carthy: Because of the unique topography, the visual aesthetic impact of this building will have an enormous and profound negative impact on its neighbors.

772

01:17:20.790 --> 01:17:30.210
Christopher Carthy: I am not suggesting that the applicant not be allowed to develop the property, I mean question with the planning or take every reasonable means to ensure that the negative impact on the neighbor.

773

01:17:30.720 --> 01:17:40.320
Christopher Carthy: be minimized I want to thank all members of the planning board for the peace and great effort you put into your work and the concern you all play for North Council residents.

774

01:17:40.680 --> 01:17:47.070
Christopher Carthy: I requested my comments we read a lot of the meeting, thank you be well and stay safe and look local men 42 another Monday.

775

01:17:48.300 --> 01:17:55.560
Christopher Carthy: So that was Mr moments letterman's low man, thank you for that letter and then we received.

776

01:17:56.730 --> 01:17:58.500

Christopher Carthy: Another letter.

777

01:18:01.590 --> 01:18:06.810

Christopher Carthy: From gail called and she's going to speak tonight and sent us a note in objection.

778

01:18:08.580 --> 01:18:12.420

Christopher Carthy: Then, when we see the another letter from Nora.

779

01:18:13.980 --> 01:18:16.140

Christopher Carthy: manual and.

780

01:18:20.670 --> 01:18:22.620

Christopher Carthy: And she asked if she basically.

781

01:18:24.030 --> 01:18:33.600

Christopher Carthy: was an appt she didn't ask to have the letter read it's a short letter I think it's easier if I just read your Members of the planning board i'm waiting regarding the House project in 21 days of money i've been asked by planes.

782

01:18:33.960 --> 01:18:41.910

Christopher Carthy: i'm concerned that the addition of this House may cause permanent damage in the neighborhood, as we know it today, like the other projects that have come before you.

783

01:18:42.240 --> 01:18:49.830

Christopher Carthy: Your board in the last year, this project will destroy the peacefulness of our lovely neighborhood cutting down trees and hacking up bedrock will constantly.

784

01:18:50.160 --> 01:18:54.660

Christopher Carthy: On the quality of human life and the wildlife that lives quietly and respectfully these modes.

785

01:18:55.020 --> 01:19:06.120

Christopher Carthy: If the town allows developers to squeeze in homes on every free sliver of space on them, and I have you on the street will soon look like Washington avenue where residents complained about congestion overcrowding in street parking issues.

786

01:19:06.600 --> 01:19:13.740

Christopher Carthy: Please acknowledge my literary unix meeting, thank you for considering my thoughts and for all that you do, on behalf of the townscapes eight sincerely Nora.

787

01:19:14.910 --> 01:19:19.380

Christopher Carthy: And I believe we have one more letter.

788

01:19:49.050 --> 01:19:50.880

Christopher Carthy: Right now, there was one more comment.

789

01:19:55.830 --> 01:19:57.270

Gayle kolt: was one more comment.

790

01:20:04.470 --> 01:20:08.070

Adam Kaufman: Make sure you turn off your web broadcast.

791

01:20:10.980 --> 01:20:12.360

Gayle kolt: sure you turn off your.

792

01:20:17.730 --> 01:20:18.270

Gayle kolt: turn off.

793

01:20:39.510 --> 01:20:40.740

Christopher Carthy: gonna speak for a few minutes.

794

01:20:43.290 --> 01:20:43.920

Adam Kaufman: she's here.

795

01:20:44.160 --> 01:20:45.630

Christopher Carthy: Okay, let him in please.

796

01:20:46.770 --> 01:21:01.830

Gayle kolt: hi Thank you so much, I greatly appreciate the opportunity to speak, I will speak again at our public hearing, but we did not know that there was plans to build on this property it directly impacts, my home.

797

01:21:02.970 --> 01:21:13.320

Gayle kolt: And we right now, because of the other house on the corner that was refurbished and the two homes across the street another month that have been built.

798

01:21:13.740 --> 01:21:23.940

Gayle kolt: There there's tremendous amount of bedrock there and rocks that need to be jack hammered my house has suffered structural damage due to that.

799

01:21:24.720 --> 01:21:34.890

Gayle kolt: I want the town to please take that into consideration, because I will hold you responsible if anything happens to my home, we are also getting flooded all the time.

800

01:21:35.280 --> 01:21:46.980

Gayle kolt: From the upstairs neighbor on the corner and, if I have another house that's directly in front of me which this would be i'm very, very worried about that.

801

01:21:48.270 --> 01:22:04.380

Gayle kolt: So I really mean I do agree with Mr Lowe Bourbon and Nora and i'm asking very that you guys take this very seriously it's not a big piece of property, I think you get to put a big House on a little tiny thing and it's going to look a little odd.

802

01:22:05.910 --> 01:22:22.710

Gayle kolt: And I really want you to take this into consideration, because it is going to impact my ability to resell my house, my home which i've lived in here for over 25 years already, and this particular house which we have expanded.

803

01:22:23.760 --> 01:22:28.740

Gayle kolt: And it is a very quaint little neighborhood but flooding and the bed and.

804

01:22:30.510 --> 01:22:35.640

Gayle kolt: Flooding is and damage to my stucco house is what i'm really worried about.

805

01:22:38.250 --> 01:22:41.610

Christopher Carthy: Thank you gail we will take it very seriously okay.

806

01:22:42.210 --> 01:22:43.380

Gayle kolt: I appreciate that.

807

01:22:44.940 --> 01:22:51.420

Christopher Carthy: Adam There is one more letter, where the applicant, where the same you're asked me to read it so i'd like to read that one was welcome.

808

01:22:52.470 --> 01:22:53.580

Christopher Carthy: Once gail leaves us.

809

01:22:57.000 --> 01:22:58.500

Gayle kolt: I left you oh.

810

01:23:00.090 --> 01:23:04.950

Gregory Caccioppoli: Thank you Gary can you uh can you give me gills and dressed as i'm aware of.

811

01:23:07.440 --> 01:23:07.860

Christopher Carthy: What.

812

01:23:08.430 --> 01:23:11.340

Christopher Carthy: i'm gonna let me do that, after the meeting you can communicate.

813

01:23:12.570 --> 01:23:14.010

Christopher Carthy: by email Okay, thank you.

814

01:23:14.400 --> 01:23:15.120

Valerie B Desimone: So problem.

815

01:23:16.170 --> 01:23:20.070

Christopher Carthy: Alright, so the next letter is from Alexandria harsh is at 19 as a mom.

816

01:23:21.030 --> 01:23:29.280

Christopher Carthy: And she writes hello, my name is Alexandria, and I own 19 nevermind every the home directly connected to the 2121 of them on every property.

817

01:23:29.700 --> 01:23:35.940

Christopher Carthy: I am concerned that the development of this property will negatively affect the value of my home and the quality of life for my family.

818

01:23:36.300 --> 01:23:42.540

Christopher Carthy: The small size and steep drop off lead me to believe that any kind of development will be complicated lengthy and extremely loud.

819

01:23:43.050 --> 01:23:52.710

Christopher Carthy: I now have a four month old baby boy based upon the department, I cannot imagine how House could be situated their driveway access to the street or what it may look like.

820

01:23:53.100 --> 01:24:03.030

Christopher Carthy: And last concern how close this all would be situated to my property one I fear construction may cause potential cracks in my foundation and other potential damage.

821

01:24:03.690 --> 01:24:15.900

Christopher Carthy: Removal of trees may force me to have to build a fence when I bought this home a little over a year and a half ago I fell in love with the quiet and surrounding nature if I knew there was going to be a house place planted on top of mind.

822

01:24:16.500 --> 01:24:25.020

Christopher Carthy: and be woken up by drilling every morning I would have stayed in Queens Thank you for listening to my concerns, and please keep us in mind when making decisions.

823

01:24:25.440 --> 01:24:33.420

Christopher Carthy: On the potential construction of a like my email be right at the meeting stay safe and take care of your hard earned money.

824

01:24:34.170 --> 01:24:43.980

Christopher Carthy: So I think i've covered all the letter to communication to the planning board, so I just want to thank the residents for the letters and they should understand that.

825

01:24:45.600 --> 01:24:55.710

Christopher Carthy: The planning board is going to take every action they can to mitigate the impact of construction on mitigate the impact of these homes on them.

826

01:24:56.520 --> 01:25:07.170

Christopher Carthy: This is not a zoning issue these these lots are permissible, they are building lots and it's not the position of the planning board we don't have the right to say to the examples that they can't build the home.

827

01:25:07.830 --> 01:25:18.690

Christopher Carthy: So that's not on the table, what is on the table, however, is that we can do everything we can to mitigate the impact of that home construction so leave the residents.

828

01:25:18.900 --> 01:25:19.920

Christopher Carthy: as happy as possible.

829

01:25:23.520 --> 01:25:34.140

Christopher Carthy: Well, I think that kind of wraps up that application for tonight we'll schedule a sidewalk there and we'll go to the next application on the agenda, please.

830

01:25:34.890 --> 01:25:36.420

Gregory Caccioppoli: Excellent Thank you very much.

831

01:25:36.720 --> 01:25:37.710

Christopher Carthy: you're welcome good night.

832

01:25:37.770 --> 01:25:38.880

Jeffrey Taylor: Thank you, thank you.

833

01:25:39.990 --> 01:25:43.050

Valerie B Desimone: Let me know when the site is fake so we can schedule that sidewalk guys.

834

01:25:44.610 --> 01:25:48.840

Christopher Carthy: You should stay the walls to bow they didn't speak the walls and the House okay.

835

01:25:49.290 --> 01:25:49.620

Okay.

836

01:25:52.500 --> 01:25:57.450

Christopher Carthy: So that was \$21 a month, the next application before isn't the construction of a swimming pool.

837

01:25:59.340 --> 01:26:01.950

Christopher Carthy: at three middle patent road.

838

01:26:27.150 --> 01:26:28.020

Glenn Ticehurst: Chris how are you.

839

01:26:28.350 --> 01:26:29.100

Christopher Carthy: doing well, thank you.

840

01:26:31.680 --> 01:26:37.560

Adam Kaufman: Okay hi Glenn good evening this, this is the first time here in front of the planning board on this application.

841

01:26:37.830 --> 01:26:48.390

Adam Kaufman: So why don't you take us take the Board and the public through what's being proposed here it's not all that complicated, which is good, but you know take us through and we'll we'll have issues.

842

01:26:48.930 --> 01:27:02.640

Glenn Ticehurst: Sure, so with me tonight is Seth my nephew is also a landscape architect working on this and Peter Gregory who's been working with us, also on the storm motor issues up, but in a nutshell it's a sort of a complicated site in that.

843

01:27:03.870 --> 01:27:10.140

Glenn Ticehurst: The House is situated pretty much Center of the sites, as you can see, as you come in the driveway.

844

01:27:10.920 --> 01:27:28.410

Glenn Ticehurst: You cannot physically get to the rear yard, the House is designed built in such fashion that the main part of the house is on the left side of the drive and then there is a bridge connection to garage so you can't even get equipment underneath there correct.

845

01:27:29.580 --> 01:27:51.660

Glenn Ticehurst: So a couple of things come into play it's it's impossible to meet a triple front yard setback on this property, we can meet the typical 50 foot setback, but based on where the House is located in the inability to get to the rear yard, we cannot meet the triple front yard setback.

846

01:27:52.860 --> 01:28:04.710

Glenn Ticehurst: In the rear of the property is also a wetland system which we have identified as part of a wetlands mitigation plan so we'd be looking to cite the school in such a fashion.

847

01:28:05.520 --> 01:28:17.310

Glenn Ticehurst: So it is basically right off the drive, as you enter an elevation about 18 feet above the road, so you really can't see it, I think this will be evident when you do the sidewalk.

848

01:28:18.750 --> 01:28:31.950

Glenn Ticehurst: So between the elevation between the pool complex in the road, it would be hidden tourism screening proposed there is a fair amount of steep slopes.

849

01:28:32.520 --> 01:28:47.550

Glenn Ticehurst: On this property and ledge so we're your typical which would typically be 100 feet is now 150 feet, so we can get about 117 feet away from it, but we can't get full 150 so.

850

01:28:48.750 --> 01:28:55.410

Glenn Ticehurst: So we're looking at a request, ultimately, for the front yard variance so we don't have to go to a triple front yard.

851

01:28:56.940 --> 01:28:59.880

Glenn Ticehurst: We are looking for a weapons permit, which we can do a.

852

01:29:00.900 --> 01:29:07.920

Glenn Ticehurst: Significant job with it is way away from the pool beyond the typical 100 foot mark.

853

01:29:09.360 --> 01:29:23.910

Glenn Ticehurst: and escape soaps permit, because we are doing some disturbance within the steep slopes pool itself is about 18 by 40 feet there's a modest terrorists on northern side of it there's a storm water detention system below it.

854

01:29:25.710 --> 01:29:30.660

Glenn Ticehurst: And the pool equipment is to the I believe that would be south.

855

01:29:32.520 --> 01:29:35.640

Glenn Ticehurst: We accommodating the.

856

01:29:37.050 --> 01:29:43.350

Glenn Ticehurst: Storm water system to take the six inch truck winter draw down there will be pipe directly to the.

857

01:29:44.880 --> 01:29:47.040

Glenn Ticehurst: From the pool to the.

858

01:29:48.180 --> 01:29:53.970

Glenn Ticehurst: pretension area, so that we don't have to pump out, we can do that by gravity.

859

01:29:56.610 --> 01:30:04.380

Glenn Ticehurst: Like I said it's it's a modest in its scope for a swimming pool project 18 by 40 is not a huge pool.

860

01:30:05.400 --> 01:30:08.820

Glenn Ticehurst: modest amount of terracing around it does not surround entirely.

861

01:30:10.110 --> 01:30:11.070

Glenn Ticehurst: The pool.

862

01:30:12.270 --> 01:30:17.070

Glenn Ticehurst: So that's in a nutshell, is pretty much where we are, we like I said.

863

01:30:18.750 --> 01:30:20.790

Adam Kaufman: I think he did a good job Glenn of.

864

01:30:22.380 --> 01:30:37.710

Adam Kaufman: of giving the overview here, you know the Board is going to have to go out here, take a look we've heard from the zoning board that they're looking to get some recommendation from the planning board on on the variances we send over so keep that in mind when the show goes out there.

865

01:30:39.000 --> 01:30:48.840

Adam Kaufman: And you know, in this case, I think the topography, is working to the applicants advantage, but the Board will you know, should go out here, take a look and come to its own conclusion.

866

01:30:49.350 --> 01:30:51.630

Christopher Carthy: about how did you get feedback from the gta.

867

01:30:52.050 --> 01:31:07.890

Adam Kaufman: No, no, no i'm sorry the Z BA is looking for feedback from the planning board we had talked about this last time when we're sending variances over subdivisions it's required, but they had asked us at least the Attorney to provide some insight on the boards thoughts when we refer over.

868

01:31:07.980 --> 01:31:10.380

Christopher Carthy: So if that doesn't make sure that's how you make it.

869

01:31:11.160 --> 01:31:11.580
Adam Kaufman: i'm sorry.

870
01:31:11.850 --> 01:31:12.210
Christopher Carthy: that's all right.

871
01:31:13.980 --> 01:31:25.050
Christopher Carthy: You know i'm trying to look at the square of where this is located, so I just refresh my memory if i'm on 22 I come from middle patent road is it that middle patent.

872
01:31:25.830 --> 01:31:26.760
Glenn Ticehurst: Yes, yes.

873
01:31:26.820 --> 01:31:29.910
Christopher Carthy: gonna make a right onto middle patent and what number is this.

874
01:31:30.900 --> 01:31:32.130
Glenn Ticehurst: I believe it's number.

875
01:31:32.220 --> 01:31:33.240
Glenn Ticehurst: Three three it's.

876
01:31:33.480 --> 01:31:34.350
Christopher Carthy: A blanket house.

877
01:31:34.590 --> 01:31:35.310
Christopher Carthy: Second house.

878
01:31:35.820 --> 01:31:36.120
Yes.

879
01:31:37.470 --> 01:31:39.690
Christopher Carthy: Yes, second house right.

880
01:31:40.110 --> 01:31:41.400
Glenn Ticehurst: Second house on the right.

881
01:31:41.640 --> 01:31:45.210
Christopher Carthy: On the right second house on the right okay okay yeah.

882

01:31:45.270 --> 01:31:48.390

Glenn Ticehurst: happy to meet you there too, and we can go get food if it's helpful.

883

01:31:51.570 --> 01:32:02.910

Christopher Carthy: there's a hole there and I don't know if this is a there was a home there with extensive gardens is that one three or five or is that five when they have extensive gardens next door, you know which one I mean by that.

884

01:32:04.080 --> 01:32:09.390

Glenn Ticehurst: I do not, I know across the street, there is a an estate.

885

01:32:10.080 --> 01:32:13.860

Christopher Carthy: Real Estate lots and state and, if you remember, there being a house over there, with a lot of.

886

01:32:14.100 --> 01:32:17.820

Christopher Carthy: Extensive gardens wondering, this was eight or nine I couldn't remember.

887

01:32:17.910 --> 01:32:20.220

Glenn Ticehurst: This is not this one is not okay.

888

01:32:21.090 --> 01:32:24.150

Christopher Carthy: yeah I mean, I think the sidewalk is going to be fruitful.

889

01:32:25.560 --> 01:32:25.950

Glenn Ticehurst: agreed.

890

01:32:27.420 --> 01:32:29.670

Christopher Carthy: board member to anything you want to add to this.

891

01:32:33.060 --> 01:32:39.000

Christopher Carthy: Nothing okay so, then what we'll do is we'll schedule the sidewalk and.

892

01:32:40.230 --> 01:32:41.130

Christopher Carthy: limp around.

893

01:32:41.670 --> 01:32:44.730

Adam Kaufman: yeah do you want to have the conservation board join us.

894

01:32:45.810 --> 01:32:47.760

Adam Kaufman: At it because they do need a weapons permit here.

895

01:32:48.480 --> 01:32:53.610

Christopher Carthy: You can they just go over that briefly how does, where is the wetland and where is, how is that impacting the permanent.

896

01:32:53.640 --> 01:32:57.960

Adam Kaufman: it's 118 feet away where it needs to be 150 I believe.

897

01:32:58.560 --> 01:33:01.290

Christopher Carthy: It needs to be 115 this case because of.

898

01:33:01.560 --> 01:33:03.990

Adam Kaufman: The relationship between the slopes, and the weather.

899

01:33:04.470 --> 01:33:06.000

Christopher Carthy: Like that's right yep.

900

01:33:07.140 --> 01:33:11.250

Christopher Carthy: yeah if the CB wants to join us Jane if you want to join us, that would be nice.

901

01:33:12.330 --> 01:33:13.980

JANE BLACK: yeah I think that would be a good idea, Chris.

902

01:33:14.280 --> 01:33:14.640

Christopher Carthy: Okay.

903

01:33:14.670 --> 01:33:16.260

JANE BLACK: Thank you will need to do a sidewalk.

904

01:33:17.130 --> 01:33:19.200

JANE BLACK: Okay Valerie can actually no.

905

01:33:19.470 --> 01:33:21.750

Christopher Carthy: I mean one one Thank you.

906

01:33:22.230 --> 01:33:22.920
Absolutely.

907

01:33:24.090 --> 01:33:25.110
Christopher Carthy: All right, thank you.

908

01:33:26.370 --> 01:33:27.090
Glenn Ticehurst: you're welcome Chris.

909

01:33:27.510 --> 01:33:28.920
Glenn Ticehurst: goodnight goodnight.

910

01:33:29.610 --> 01:33:29.940
Seth Ticehurst: Thank you.

911

01:33:35.460 --> 01:33:43.650
Christopher Carthy: Okay, so the next one before us is the two year which
lane it's the relocation of a drainage easement where.

912

01:33:44.550 --> 01:33:57.510
Christopher Carthy: There was a wall built and now it's basically that
walls and reading a dream and JASMINE, and so the applicant instead of
wanting to revise the wall revived to drink juice and we have a draft
resolution for that as well.

913

01:34:00.210 --> 01:34:13.290
Adam Kaufman: yeah you know, this is an unusual approval it's not a site
plan or a subdivision it's really memorial memorializing that the Board
is okay with this easement modification so Roland.

914

01:34:14.370 --> 01:34:23.430
Adam Kaufman: You know review this and we think this is the best way to
explain to everybody in the future, what would what the board's doing and
what the applicant is doing.

915

01:34:25.260 --> 01:34:27.870
Adam Kaufman: I don't have any concerns with this.

916

01:34:28.890 --> 01:34:32.550
Adam Kaufman: And we did get some comments from john and Joe.

917

01:34:33.750 --> 01:34:51.150

Adam Kaufman: About this, and we should talk about that tonight i've corey and I discussed this earlier this afternoon, but I guess the first order of business is does the board, have any concern with what the applicant is requesting if the answer is no, we can get into some of these details.

918

01:34:53.100 --> 01:34:56.760

Roland Baroni: Adam did the board did the applicant furnished the consents.

919

01:34:57.270 --> 01:34:58.830

Roland Baroni: From all the other owners.

920

01:34:58.920 --> 01:35:02.490

Adam Kaufman: No that's a condition in this resolution okay.

921

01:35:02.850 --> 01:35:07.290

Kory Salomone: So i've got one before I get into it, can we bring Ralph into the meeting.

922

01:35:07.380 --> 01:35:10.320

Kory Salomone: Oh, I think I think David hasten is here as well, with us.

923

01:35:10.590 --> 01:35:17.430

Kory Salomone: And, to answer your question role i've got four of the five consents back i'm just waiting for one more we're going to go knock on doors tomorrow.

924

01:35:17.880 --> 01:35:18.300

Okay.

925

01:35:24.060 --> 01:35:30.810

Adam Kaufman: hi Ralph do you want to do you have a plan you just want to show the board quickly where what what we're doing.

926

01:35:31.620 --> 01:35:32.070

door.

927

01:35:33.960 --> 01:35:35.160

Ralph Alfonzetti: You guys can hear me now right.

928

01:35:35.250 --> 01:35:36.210

Kory Salomone: yeah yeah.

929

01:35:45.720 --> 01:35:46.170

Ralph Alfonzetti: With me.

930

01:36:03.960 --> 01:36:04.680

Ralph Alfonzetti: Yes, he that.

931

01:36:05.070 --> 01:36:05.550

Yes.

932

01:36:08.730 --> 01:36:13.380

Kory Salomone: Do you want a little brief history of how we got here you just want to see the easement that we're trying to move.

933

01:36:14.640 --> 01:36:22.110

Christopher Carthy: i'm OK, with seeing easement you want to move, you know what was the point to be made and why was it there, originally and.

934

01:36:23.490 --> 01:36:30.930

Christopher Carthy: Is there any is there a drainage issue i'm more concerned about whether or not some kind of brain injury to the left.

935

01:36:30.960 --> 01:36:32.820

Kory Salomone: What was the whole point so.

936

01:36:33.060 --> 01:36:33.720

Christopher Carthy: From the get go.

937

01:36:34.080 --> 01:36:43.380

Kory Salomone: yep so let me stay right there, please Okay, so this is the Ferrari estate subdivision that was approved back in I believe it was 94.

938

01:36:44.430 --> 01:36:54.720

Kory Salomone: Seven lot subdivision and, as you see there's a note on this planet right where else is pointing for a 15 foot wide drainage easement in favor of lot seven for future subdivision.

939

01:36:55.860 --> 01:37:11.730

Kory Salomone: lot seven is what turned into the direct subdivision that you approved in 2017 and I should note that this easement that's referenced on this plan was never reduced to writing never filed with the counter rough can you go to the deer Ridge plat please.

940

01:37:17.760 --> 01:37:38.970

Kory Salomone: So, in connection with the deer Ridge subdivision there was still utilizing the same area and Ralph can explain why they had a they had a move it, but the drainage easement was relocated it just serves what you see as lot one here, which is for direction it doesn't serve any of the other.

941

01:37:40.080 --> 01:37:52.020

Kory Salomone: Lots in the subdivision and it's not part of the the overall stormwater agreement, this is just a standalone drainage easement serving lot one then burdens to direct.

942

01:37:53.070 --> 01:38:01.050

Kory Salomone: And so now rough go to your your plan we're just looking to relocate it because there's been a retaining wall put up and it's right over.

943

01:38:02.070 --> 01:38:06.900

Kory Salomone: The these men area so we're looking just to relocate it a couple of feet.

944

01:38:08.280 --> 01:38:14.580

Kory Salomone: outside of where the wall is located it'll save that serve the same function as it's you know what its intent was.

945

01:38:15.660 --> 01:38:19.620

Kory Salomone: nothing's changing in regards to what its purpose and function is.

946

01:38:25.800 --> 01:38:28.320

Christopher Carthy: What was there a PVC line ever installer.

947

01:38:29.010 --> 01:38:30.390

Ralph Alfonzetti: No it's not installed yet.

948

01:38:32.040 --> 01:38:37.470

Ralph Alfonzetti: The the two owners are talking about installing right now, while the construction for the House is still ongoing.

949

01:38:39.330 --> 01:38:42.750

Christopher Carthy: And that eight inch PVC now is for house large number four.

950

01:38:45.300 --> 01:38:46.950

Ralph Alfonzetti: it's actually a lot number one.

951

01:38:47.970 --> 01:38:50.400

Ralph Alfonzetti: Which is the addresses for Dr rich.

952

01:38:51.540 --> 01:38:54.090

Ralph Alfonzetti: Yes, it comes from the overflow pipe.

953

01:38:54.540 --> 01:38:56.010

Ralph Alfonzetti: From their future regarding.

954

01:38:59.640 --> 01:39:06.240

Christopher Carthy: Is there and then it's going to the drainage basin basically that was set up for the subdivision.

955

01:39:07.530 --> 01:39:08.100

Ralph Alfonzetti: Correct.

956

01:39:08.430 --> 01:39:13.470

Christopher Carthy: Okay okay that makes sense okay now I get it.

957

01:39:18.060 --> 01:39:18.540

Okay.

958

01:39:19.980 --> 01:39:21.750

Christopher Carthy: What numbers, you want to add anything to that.

959

01:39:24.270 --> 01:39:25.620

Steven Sauro: No, no, like rest i'm okay.

960

01:39:26.940 --> 01:39:27.840

Point Christian.

961

01:39:29.370 --> 01:39:37.410

Christopher Carthy: means it's kind of six of one half dozen the other, the bottom line is you're getting an eight inch pipe into the drainage easement I mean drains into the drainage basin.

962

01:39:37.890 --> 01:39:38.430

Steven Sauro: and review.

963

01:39:40.170 --> 01:39:40.620

Christopher Carthy: Okay.

964

01:39:41.250 --> 01:39:50.070

Adam Kaufman: So if the board's amenable to the change we have to then deal with the comments Joe and John's Office made now those.

965

01:39:50.700 --> 01:39:51.990

Adam Kaufman: Really pertain.

966

01:39:52.980 --> 01:40:01.170

Adam Kaufman: To the ramifications of building that wall, not necessarily the relocation of the easement.

967

01:40:01.770 --> 01:40:10.260

Adam Kaufman: So what Korea suggesting is is the applicant deal with the engineer, and the building Department on the wall issue separately from the easement issue.

968

01:40:10.710 --> 01:40:19.770

Adam Kaufman: And I certainly can understand that logic, you know John if you want to comment on that you're getting you know give your input that that could help to.

969

01:40:20.400 --> 01:40:27.330

jkellard: yeah I think Joe had two main questions here one he actually wants to see a profile.

970

01:40:28.980 --> 01:40:37.680

jkellard: Including the proposed grades, on top of that proposed drain and make sure we can get the water from one point to the next.

971

01:40:38.160 --> 01:40:40.110

Adam Kaufman: In the proposed easement location you mean.

972

01:40:40.500 --> 01:40:41.070

Correct.

973

01:40:42.600 --> 01:40:59.880

jkellard: Second point he mentioned that during I believe it was the site plan approval for the House the neighboring property owner was very

concerned with the visuals and there was a lot of detail put into the planting along that area and he just wants to make sure that.

974

01:41:00.990 --> 01:41:08.340

jkellard: This wall does not significantly impact the proposed planting plan for that area.

975

01:41:09.600 --> 01:41:11.340

jkellard: With the original site plan and problem.

976

01:41:13.740 --> 01:41:19.440

Adam Kaufman: What can't right right within the African has to implement that plan.

977

01:41:19.620 --> 01:41:22.500

jkellard: But we have different elevations now different grading.

978

01:41:25.500 --> 01:41:31.140

Ralph Alfonzetti: I have, so they spoke with my client about this, and what I would offer is that you know with this retaining wall.

979

01:41:31.470 --> 01:41:37.770

Kory Salomone: he's going to plan substantially the same as what's on that plan you know he's committed to that obviously that's what was approved.

980

01:41:38.190 --> 01:41:46.050

Kory Salomone: And that the the visual screening is going to be actually enhanced because you're gonna have this you know retaining wall, as well as the trees about it.

981

01:41:46.740 --> 01:41:53.040

davidhason: So I actually saw David hey we're going to jump in there i'd actually planted all the trees back there.

982

01:41:53.430 --> 01:42:06.060

davidhason: Are on the approved screening plan and the original site plan, and also the updated landscape plan that was somebody with my pool permit a couple of months ago and approved and there's tremendous screening back there.

983

01:42:07.140 --> 01:42:12.720

davidhason: I think it exceeds everyone's probable envisioning when we did this, a year ago.

984

01:42:14.250 --> 01:42:32.130

davidhason: And I don't retain more like Cory just said only enhances that because it's entirely up it's creating a higher taco was the houses below me down there and i've met Joe my name a lovely conversation was very satisfied with the plan that we're putting in place and.

985

01:42:34.530 --> 01:42:45.000

davidhason: I think there's been tremendous free and like I said the trees are already all planted that were required on the screen plan and the updated landscape your plan.

986

01:42:47.490 --> 01:42:51.990

jkellard: I just don't want you to have an issue when you when you move to get a sea of all.

987

01:42:53.160 --> 01:43:03.870

jkellard: On the property and if we need a plan that's going to at least comply with what was done on the property if there were changes made to the original approval.

988

01:43:04.230 --> 01:43:13.680

jkellard: Then what's gonna what's going to happen is when you when you go for a CFO we're going to go out and count the trees and count the bushes and make sure it complies with whatever plan was approved.

989

01:43:14.580 --> 01:43:24.900

Adam Kaufman: yeah that's really the key issue here that right we're just modifying the drainage easement but everything else that was approved, has to be implemented per that plan.

990

01:43:25.200 --> 01:43:28.320

Adam Kaufman: Right, so you know just be cognizant of that.

991

01:43:28.650 --> 01:43:39.390

davidhason: And we planted every single tree that was on that plan only those trees around that plane and locations, they were designed on that plan that frank put together we've got approved.

992

01:43:39.810 --> 01:43:48.150

davidhason: We planted all the brochures and flowers in the rain garden that were on the plane everything that was on the plan has been planted.

993

01:43:48.480 --> 01:43:49.590

davidhason: understand the.

994

01:43:49.920 --> 01:43:59.790

davidhason: Three trees that have been created just a temporary location, because the construction is underway, right now, and it could not be clear to there but.

995

01:44:00.210 --> 01:44:15.960

davidhason: there's there's nothing in the plan from a landscaping and screw point of view that has been modified or changed or we plan to change it's all been done already back there and and and it was done, it was designed in the proper way because the screening back there was tremendous.

996

01:44:17.700 --> 01:44:18.150

jkellard: perfect.

997

01:44:18.780 --> 01:44:22.590

Kory Salomone: And I would say just to to john and joe's point I mean I spoke with my client about this.

998

01:44:22.980 --> 01:44:31.920

Kory Salomone: This afternoon, that obviously to get the CEO you know rob is going to want to see that the plan is matching with what's out there with the with the as bill comes, and we know we're gonna have to.

999

01:44:32.310 --> 01:44:36.270

Kory Salomone: Make sure everything lines up I just didn't think it was associated with moving drainage you.

1000

01:44:36.720 --> 01:44:39.810

jkellard: know where do we just want to make sure you don't run into a problem.

1001

01:44:40.380 --> 01:44:42.750

jkellard: I couldn't have you couldn't have.

1002

01:44:44.040 --> 01:44:50.160

davidhason: Mr coward I appreciate that and actually when we did this, it was designed with that thinking mind, because the original.

1003

01:44:50.670 --> 01:45:02.010

davidhason: landscape scrape and that was submitted with the site plan and approve actually call for two or three foot balm I believe to be

built back there where the trees are being planted I mean it's essentially achieves the same thing.

1004

01:45:02.760 --> 01:45:09.420

davidhason: Actually, even better, for school screen point of view, so no, I agree with you, we haven't done anything that wasn't supposed to be done.

1005

01:45:10.650 --> 01:45:11.220

davidhason: and

1006

01:45:11.340 --> 01:45:12.720

jkellard: and your neighbors happy with it.

1007

01:45:13.440 --> 01:45:21.210

davidhason: I can't imagine that he's not he was happy when i'm discussing you know before we put it in and i'm sure you've heard of it now.

1008

01:45:22.620 --> 01:45:36.480

davidhason: The other thing I wanted to mention is i've already had dad married out there coming shoot you know everything for the as belt and he submitted to Ralph and laughs got it that's how you put it on this plan, so I imagine it causing an issue.

1009

01:45:37.530 --> 01:45:42.480

davidhason: outside of obviously was on these man, we need to move this way, which is what we're doing here now.

1010

01:45:48.600 --> 01:45:56.430

Christopher Carthy: Adam did that wall need to be applied for to build it or was that, just because it is it less than four feet and even need a permit to build that wall.

1011

01:45:57.120 --> 01:46:01.080

davidhason: Right That was our understanding those under under four feet it doesn't require it.

1012

01:46:02.730 --> 01:46:04.710

Adam Kaufman: doesn't need engineering it's.

1013

01:46:05.520 --> 01:46:07.170

Adam Kaufman: You know, technically, as part of the.

1014

01:46:07.320 --> 01:46:08.520

Adam Kaufman: site plan approved.

1015

01:46:10.740 --> 01:46:16.920

Christopher Carthy: game, I would say that it is part of the site plan approval and the question is.

1016

01:46:17.610 --> 01:46:28.620

Christopher Carthy: And I do remember this application, and I do remember speaking to Dave and I do remember speaking to the neighbor and I know, and I do believe they when he tells him the neighbors happy with the outcome of this project.

1017

01:46:31.140 --> 01:46:31.680

Christopher Carthy: But.

1018

01:46:32.760 --> 01:46:37.920

Christopher Carthy: shouldn't be have an approved or just be as built is is okay well.

1019

01:46:38.130 --> 01:46:43.740

Adam Kaufman: I don't know what the building apartment and the engine town engineers going to do with that as dog right.

1020

01:46:45.510 --> 01:46:46.740

Christopher Carthy: In other words, happens inside.

1021

01:46:47.430 --> 01:46:48.480

Christopher Carthy: The same plan.

1022

01:46:48.660 --> 01:46:55.680

Christopher Carthy: But it's not unusual for them to be field changes could be just file this as a field change with the building department and.

1023

01:46:57.450 --> 01:46:59.880

Adam Kaufman: I don't know if the building department is going to say.

1024

01:47:01.530 --> 01:47:05.640

davidhason: rob is already requested that raw file field change for this season.

1025

01:47:07.440 --> 01:47:09.780

davidhason: He requested a few just a few change for this.

1026

01:47:13.830 --> 01:47:21.690

Christopher Carthy: piece of paper you pay a little bit of money, and you, in the end, you have your ass bill will then satisfy that.

1027

01:47:25.620 --> 01:47:40.620

davidhason: Demand have been Joe blow it out and rob sent us an email now, when we were out there, doing this trip inspection I brought it up raw sent us to mean Ralph that change will be required for this acknowledging.

1028

01:47:40.830 --> 01:47:41.970

davidhason: That it'll just be a field change.

1029

01:47:42.210 --> 01:47:45.570

davidhason: You know, and when I think we planned on doing that, once we got the ease of.

1030

01:47:46.560 --> 01:48:00.510

davidhason: use, we need to make change unless you get a pro them get an issue with the wall and take it down and move it etc, so I think that you know shove, this isn't an issue will be resolved, which it looks like it's going to be, we can make that field change now.

1031

01:48:01.980 --> 01:48:07.170

Christopher Carthy: You have Dave I prepared to basically satisfy the engine is.

1032

01:48:07.800 --> 01:48:18.900

Christopher Carthy: jojo melia his comments, which is provided revised landscape plan for review we noted instructor retaining wall will require the previously approved landscape Plan B all during the planning Board should discuss for the previous landscape.

1033

01:48:19.830 --> 01:48:27.870

Christopher Carthy: So, is this the planes are you actually going to submit every buys landscape planning shows the landscaping on the planet.

1034

01:48:30.060 --> 01:48:34.800

davidhason: record this big barrier to listen, I can't let them, but like I said there's nothing.

1035

01:48:36.390 --> 01:48:41.550

davidhason: there's nothing on the list, creating point of view that we need to be revised here because we.

1036

01:48:41.910 --> 01:48:49.230

davidhason: haven't chosen to take anything out we've done it exactly as the original proof landscaping plan, and then a modified landscaping plan.

1037

01:48:49.530 --> 01:49:03.660

davidhason: I got a problem with the poor product been done, the only thing I will say is that the law is not to be seen on that landscape you plan it's not an issue we can have a plan opt in it to show the retaining wall on there, but, honestly.

1038

01:49:05.190 --> 01:49:10.590

davidhason: The screen, which was the issue, to begin with you has only been enhanced by this.

1039

01:49:11.310 --> 01:49:19.680

Adam Kaufman: Let me put this another way right so we've got the drainage easement location issue, which is which we're going to discuss tonight.

1040

01:49:20.340 --> 01:49:24.060

Adam Kaufman: Then the applicant, at the same time is finalizing the as built so.

1041

01:49:24.810 --> 01:49:36.390

Adam Kaufman: If the as built survey shows conditions that are substantially different from the proof plan it's very it's possible that they have come back before the planning board for a field change whatever.

1042

01:49:36.780 --> 01:49:44.730

Adam Kaufman: Little differences there are and that's when we can get into those issues, but I don't think the building apartments finished that part of it yep.

1043

01:49:49.200 --> 01:49:49.410

yep.

1044

01:49:52.140 --> 01:49:54.300

Christopher Carthy: So the bottom line is let's adopt the.

1045

01:49:55.950 --> 01:50:11.610

Christopher Carthy: let's adopt the brain disease will change and let the applicant deal with joe's comments and satisfied engineers comments, and if that necessitates coming back to the planning board for field chain will see, you can see we'll see you again.

1046

01:50:12.900 --> 01:50:15.690

Ralph Alfonzetti: Who makes that determination, if we have to come back to lane word.

1047

01:50:16.410 --> 01:50:27.120

Adam Kaufman: Usually it's Joe Joe will get a map, you know some communication from Joe saying this is different, you know let's get the planning board to approve the change that's how we've dealt with in the past.

1048

01:50:28.500 --> 01:50:31.110

Kory Salomone: So so Chris to answer your question, we will.

1049

01:50:31.290 --> 01:50:32.880

Kory Salomone: update the landscape and.

1050

01:50:33.630 --> 01:50:35.820

Kory Salomone: I show everything to address those comments.

1051

01:50:37.080 --> 01:50:38.310

Christopher Carthy: I think that's the solution.

1052

01:50:39.180 --> 01:50:46.500

jkellard: Of course, are you telling me that the lance landscape plan has not changed, so there should not be an issue if the.

1053

01:50:46.500 --> 01:50:49.170

jkellard: winds landscape plan has not changed.

1054

01:50:49.200 --> 01:50:51.660

Kory Salomone: window but but but there's the wall there, so we would just.

1055

01:50:51.720 --> 01:50:53.760

jkellard: know, we had the wall, but grace.

1056

01:50:53.790 --> 01:51:00.180

jkellard: The trees in the shrubs on the landscape plan are identical to what was approved there won't be an issue.

1057

01:51:00.570 --> 01:51:05.940

Christopher Carthy: Correct yeah right yeah so of course he doing, he said, I think you're on your way.

1058

01:51:07.290 --> 01:51:11.970

Ralph Alfonzetti: to your the other question I had just in regard to Joseph Joseph letter.

1059

01:51:13.860 --> 01:51:18.570

Ralph Alfonzetti: number for the wall is it's under four feet so.

1060

01:51:19.680 --> 01:51:22.110

Ralph Alfonzetti: Is that one that we still have to do that, that.

1061

01:51:22.140 --> 01:51:27.840

jkellard: No, no, you know the requirements for feet or less doesn't have to be an engineer.

1062

01:51:28.920 --> 01:51:29.280

jkellard: Okay.

1063

01:51:33.240 --> 01:51:33.570

Ralph Alfonzetti: All right.

1064

01:51:35.760 --> 01:51:46.050

Christopher Carthy: So board members, what we have in front of us is a I believe we have a draft resolution in front of the Korean you have any questions about the draft resolution.

1065

01:51:46.380 --> 01:51:48.810

Kory Salomone: No, I don't have reviewed it i'm fine with everything in it.

1066

01:51:49.290 --> 01:51:49.920

Christopher Carthy: Okay, good.

1067

01:51:57.000 --> 01:52:07.530

Christopher Carthy: You know, I just wanted to add one more thing should we put another condition in there, which is to the sides visit with the outcome champion written consent from the town of life Council.

1068

01:52:08.100 --> 01:52:18.450

Christopher Carthy: Town board to modify the existing training teams okay that that we don't have to worry about but submission of signed consent agreement, I think we should have a third condition in there, and also to the.

1069

01:52:20.880 --> 01:52:22.740

Christopher Carthy: With the approval of the town engineer.

1070

01:52:24.930 --> 01:52:34.980

Christopher Carthy: With the landscape what approval, the landscape planning from the talents in here because that's not in this submission, so we said, if we approve the strategies when.

1071

01:52:35.610 --> 01:52:43.350

Christopher Carthy: They should that should still have a condition in there that goes to coreys point which you think is going to submit a.

1072

01:52:44.670 --> 01:52:49.050

Christopher Carthy: landscape plan that's that is respectful of the original landscape plan.

1073

01:52:49.500 --> 01:53:04.050

Adam Kaufman: We can do that, but there's a separate process that's going on with to close out of whatever permits of an issue and that's where the as bill and any changes occur at it there's no harm in doing it, but there's a set that other process that's going on but.

1074

01:53:04.110 --> 01:53:07.560

Christopher Carthy: I think it tightens it up a little bit.

1075

01:53:07.740 --> 01:53:19.260

Kory Salomone: Sure, can I just interject right if we got in there and that takes a little bit longer right, I mean I can get this easement done filed and moving relatively quickly once I got this consent, I could be on the.

1076

01:53:19.590 --> 01:53:31.740

Kory Salomone: Town board agenda for the first meeting in February landscape plan may take just a little bit longer, and I really don't want to be held up with that way, especially when there's another mechanism to ensure everything's buttoned up.

1077

01:53:33.180 --> 01:53:37.620

jkellard: But corey I do need a profile of the drainage system.

1078

01:53:37.650 --> 01:53:42.210

jkellard: yeah show before you file the easement to show that that location is going to work.

1079

01:53:42.780 --> 01:53:44.670

Kory Salomone: 100% roscoe to get that right to.

1080

01:53:47.100 --> 01:53:51.090

Christopher Carthy: The amended condition number three because it's not reference in the.

1081

01:53:52.230 --> 01:54:01.860

Christopher Carthy: resolution and condition number three could be in with risk approval from the town engineer, for whatever he's requesting, you know and.

1082

01:54:02.070 --> 01:54:07.350

Adam Kaufman: Whatever that we should definitely be clear about that if that's something john needs right now definitely.

1083

01:54:08.820 --> 01:54:09.570

Kory Salomone: That makes sense.

1084

01:54:10.560 --> 01:54:14.640

Adam Kaufman: But is there anything beyond the drainage easing the profile, I mean the drain his profile.

1085

01:54:14.910 --> 01:54:17.640

jkellard: john know the drainage both foes.

1086

01:54:18.270 --> 01:54:24.090

Adam Kaufman: This point all right So yes, so well amanda to include that right.

1087

01:54:25.500 --> 01:54:26.160

Christopher Carthy: Okay, good.

1088

01:54:27.270 --> 01:54:31.710

Christopher Carthy: I just wanted before we do that, I just want to look at his memo again for a moment.

1089

01:54:39.660 --> 01:54:45.000

Christopher Carthy: You see, so corey so what we're going to leave the landscape, the revised landscape plan for a later date.

1090

01:54:46.440 --> 01:54:52.080

Christopher Carthy: And the asheville for later day well that's kind of what's there now the plan show with a drainage profile that's condition number five.

1091

01:54:52.500 --> 01:55:04.530

Christopher Carthy: yep in that condition, but it's Point number five in joe's memo and he said, the plan show include details of the pipe trains bedding clean out etc okay.

1092

01:55:04.800 --> 01:55:12.900

Christopher Carthy: yeah have you mean five and six and his notes, you should make five and six condition number three for the amended resolution.

1093

01:55:14.220 --> 01:55:15.960

Adam Kaufman: And one now.

1094

01:55:16.590 --> 01:55:19.140

Christopher Carthy: And well one in there already.

1095

01:55:20.100 --> 01:55:20.370

Christopher Carthy: know.

1096

01:55:21.030 --> 01:55:23.970

Kory Salomone: The meeting body's not going to take it without the metes and bounds fine.

1097

01:55:23.970 --> 01:55:25.740

Adam Kaufman: Right, that has to be on there yeah.

1098

01:55:32.310 --> 01:55:32.940

Christopher Carthy: Thank you Cory.

1099

01:55:33.780 --> 01:55:35.310

Christopher Carthy: You got it Adam yes.

1100

01:55:35.370 --> 01:55:36.450
Adam Kaufman: one, five and six.

1101
01:55:36.570 --> 01:55:40.740
Christopher Carthy: So thank you so i'll make emotion that we adopt the resolution as amended.

1102
01:55:44.190 --> 01:55:44.850
Jim Jensen: Also, I can it.

1103
01:55:45.390 --> 01:55:46.050
Christopher Carthy: All in favor.

1104
01:55:46.620 --> 01:55:48.360
Christopher Carthy: hi Thank you.

1105
01:55:49.110 --> 01:55:50.580
Kory Salomone: Thank you very much guys have a great night.

1106
01:55:52.110 --> 01:55:53.010
Ralph Alfonzetti: Thank you goodnight.

1107
01:55:58.290 --> 01:55:59.490
Christopher Carthy: Okay.

1108
01:56:00.540 --> 01:56:19.230
Christopher Carthy: The next application before isn't one can place, and this is because this is a more a pizza they need to go to the Z va so they have start to come before us, so we can send them to the cva as far as I recall that's what this is.

1109
01:56:21.150 --> 01:56:24.630
Adam Kaufman: that's exactly correct it's really for that one issue.

1110
01:56:25.560 --> 01:56:26.130
Christopher Carthy: By memory.

1111
01:56:26.910 --> 01:56:39.570
Adam Kaufman: about getting them to the cva we were waiting for some coordination or confirmation from the building inspector, which I don't think actually has happened yet, but the applicant would like to get that referral.

1112

01:56:41.070 --> 01:56:44.310

Adam Kaufman: To the zoo uba so they could get going with at that board.

1113

01:56:45.810 --> 01:56:49.200

Roland Baroni: How are we handling seeker is that an uncoordinated review.

1114

01:56:50.700 --> 01:56:53.100

Adam Kaufman: let's see let's see, this is a.

1115

01:56:55.350 --> 01:57:05.550

Adam Kaufman: Type to action construction expansion of a primary non residential structure, involving less than 4000 square feet of gross floor area involving a change in zoning, so I think we're.

1116

01:57:05.640 --> 01:57:06.600

Roland Baroni: Okay we're okay.

1117

01:57:07.200 --> 01:57:09.000

Christopher Carthy: James rhymes with us from.

1118

01:57:09.960 --> 01:57:11.190

James Ryan: Good evening, Mr Chairman.

1119

01:57:11.970 --> 01:57:15.960

Christopher Carthy: Thanks i'm sorry to keep you waiting out there today, I know you wanted to be moved up and.

1120

01:57:18.390 --> 01:57:21.900

James Ryan: We got a chance to watch it on my I got to watch on my other computers.

1121

01:57:22.470 --> 01:57:24.090

Christopher Carthy: will enjoy playing board meeting tonight.

1122

01:57:25.860 --> 01:57:28.410

James Ryan: So, no, no problem I have plenty of things to do at home here.

1123

01:57:28.410 --> 01:57:34.290

James Ryan: So thank you for hearing this tonight, I just wanted to add one thing to it's important to get to the CPA to because.

1124

01:57:34.770 --> 01:57:47.130

James Ryan: You did give us a referral to conservation, I know Jane is on on the line, and they need clarity as well, because obviously if if the variances aren't granted the terrorists changes.

1125

01:57:47.640 --> 01:57:57.840

James Ryan: because it deals with setbacks, and so you know getting to them, we were able to give them an initial presentation of what's happening out here too, but we can go no further with conservation until.

1126

01:57:58.380 --> 01:58:15.090

James Ryan: We get a decision from the zoning Board of appeals, so we would appreciate, where we wouldn't be on until March anyways but we get a chance to talk with your building inspector before that time to make sure that we're on target with you know what we believe to be the variances.

1127

01:58:15.930 --> 01:58:23.070

Christopher Carthy: So I don't know when you've heard of this in the vda are they looking for more input then just that just referral.

1128

01:58:23.430 --> 01:58:28.560

Christopher Carthy: Correct and then I think the board members need to recollect what's going on here.

1129

01:58:30.360 --> 01:58:33.720

Christopher Carthy: And I think Adam if you don't mind just refresh our memory, please and.

1130

01:58:33.720 --> 01:58:47.610

Adam Kaufman: Whatever so there was some work that was done at a more a that didn't have site plan approval from the planning board, in particular, I think it was a Pergola a fountain and a patio those are the major.

1131

01:58:47.760 --> 01:59:02.070

James Ryan: issue that the Pergola was there, Adam but you're correct there, there was two sheds in a cooler that were added to the back of house area, and there was a patio where there's a fountain in someone to.

1132

01:59:02.160 --> 01:59:15.480

Adam Kaufman: stand there and then some of those features were actually built on the adjacent to gas station property, so the issue is there the

path in the code patio can't be within five feet of a property line so that's one night, one of them.

1133

01:59:15.630 --> 01:59:20.040

James Ryan: And we had we had worked with the gas station people to coordinate our application.

1134

01:59:20.820 --> 01:59:28.320

James Ryan: There was a encroachments there that we required easements, for they indicate their willingness to grant us those easements but.

1135

01:59:28.680 --> 01:59:36.480

James Ryan: Obviously the patio terraces need to be five feet off the property line so we would need that variance in order for that to happen.

1136

01:59:36.960 --> 01:59:43.560

James Ryan: Also, with the structures, even though those structures are not going to intensify the use of the property.

1137

01:59:44.130 --> 01:59:52.650

James Ryan: They nonetheless our structures that have to be counted in the square footage so we had to recalculate the parking we actually because of those structures mean three additional.

1138

01:59:53.340 --> 02:00:04.590

James Ryan: parking spaces and an increased variance for parking too so though that's in a nutshell, the variances 314 terrorists patio five foot.

1139

02:00:05.220 --> 02:00:19.050

James Ryan: And, whereas zero is is what's indicated and on the side yard, the same thing five feet and then the parking variants for an additional three spaces for the shift storage sheds and the cooler.

1140

02:00:20.250 --> 02:00:20.670

Adam Kaufman: tackle.

1141

02:00:27.750 --> 02:00:31.380

Christopher Carthy: What numbers, you want to add to that, I mean that's a lot to think about for a moment.

1142

02:00:32.670 --> 02:00:38.340

Christopher Carthy: it's pre existing conditions, conditions, other than now, you know, and how are you, you know adjudicate that.

1143

02:00:40.440 --> 02:00:49.830

Christopher Carthy: In terms of how do you send a referral to the cva given that their existing you know things that were done that were not compliant now we're sending it to the nba.

1144

02:00:52.080 --> 02:00:54.210

Christopher Carthy: rolling you do you want to add anything to that.

1145

02:00:55.350 --> 02:00:56.340

Roland Baroni: I think you said it.

1146

02:00:58.530 --> 02:01:13.470

Christopher Carthy: it's not as black and white, is it really looks black and white in the sense that it's done, the question is when we send it to the cva we're saying to the Z BA the planning board is witness something that been done already, and now we're.

1147

02:01:15.810 --> 02:01:18.150

Christopher Carthy: You know just how do we bless that.

1148

02:01:22.230 --> 02:01:24.600

Roland Baroni: Well, you can just refer and crystal you know.

1149

02:01:25.320 --> 02:01:27.270

Adam Kaufman: compel you know if it's not a clear cut.

1150

02:01:27.300 --> 02:01:28.590

Adam Kaufman: case or not compelled to.

1151

02:01:29.010 --> 02:01:30.120

Adam Kaufman: tell you that.

1152

02:01:30.570 --> 02:01:33.450

Christopher Carthy: I think rolling that was part of my question, between the lines.

1153

02:01:35.850 --> 02:01:44.820

Christopher Carthy: But i'd like to the board members now to apply it on that, I mean do you want to send it with a recommendation, you want to leave direct and you want to the planning board can be silent on the recommendation.

1154

02:01:45.720 --> 02:01:45.930

Okay.

1155

02:01:48.750 --> 02:01:49.920

Steven Sauro: I prefer to be silent.

1156

02:01:51.960 --> 02:01:52.410

Christopher Carthy: Jim.

1157

02:01:53.250 --> 02:01:54.960

Jim Jensen: I would agree with Steve yes.

1158

02:01:55.800 --> 02:01:56.580

Christopher Carthy: yeah Larry.

1159

02:01:57.120 --> 02:01:57.780

Larry Ruisi: same place.

1160

02:01:58.020 --> 02:02:05.250

Christopher Carthy: Okay, good alright so we'll refer this to the zoning Board of appeals and the planning Board will be silent on on its recommendation.

1161

02:02:05.760 --> 02:02:06.090

Okay.

1162

02:02:07.410 --> 02:02:10.140

James Ryan: Thank you, Mr Chairman, members of the board appreciate it.

1163

02:02:12.360 --> 02:02:13.620

James Ryan: yeah you have a good night, thank you.

1164

02:02:26.550 --> 02:02:30.570

Christopher Carthy: The next application before us is the summer Club in armonk.

1165

02:02:31.560 --> 02:02:35.610

Valerie B Desimone: before we jump on to that you kind of got everyone's build on that we didn't.

1166

02:02:35.910 --> 02:02:37.020

Valerie B Desimone: Formally, have like.

1167

02:02:37.380 --> 02:02:40.320

Valerie B Desimone: we're making a motion and then someone second and we all say I just.

1168

02:02:40.680 --> 02:02:48.540

Christopher Carthy: Sorry i'll do that now, though okay so emotion to prefer the one can place applicant to the zoning Board and the people.

1169

02:02:50.040 --> 02:02:50.880

Steven Sauro: I can second that.

1170

02:02:51.510 --> 02:02:52.170

Christopher Carthy: All in favor.

1171

02:02:52.440 --> 02:02:53.460

Steven Sauro: hi hi.

1172

02:02:53.940 --> 02:02:54.270

Christopher Carthy: Thank you.

1173

02:02:55.020 --> 02:02:55.560

Valerie B Desimone: Thank you.

1174

02:03:22.770 --> 02:03:25.800

Adam Kaufman: Missing anyone from the meeting just let me know.

1175

02:03:27.270 --> 02:03:29.040

Mark Weingarten: I think we're all here okay.

1176

02:03:30.480 --> 02:03:31.020

Paul R. Sysak, RLA (JMC): hi everyone.

1177

02:03:32.460 --> 02:03:33.210

Adam Kaufman: Good evening.

1178

02:03:34.440 --> 02:03:35.010

jeffrey mendell: Everyone.

1179

02:03:56.850 --> 02:03:57.750

Christopher Carthy: i'm ready when you are.

1180

02:03:58.860 --> 02:04:07.320

Mark Weingarten: Okay i'm sorry we're waiting for you, I actually well, firstly, for the record mark weingarten on behalf of from partner from Dell Dell Dell and.

1181

02:04:07.800 --> 02:04:20.250

Mark Weingarten: weingarten wise we Tucker representing summit club partners llc connection with its request for site plan wetland steep slope tree removal and special permit approval we have.

1182

02:04:20.520 --> 02:04:24.450

Mark Weingarten: Mr Chairman, to matters that are before you today the.

1183

02:04:24.480 --> 02:04:28.830

Mark Weingarten: One is the residential site plan, the other is a special permit referral.

1184

02:04:29.400 --> 02:04:31.890

Mark Weingarten: I think it might be better for all if we.

1185

02:04:31.890 --> 02:04:33.810

Mark Weingarten: flip the the.

1186

02:04:34.860 --> 02:04:36.870

Mark Weingarten: process, the numbers.

1187

02:04:37.680 --> 02:04:40.230

Mark Weingarten: i've had a conversation with your planning.

1188

02:04:40.920 --> 02:04:43.830

Mark Weingarten: Commissioner, Mr Kaufman earlier or yesterday.

1189

02:04:43.830 --> 02:04:46.920

Mark Weingarten: Actually, and and we brought out.

1190

02:04:46.950 --> 02:04:48.090

Mark Weingarten: The fact that we are.

1191

02:04:48.090 --> 02:04:48.870

Mark Weingarten: focused.

1192

02:04:49.170 --> 02:04:54.090

Mark Weingarten: First, and we would appreciate the work and the help of the board to help us focus.

1193

02:04:54.090 --> 02:04:56.790

Mark Weingarten: On the issue of the temporary facilities.

1194

02:04:57.630 --> 02:05:03.990

Mark Weingarten: Because we are looking to get those open by April we have plenty of time to work with you on the residential portion of this.

1195

02:05:04.410 --> 02:05:05.550

Mark Weingarten: So what we'd like to do.

1196

02:05:05.550 --> 02:05:08.160

Mark Weingarten: tonight is the focus, at least at the beginning on that.

1197

02:05:08.160 --> 02:05:08.790

Ken Andersen-Granoff Architects: I think.

1198

02:05:09.120 --> 02:05:11.130

Mark Weingarten: The logical way to go about, that is to have a.

1199

02:05:11.130 --> 02:05:12.870

Mark Weingarten: Discussion of the special permit.

1200

02:05:13.170 --> 02:05:15.900

Mark Weingarten: having to do with the temporary facilities and then, of course.

1201

02:05:16.170 --> 02:05:25.560

Mark Weingarten: Also, then talk in whatever way necessary with regarding the site plan for the temporary facilities if that's Okay, with the board that's the way we'll proceed.

1202

02:05:28.200 --> 02:05:30.420

Christopher Carthy: Yes, Okay, I appreciate your.

1203

02:05:30.660 --> 02:05:31.860

Christopher Carthy: Your reason for wanting to do that.

1204

02:05:31.860 --> 02:05:32.670

i'm okay with that.

1205

02:05:33.690 --> 02:05:34.920

Mark Weingarten: Okay, well then that.

1206

02:05:34.950 --> 02:05:36.510

Ken Andersen-Granoff Architects: Then that's fine and then we'll proceed.

1207

02:05:36.840 --> 02:05:39.390

Mark Weingarten: As you're aware, we have.

1208

02:05:40.890 --> 02:05:43.230

Mark Weingarten: We have we are attempting now to split the.

1209

02:05:43.230 --> 02:05:46.620

Mark Weingarten: Application into two sections what we'll call and as.

1210

02:05:46.620 --> 02:05:47.040

Ken Andersen-Granoff Architects: Your.

1211

02:05:47.280 --> 02:05:51.060

Mark Weingarten: was put into the memo by your planning department will.

1212

02:05:51.090 --> 02:05:51.810

Mark Weingarten: will call the.

1213

02:05:52.020 --> 02:05:53.550

Mark Weingarten: Temporary facilities and then the.

1214

02:05:53.610 --> 02:05:59.250

Mark Weingarten: The for the special permit for that, and then the long term, special permit so as to the.

1215

02:05:59.490 --> 02:06:01.110

Mark Weingarten: Temporary facilities, if you like.

1216

02:06:01.140 --> 02:06:01.710

Ken Andersen-Granoff Architects: We can.

1217

02:06:01.950 --> 02:06:02.850
Mark Weingarten: I can have.

1218
02:06:04.080 --> 02:06:06.750
Mark Weingarten: Mr CES actually walk you through the site.

1219
02:06:06.750 --> 02:06:17.850
Mark Weingarten: plan for the temporary facilities to show you exactly what it is that we're asking for, and then we can go through the memo and questions that you had specifically if there are you know.

1220
02:06:18.030 --> 02:06:20.790
Mark Weingarten: In response to those and talk a little bit about.

1221
02:06:20.820 --> 02:06:21.870
Ken Andersen-Granoff Architects: Those, but I think it might be.

1222
02:06:21.870 --> 02:06:22.320
Ken Andersen-Granoff Architects: Better to.

1223
02:06:22.590 --> 02:06:23.490
Mark Weingarten: give you a little.

1224
02:06:23.520 --> 02:06:24.660
Mark Weingarten: pictorial on.

1225
02:06:24.750 --> 02:06:25.860
Ken Andersen-Granoff Architects: And every.

1226
02:06:25.860 --> 02:06:28.410
Mark Weingarten: view as to what those are if that would work with you, as the chairman.

1227
02:06:28.710 --> 02:06:33.660
Mark Weingarten: Please okay Paul want to share the screen and show the temporary facilities.

1228
02:06:52.560 --> 02:06:53.250
Roland Baroni: he's muted.

1229
02:06:54.900 --> 02:06:55.860
Mark Weingarten: unmute yourself.

1230

02:06:59.880 --> 02:07:00.600

Paul R. Sysak, RLA (JMC): thanks for all and.

1231

02:07:02.160 --> 02:07:02.880

Paul R. Sysak, RLA (JMC): i'll start over.

1232

02:07:04.830 --> 02:07:09.630

Paul R. Sysak, RLA (JMC): From GMC do you see the the aerial on my screen.

1233

02:07:10.800 --> 02:07:19.230

Paul R. Sysak, RLA (JMC): Okay, so here's the existing facility, the existing clubhouse and in ground pool that was previously demolished.

1234

02:07:19.770 --> 02:07:43.800

Paul R. Sysak, RLA (JMC): And the work area where this will be the existing southern parking lot that exists, all of the improvements will be put on top of existing impervious surface and other than the removal of three town regulated town trees, there will be no proposed disturbance.

1235

02:07:45.210 --> 02:07:47.190

Paul R. Sysak, RLA (JMC): I will share the site plan now.

1236

02:07:49.860 --> 02:07:52.380

Paul R. Sysak, RLA (JMC): You do you see the site plan now or no.

1237

02:07:52.770 --> 02:07:58.770

Paul R. Sysak, RLA (JMC): Yes, okay so like I said here's a site plan that we prepared the previous.

1238

02:07:59.910 --> 02:08:07.890

Paul R. Sysak, RLA (JMC): clubhouse that was demolished the existing entrance will remain, it is currently still paved the applicant is.

1239

02:08:09.090 --> 02:08:17.310

Paul R. Sysak, RLA (JMC): Proposing to spruce up the entrance to the temporary clubhouse with this proposed split rail fence so that will follow the.

1240

02:08:18.120 --> 02:08:27.480

Paul R. Sysak, RLA (JMC): extents on the right side of the driveway coming in to help frame the new temporary clubhouse area, the temporary clubhouse will be.

1241

02:08:28.350 --> 02:08:38.850

Paul R. Sysak, RLA (JMC): In the same location, as the temporary construction trailer right now for the golf course work that will be the same trailer a cut sheet was provided in our submission to you.

1242

02:08:40.680 --> 02:08:51.810

Paul R. Sysak, RLA (JMC): administer 56 by 24 and will remain in the same place, that it is under construction phase of the golf course, then I i'll zoom in So you can see it a little bit better.

1243

02:08:55.980 --> 02:09:06.480

Paul R. Sysak, RLA (JMC): Then there will be a pavilion, which is a wooden structure that was also included a cut sheet in our application that will be put between.

1244

02:09:07.440 --> 02:09:20.820

Paul R. Sysak, RLA (JMC): That and the temporary clubhouse, we will have a food truck that will be on premises here will have a bar car that will be located here and we will have a restroom.

1245

02:09:21.360 --> 02:09:33.510

Paul R. Sysak, RLA (JMC): Here, and all of those will be portable trailers that were also included as cut sheets, the existing parking lot we backed into however many parking spaces, we could provide based on.

1246

02:09:34.620 --> 02:09:52.710

Paul R. Sysak, RLA (JMC): Re striping up to the town code and we were able to get 125 parking spaces to support the temporary clubhouse along with five handicapped accessible spaces that are required by the FDA regulations, the three trees.

1247

02:09:54.360 --> 02:10:06.900

Paul R. Sysak, RLA (JMC): That will be removed or four trees rather are located, to the west of the existing driveway, and that is just to open up of used to the to the golf course.

1248

02:10:08.580 --> 02:10:12.720

Paul R. Sysak, RLA (JMC): And there will be a seating area with with pavers decorative.

1249

02:10:12.720 --> 02:10:13.110

paper.

1250

02:10:14.160 --> 02:10:25.650

Paul R. Sysak, RLA (JMC): goes in by the the architect and owner, but those will be placed on existing impervious surface so that really is the summary of the temporary improvements.

1251

02:10:33.510 --> 02:10:43.110

Christopher Carthy: Sorry, I think one of the questions we one of the significant questions before us tonight is the proposed intensity of uses that are going to occur.

1252

02:10:44.070 --> 02:11:03.930

Christopher Carthy: While these while these temporary facilities are there, and how can you support your proposed intensity of uses, given the facilities and the parking, for example, if you have 125 parking how.

1253

02:11:05.460 --> 02:11:11.220

Christopher Carthy: What How does that support the intensity of us to 600 members or whatever it is, you know, in the.

1254

02:11:11.400 --> 02:11:18.630

Christopher Carthy: UK he possible catering over the summer, the children's camp that's those are the kind of concerns that came out of this.

1255

02:11:19.020 --> 02:11:21.210

Mark Weingarten: Okay well Paul if you might.

1256

02:11:22.350 --> 02:11:29.520

Mark Weingarten: Stop sharing the screen and we'll go back to having a conversation they happy to do that again we wanted to share the.

1257

02:11:30.750 --> 02:11:37.170

Mark Weingarten: What it was that we're proposing, but I think it's very simple, we will have to have those conversations.

1258

02:11:37.950 --> 02:11:46.740

Mark Weingarten: with you, with regard to the long term for the short term it really isn't a problem at all, the only thing we're going to be doing is running a golf club during this time.

1259

02:11:47.310 --> 02:11:51.960

Mark Weingarten: The residents aren't going to be there, the the clubhouse isn't going to be up this is it.

1260

02:11:52.350 --> 02:12:00.150

Mark Weingarten: We there's a there's a limiting factor right now we're happy to cut it in half to put a limit let's call it 300 members.

1261

02:12:00.510 --> 02:12:09.270

Mark Weingarten: For example, we hope we could get to something approaching that that would include the residents also who won't even have their homes built so they'll they'll be allowed to come.

1262

02:12:09.570 --> 02:12:14.880

Mark Weingarten: So 300 is less than what brain would had at points that it was operating.

1263

02:12:15.330 --> 02:12:25.140

Mark Weingarten: Because there's no catering facility or anything of that nature, other than you know this outdoor patio area that's being serviced by a food and beverage area which is for the golfers.

1264

02:12:25.380 --> 02:12:29.010

Mark Weingarten: you're yourself limited by the number of people that can play golf at one time.

1265

02:12:29.430 --> 02:12:35.970

Mark Weingarten: And we all know, there's more than enough parking spaces there for the golf course it operated there for years and did not have parking issues.

1266

02:12:36.270 --> 02:12:39.510

Mark Weingarten: Even while a catering facility was going on there for the golf.

1267

02:12:39.840 --> 02:12:46.440

Mark Weingarten: So I think if we cut it in half, will have to have the other conversation with you to 300 that was certainly studied.

1268

02:12:46.650 --> 02:12:58.230

Mark Weingarten: As an existing condition in the findings statement that is part of the approvals that are the findings of the environmental that was done as part of this and predates this so again That was our suggestion.

1269

02:12:59.040 --> 02:13:06.420

Mark Weingarten: With respect to that particular question, we have a couple other things, but I just want to know if that answers the question that I was just put I couldn't tell it was asking you.

1270

02:13:06.720 --> 02:13:10.020

Christopher Carthy: I asked mark postcard mark so you're.

1271

02:13:11.820 --> 02:13:23.010

Christopher Carthy: These temporary facilities, a main to basically facilitate accommodate service, the golfers from summer of 2021 essentially.

1272

02:13:23.430 --> 02:13:27.210

Mark Weingarten: Well, actually just to let you again, because this is a new thing and.

1273

02:13:27.210 --> 02:13:29.040

Christopher Carthy: came up, it is our hope.

1274

02:13:29.490 --> 02:13:39.270

Mark Weingarten: That it's going to be a two year temporary permit we didn't ask for anything now we're asking for we're going to ask for two years, so it would be 2021 2022.

1275

02:13:40.110 --> 02:13:45.360

Mark Weingarten: And then, for the that two year period, the only thing that's going to be there is going to be the golf.

1276

02:13:45.600 --> 02:13:51.000

Mark Weingarten: And you know we're going to be working through to you, we can't build anything else until you give us a site plan approval.

1277

02:13:51.210 --> 02:14:03.900

Mark Weingarten: And you know, the timing of that so that's why we'd like to have golf for this summer and next summer and by the time we finished with you on the residential and all of the other amenities, we can get ready moving forward with it with the permanent plan.

1278

02:14:05.010 --> 02:14:09.930

Christopher Carthy: Mark what's your best number 420 21 2022 in terms of your best number.

1279

02:14:10.200 --> 02:14:10.740

gotcha.

1280

02:14:12.120 --> 02:14:13.590

jeffrey mendell: yeah, mark you don't have to answer that.

1281

02:14:15.120 --> 02:14:28.920

jeffrey mendell: You know, we don't know yet Chris we're just launching the marketing for the club I can't tell you how rapidly we're going to be able to sell memberships we've had interest from you know quite a few people already.

1282

02:14:30.600 --> 02:14:35.790

jeffrey mendell: I think you know the ramifications of covert are going to be with us for this year.

1283

02:14:37.140 --> 02:14:40.020

jeffrey mendell: Not having a clubhouse is actually not detrimental.

1284

02:14:41.160 --> 02:14:43.050

jeffrey mendell: Given the current circumstances.

1285

02:14:44.100 --> 02:14:47.610

jeffrey mendell: But as mark points out golf courses are inherently self limiting.

1286

02:14:49.290 --> 02:14:55.710

jeffrey mendell: You know, a full golf course is you know to foursomes on every hole that's 144 but golfers.

1287

02:14:57.150 --> 02:15:04.020

jeffrey mendell: You know that's Max people are leaving and arriving you know at different times play is spread out throughout the day.

1288

02:15:05.430 --> 02:15:09.450

jeffrey mendell: Different days of the week, are you know are busier than others.

1289

02:15:10.680 --> 02:15:27.720

jeffrey mendell: But I think you know as mark points out the current facility in terms of parking can certainly handle a number of say 300 because there's no day that all 300 members show up at the same time, to play golf it doesn't happen right all right.

1290

02:15:28.050 --> 02:15:29.550
Mark Weingarten: So right and again.

1291
02:15:29.640 --> 02:15:30.420
jeffrey mendell: That includes.

1292
02:15:30.480 --> 02:15:33.540
Mark Weingarten: That includes the 73 residency So in fact.

1293
02:15:33.870 --> 02:15:35.430
Mark Weingarten: Having not having anybody on those.

1294
02:15:35.430 --> 02:15:42.090
Mark Weingarten: ready, I mean somebody wants to put down for home we're going to allow them in but that's the number, it was we know we know we have.

1295
02:15:42.600 --> 02:15:53.670
Mark Weingarten: We don't have any issue that we're going to be able to we can prove that out and that the findings support that we will have a conversation we above that number is that how that will work, but for this, we think we're very comfortable with it.

1296
02:15:53.970 --> 02:15:55.410
Christopher Carthy: Thank you, thank you.

1297
02:15:57.270 --> 02:16:00.330
Christopher Carthy: Okay, other board members, you want to add something to this.

1298
02:16:02.670 --> 02:16:08.910
Larry Ruisi: It seems Chris it seems quite reasonable to me, I mean some years ago at another club not too far from here.

1299
02:16:10.110 --> 02:16:18.720
Larry Ruisi: Well, we took down the clubhouse and you know for one year we were operating out of a tent and we had 300 members it's you know it.

1300
02:16:19.410 --> 02:16:25.110
Larry Ruisi: All the points that they made a valid points about how many people are going to be there, how many people are going to be playing golf so.

1301

02:16:25.860 --> 02:16:36.060

Larry Ruisi: It to me, you know was as long as you know, from an environmental point of view, it seems to be on you know the parking lot it, it seems quite rational and reasonable to me.

1302

02:16:36.540 --> 02:16:38.130

Christopher Carthy: Thank you Eric Thank you.

1303

02:16:39.180 --> 02:16:40.470

Christopher Carthy: Jim you want to add something.

1304

02:16:40.800 --> 02:16:54.480

Jim Jensen: is just a appreciate the clarification we just really had a memo was a little unclear as to all of the proposed uses those that are temporary knows that we're beyond that and what what was actually being sought right now.

1305

02:16:55.110 --> 02:17:04.620

Mark Weingarten: But what's being built right and effectively what's being sold as the golf club, a place for people to come in a pro shop where to register in and be able to.

1306

02:17:05.040 --> 02:17:08.730

Mark Weingarten: You know, get an equipment or something that that will operate out of.

1307

02:17:09.090 --> 02:17:20.610

Mark Weingarten: restrooms and a food and beverage place for people to be able to after after before go have a drink, you know, have a drink have launched that kind of thing it's really all we're looking to do until we get the permanent plan in place.

1308

02:17:21.960 --> 02:17:22.170

Christopher Carthy: More.

1309

02:17:22.350 --> 02:17:25.200

Roland Baroni: Marco we bifurcating the special use permit.

1310

02:17:25.380 --> 02:17:27.360

Roland Baroni: into like Part A, and Part B.

1311

02:17:27.360 --> 02:17:33.540

Mark Weingarten: Not is the suggestion that was been made, and we think it's a terrific idea it's in the memo from Adam.

1312

02:17:34.020 --> 02:17:37.290

Mark Weingarten: From the planning department and we would we would agree, so we would.

1313

02:17:37.650 --> 02:17:41.820

Mark Weingarten: If there is something we need to file at the town board to do that.

1314

02:17:42.060 --> 02:17:49.800

Mark Weingarten: Please tell us and we'll clarify it or if we can just continue to proceed, the way we are but effectively we're doing it we're phasing it essentially saying.

1315

02:17:50.040 --> 02:18:00.360

Mark Weingarten: Temporary permit temporary facilities for the next two golf seasons work with the planning board over that period of time, I know jeff's gonna have a heart attack hopefully sooner than that.

1316

02:18:00.660 --> 02:18:06.300

Mark Weingarten: To get the permanent approval in place, although of course it will take a period of time to build that out anyway.

1317

02:18:07.200 --> 02:18:09.480

Roland Baroni: I think, Adam can probably handle.

1318

02:18:10.530 --> 02:18:16.740

Roland Baroni: The new information back to the town board as part of his recommendation that part of the writing board recommendation.

1319

02:18:17.010 --> 02:18:17.280

Roland Baroni: yeah.

1320

02:18:17.340 --> 02:18:25.350

Adam Kaufman: The Board agrees with it yeah you wouldn't need mark a new application I think we'll just explain, you know that we're going to split it up temporary or permanent and.

1321

02:18:25.590 --> 02:18:34.770

Mark Weingarten: So the, the question that I would have procedurally if we do that, that way Adam which is fine and I read through your procedure which is for what we had applied for.

1322

02:18:36.120 --> 02:18:45.360

Mark Weingarten: will do whatever referrals you think are necessary, I don't, for example, a IRB you have to go to the IRB for them to look at what a trailer looks like we're not building the trailer.

1323

02:18:45.390 --> 02:18:46.500

Mark Weingarten: You know I don't know what.

1324

02:18:46.590 --> 02:18:57.540

Mark Weingarten: The ARV referral would be so maybe if you want to take a look at your memo and see which of these referrals would actually apply to this temporary permit.

1325

02:18:58.440 --> 02:19:06.150

Mark Weingarten: You know, for example, because we do have a site plan that's attached to it, we were told, we had to do that, so we have site plan, but there are parts to it.

1326

02:19:06.750 --> 02:19:19.500

Mark Weingarten: Which i'm not quite sure that would go there, but if we do, for example, need a special a public hearing yeah we'd like to schedule all of those things to get those moving so that we could for that April one deadline yeah.

1327

02:19:19.620 --> 02:19:30.510

Adam Kaufman: understood, I think you do need to do all of those things i'll talk to the building inspector about the ARV on the temporary structures, whether or not got that.

1328

02:19:31.200 --> 02:19:40.470

Adam Kaufman: But you would need to hearings actually you'll need to the special the temporary will call it the temporary Special use permit hearing at the town board and then you'll need to have one at the.

1329

02:19:40.980 --> 02:19:54.660

Adam Kaufman: At the planning board for the site plan that goes along with it, we can schedule that you know if the planning board doesn't have any objection to the temporary facilities, the locations of them, which I don't really the only comment I had was on the bar but that's really at your discretion.

1330

02:19:56.730 --> 02:20:00.990

Adam Kaufman: You know, we can go ahead and and if the blackboard blesses it schedule that hearing.

1331

02:20:01.740 --> 02:20:10.740

Christopher Carthy: It traffic movement between the bar in the proposed trailer you know the the trailer is it kind of car, drive between the bar.

1332

02:20:10.860 --> 02:20:15.750

Adam Kaufman: I think it's a sidewalk there Paul do you want to just bring that up raising their sidewalk between them.

1333

02:20:16.740 --> 02:20:17.640

Paul R. Sysak, RLA (JMC): Leading at his.

1334

02:20:17.730 --> 02:20:19.230

Paul R. Sysak, RLA (JMC): ears pedestrian areas.

1335

02:20:19.800 --> 02:20:21.570

Christopher Carthy: it's all open yesterday there's no motor.

1336

02:20:21.750 --> 02:20:23.700

Adam Kaufman: Know motown not going up there.

1337

02:20:23.940 --> 02:20:26.070

Paul R. Sysak, RLA (JMC): Now this is, I mean you know they're.

1338

02:20:26.490 --> 02:20:30.900

Paul R. Sysak, RLA (JMC): Okay here, but this is from here over is all sidewalk.

1339

02:20:31.740 --> 02:20:34.170

Christopher Carthy: I don't know probably more being there I I get it.

1340

02:20:35.190 --> 02:20:35.610

Christopher Carthy: Okay.

1341

02:20:35.850 --> 02:20:39.390

Adam Kaufman: I just want to know, whatever they really want to do right.

1342

02:20:43.170 --> 02:20:45.000

Christopher Carthy: board members and you want to add anything else.

1343

02:20:47.040 --> 02:20:48.450

Steven Sauro: That I think is pretty reasonable Chris.

1344

02:20:48.990 --> 02:21:01.230

Christopher Carthy: So your question was what are we effectively approving tonight in terms of use so with us tonight is what what is the in the end, when we approve this Adam.

1345

02:21:01.350 --> 02:21:08.340

Christopher Carthy: What does it look like we've approved the temporary structures and those kind of I agree with Jeff this those governing those structures and self governing.

1346

02:21:08.400 --> 02:21:09.420

Adam Kaufman: I know you got.

1347

02:21:10.500 --> 02:21:12.480

Adam Kaufman: To actions right you.

1348

02:21:13.770 --> 02:21:22.050

Adam Kaufman: there's the bigger special permit and the town board has asked you to comment on that and the smaller special permit, so I consider.

1349

02:21:22.980 --> 02:21:30.210

Adam Kaufman: Looking at my memo as a whole and potentially discussing whether you agree or don't agree with the comments, if you do.

1350

02:21:30.930 --> 02:21:46.710

Adam Kaufman: agree, then you would be transmitting that planning board is okay, with the temporary operating permit for the 21 and 22 seasons and that look, these are some of our concerns on the larger special permit that the planning Board and the town board have to work through.

1351

02:21:47.130 --> 02:21:51.270

Christopher Carthy: What are we referring on both tonight, or just smoke, it depends.

1352

02:21:51.990 --> 02:22:03.090

Mark Weingarten: If I might be heard on that just as a suggestion, if we were waiting to make our full presentation to you on the let's call it permanent plan.

1353

02:22:03.540 --> 02:22:14.970

Mark Weingarten: at the joint meeting you have with the IRB on the eighth since we're splitting it, I would request that you will allow us to make

our full presentation to both of the boards on the eighth before you go back.

1354

02:22:15.930 --> 02:22:21.780

Mark Weingarten: To the town board with your recommendation on the special permit for the full plan.

1355

02:22:22.080 --> 02:22:26.340

Mark Weingarten: Because we'd like to give you some more information about it and we're just not we're not doing that yet to see we'd like.

1356

02:22:26.550 --> 02:22:33.000

Mark Weingarten: we'd like to give have at least the opportunity to try to impress you with what we're trying to accomplish of our architect take us through it.

1357

02:22:33.300 --> 02:22:38.070

Mark Weingarten: But we know we've already taking the the comments that were made the first time we think we've made.

1358

02:22:38.520 --> 02:22:50.250

Mark Weingarten: A very strong attempt to to to to incorporate those things into our plans, so I would just I think what we're asking for at this time, if it works for the board.

1359

02:22:50.610 --> 02:22:58.170

Mark Weingarten: is to get the comments back to the town board on the temporary facilities only and let us work through the more permanent plan would you give us a little more time right.

1360

02:22:58.710 --> 02:23:02.970

Christopher Carthy: Okay yeah that makes sense to me board members is that, do you agree with that.

1361

02:23:03.990 --> 02:23:04.770

Steven Sauro: I do, Chris.

1362

02:23:04.920 --> 02:23:20.700

Christopher Carthy: Oh good I mean that game gives us the opportunity to really digest again the bigger plan this enables them to get their temporary structures in there by April 1 it's not that complicated Adam, the only thing I want to ask you is, are you okay.

1363

02:23:21.720 --> 02:23:39.780

Christopher Carthy: Do you have any major concerns once we if the planning Board will refer this and approve this temporary especially whose primary not approved, but right and positively recommend this special use permit do you have any major concerns about this.

1364

02:23:39.990 --> 02:23:47.910

Adam Kaufman: No, not at all, so you know if if you're going to do that, I think the communication you're going to give back is 300 members for the.

1365

02:23:50.100 --> 02:23:51.060

Adam Kaufman: golf seasons.

1366

02:23:51.600 --> 02:23:55.380

Adam Kaufman: Right and you don't have an issue with with what they're proposing but.

1367

02:23:55.710 --> 02:24:04.020

Christopher Carthy: I just want to make sure that they're not coming up in those spite their face Jeff is 300 and number you're Okay, with just want to meet you.

1368

02:24:04.410 --> 02:24:09.510

jeffrey mendell: yeah for purposes of this temporary Special use permit that's an acceptable number.

1369

02:24:09.780 --> 02:24:10.830

Christopher Carthy: Okay, good I.

1370

02:24:12.210 --> 02:24:27.720

Larry Ruisi: Just jacked up sorry, just a quick question so so the people will join you know for 21 and 22 the the economics of the membership is that going to be the same as when it's a everything's built out is there going to be different different price points.

1371

02:24:28.890 --> 02:24:29.610

jeffrey mendell: Clearly.

1372

02:24:31.020 --> 02:24:34.710

jeffrey mendell: prices will go up as we invest more money in the project.

1373

02:24:35.910 --> 02:24:45.540

jeffrey mendell: You know, initially it's being said that the club is a private golf club will have an initiation fee to join and people will be paying dues, then.

1374

02:24:45.960 --> 02:24:55.530

jeffrey mendell: You know, both the initiation fee and the dues, I expect will be higher once we get into the permanent facility and the permanent special use permit.

1375

02:24:56.490 --> 02:24:57.720

jeffrey mendell: Okay, just just to.

1376

02:24:57.780 --> 02:25:09.720

Larry Ruisi: kind of follow up on what Chris was saying a little bit, so the price point that you're going to have now it's not going to be so low, as you know, people you know you're going to be trying to you know that you're going to have pressure to blow through the 300.

1377

02:25:10.380 --> 02:25:11.400

jeffrey mendell: No, I don't think so.

1378

02:25:11.790 --> 02:25:13.290

jeffrey mendell: I don't think there's any chance of them.

1379

02:25:13.590 --> 02:25:14.130

Larry Ruisi: Okay, great.

1380

02:25:14.730 --> 02:25:25.530

Christopher Carthy: Job Larry Thank you that's exactly was my concern you hit the nail on the head okay so um I guess board members.

1381

02:25:26.880 --> 02:25:41.910

Christopher Carthy: i'll make a recommendation that the town board approve the temporary Special use permit for the for the for the temporary something's approved the special use permit for the temporary structures.

1382

02:25:43.620 --> 02:25:44.340

Larry Ruisi: Second, that.

1383

02:25:44.880 --> 02:25:48.450

Jim Jensen: yeah sorry, is that the correct, I am sorry to interject but there's.

1384

02:25:49.680 --> 02:25:53.250

Jim Jensen: Is it a temporary Special use permit or just temporary 2021 site plan.

1385

02:25:54.390 --> 02:25:54.840

Jim Jensen: Adams.

1386

02:25:55.200 --> 02:26:10.320

Mark Weingarten: it's actually the temporary special permit that you've been asked for and it's to operate a golf course and to locate the temporary facilities which we still need a site plan for that will come back, but that that's what we're looking for you to positively recommend, on.

1387

02:26:13.170 --> 02:26:16.950

Christopher Carthy: My language okay on that when I corrected my son second okay good me.

1388

02:26:17.580 --> 02:26:18.840

Jim Jensen: pardon my interjection.

1389

02:26:18.960 --> 02:26:19.230

Right.

1390

02:26:20.460 --> 02:26:20.910

Christopher Carthy: Upon.

1391

02:26:22.710 --> 02:26:23.790

Steven Sauro: Anybody second it.

1392

02:26:24.180 --> 02:26:24.600

Larry Ruisi: I did.

1393

02:26:25.500 --> 02:26:27.240

Steven Sauro: Okay, all in favor.

1394

02:26:27.480 --> 02:26:28.620

Steven Sauro: Aye Aye.

1395

02:26:29.130 --> 02:26:32.160

Adam Kaufman: Alright, so now assuming the afternoon gets the special permit for the.

1396

02:26:32.160 --> 02:26:42.060

Adam Kaufman: 2021 and 22 seasons than the outcome will be back let's go over here and right as soon as they come up the next time they appear with us will be.

1397

02:26:43.080 --> 02:26:46.440

Adam Kaufman: For hearing correct Christopher okay with your board you're okay with that.

1398

02:26:46.590 --> 02:26:49.470

Mark Weingarten: It is there reason we can't schedule it tonight.

1399

02:26:50.520 --> 02:27:01.890

Adam Kaufman: Well, we just don't know the date so effectively whenever you obtain your special permit then you'll just let us know and then we'll schedule you for the next open meeting for that hearing.

1400

02:27:04.050 --> 02:27:04.530

Christopher Carthy: and

1401

02:27:04.620 --> 02:27:09.630

Adam Kaufman: If the board amenable to that and and essentially that will be it, you know there won't be.

1402

02:27:10.590 --> 02:27:20.370

Roland Baroni: The only thing Adam your memo to back to the town board has to detail that the special use permit is being split into two.

1403

02:27:20.610 --> 02:27:22.020

Adam Kaufman: Yes, i'll have to make that clear.

1404

02:27:22.080 --> 02:27:35.700

Christopher Carthy: Yes, okay okay so you're saying right, I know I know i'm following you Adam I was get another word for the temporary structure is only we're going to have a public we're going to have a public comment, where it's procedural really at this point.

1405

02:27:36.060 --> 02:27:38.640

Christopher Carthy: But guess what we'll jump into those procedures.

1406

02:27:38.820 --> 02:27:39.900

Christopher Carthy: as quickly as possible.

1407

02:27:39.960 --> 02:27:41.700

Adam Kaufman: Yes, sorry if that wasn't clear.

1408

02:27:41.970 --> 02:27:50.940

Christopher Carthy: Right so we're just going to Jeff will get it on the agenda as quickly as possible, soon as you get your assuming you get your town board approval we'll we'll do what we have to do.

1409

02:27:51.570 --> 02:27:56.400

jeffrey mendell: Okay that's great Chris, is it possible to have that public hearing and approve the site plan.

1410

02:27:56.670 --> 02:27:57.960

jeffrey mendell: yeah at that same meeting.

1411

02:27:58.110 --> 02:28:00.000

Adam Kaufman: yeah that's typically how we do it.

1412

02:28:00.090 --> 02:28:00.720

jeffrey mendell: Yes, okay.

1413

02:28:01.530 --> 02:28:02.370

jeffrey mendell: Great so.

1414

02:28:02.460 --> 02:28:03.720

jeffrey mendell: be much appreciated, thank you.

1415

02:28:04.080 --> 02:28:04.590

Christopher Carthy: you're welcome.

1416

02:28:06.000 --> 02:28:16.890

Christopher Carthy: So now, the next part of this meeting your of your application this evening you're going to come back to us on February 8 and really runs mood on February 8 correct is that the plan you.

1417

02:28:16.890 --> 02:28:22.050

Mark Weingarten: plan that's correct at the at the joint meeting of the planning Board and the ARV.

1418

02:28:22.830 --> 02:28:36.540

Mark Weingarten: We will come in with a full presentation of the full residential site plan, which also includes the clubhouse within it that's going to be the permanent called House which is located on the residential parcel.

1419

02:28:37.170 --> 02:28:39.720

jeffrey mendell: Just to clarify for a second markets really the.

1420

02:28:40.050 --> 02:28:41.280

jeffrey mendell: amenities pavilion as.

1421

02:28:41.280 --> 02:28:55.110

jeffrey mendell: We call it it's going to be on the residential parcel there is a spot for a future clubhouse which actually is roughly where these temporary facilities are going to be located that may become a permanent club house that would be a separate application.

1422

02:28:56.970 --> 02:28:58.290

Christopher Carthy: What is the submission deadline.

1423

02:28:59.430 --> 02:29:00.660

Christopher Carthy: For that meeting.

1424

02:29:03.960 --> 02:29:04.860

Paul R. Sysak, RLA (JMC): Was that today.

1425

02:29:05.640 --> 02:29:06.810

Valerie B Desimone: Today, by noon yeah.

1426

02:29:07.440 --> 02:29:09.870

Christopher Carthy: And do they get that in did you get that.

1427

02:29:11.730 --> 02:29:14.790

Valerie B Desimone: Any material regarding a work session young.

1428

02:29:15.660 --> 02:29:23.130

Christopher Carthy: Revised plans and show the new waiting on that scale, but he come in, or we still waiting on it.

1429

02:29:25.590 --> 02:29:30.960

Paul R. Sysak, RLA (JMC): The same day we submitted on the 11th that you know for this okay.

1430

02:29:31.650 --> 02:29:37.200

jeffrey mendell: So all the materials were in as if we were going to do it tonight we're just saying you know, we might as well do it all at once, I guess, on the eighth.

1431

02:29:39.000 --> 02:29:42.120

Christopher Carthy: I miss I misunderstood something okay so.

1432

02:29:44.100 --> 02:29:49.920

Christopher Carthy: Are we now then going to just basically roll over the rest of this meeting to the.

1433

02:29:53.370 --> 02:30:01.200

Mark Weingarten: it's it's it's at your discretion we're we're happy to do that will be you know will be prepared, that if there's specific question job we're happy to answer them as well.

1434

02:30:02.100 --> 02:30:06.420

Christopher Carthy: I mean i'll throw it out to the board, do you want to make a comment on that.

1435

02:30:12.570 --> 02:30:13.380

Christopher Carthy: board members.

1436

02:30:16.980 --> 02:30:18.930

Christopher Carthy: You want to see what they were proposing tonight.

1437

02:30:20.250 --> 02:30:23.040

Larry Ruisi: Chris how long is the meeting on the schedule for.

1438

02:30:23.970 --> 02:30:24.630

Christopher Carthy: I don't know.

1439

02:30:25.560 --> 02:30:25.950

Valerie B Desimone: The work.

1440

02:30:26.190 --> 02:30:27.030

Valerie B Desimone: The work sessions.

1441

02:30:27.210 --> 02:30:29.370

Valerie B Desimone: scheduled for one hour between six and seven.

1442

02:30:29.850 --> 02:30:32.190

Larry Ruisi: So I would ask the applicants, is that enough time.

1443

02:30:35.400 --> 02:30:54.180

Larry Ruisi: that's what you put it in one sense, I think it doesn't make a lot of sense to do it now and then have to repeat it, you know, in the joint meeting but i'm but I guess what i'm concerned about if we've only got an hour for for that work session is that going to be enough time.

1444

02:30:54.510 --> 02:30:55.140

Larry Ruisi: was really.

1445

02:30:56.550 --> 02:30:58.200

Adam Kaufman: With the ARV we could.

1446

02:30:58.260 --> 02:31:02.370

Adam Kaufman: run agendas at a regular meeting a further discussion with the board.

1447

02:31:03.090 --> 02:31:11.310

Larry Ruisi: Okay, if you just I just you know I don't want I don't want us to you know, these people are working diligently so you know.

1448

02:31:11.700 --> 02:31:13.920

Larry Ruisi: We don't want to run out of time and not be able to finish.

1449

02:31:14.190 --> 02:31:28.080

Mark Weingarten: To be to be clear, an hour is more than enough time for our presentation, but I think Adam is correct, we may need to carry it carry on the discussion with both your Board and the ARV if it's possible for comments and things may go wrong.

1450

02:31:29.070 --> 02:31:33.090

Larry Ruisi: yeah because I think I think they'll probably be questions and comments and discussions.

1451

02:31:33.270 --> 02:31:38.490

Adam Kaufman: Right, we know at least a one a or B Member who has to leave by 730.

1452

02:31:40.110 --> 02:31:45.840

Adam Kaufman: But you know if Christopher you want us to make that work session longer we could we could do that to.

1453

02:31:47.880 --> 02:31:54.090

Christopher Carthy: The African studies Okay, with an hour in terms of this presentation, the problem is when we start digesting it.

1454

02:31:54.480 --> 02:32:11.940

Christopher Carthy: and taking it apart that take at least another hour, maybe more you know who knows, but under saying that could easily be a talk to our meeting, so our meeting effectively could run from 7pm to 8pm or something like that or later for Redwood sorry for summit.

1455

02:32:13.710 --> 02:32:18.270

Christopher Carthy: If the applicant thinks that there's something he can do tonight, and he wants to make a presentation tonight.

1456

02:32:18.540 --> 02:32:28.440

Christopher Carthy: That would preface well for that meeting for the eight, I think that would be useful, now to do you want to say something you want to go over something now so that we can digest it between now and the eighth.

1457

02:32:28.770 --> 02:32:33.030

Christopher Carthy: and take that information with us and then use it to get on the eighth i'm open to that now.

1458

02:32:34.410 --> 02:32:44.400

jeffrey mendell: If that's okay with me, I mean we have the whole team here, if you want we'll we'll run through it and respond to the comments that were raised and not waste the time as long as we're gathering.

1459

02:32:44.700 --> 02:32:46.020

Christopher Carthy: All right, fine let's do it yeah.

1460

02:32:49.020 --> 02:32:49.410

jeffrey mendell: Okay.

1461

02:32:51.210 --> 02:32:53.850

jeffrey mendell: Mark do you want to start, or should we have rich take it over.

1462

02:32:54.450 --> 02:32:56.220

Mark Weingarten: I mean i'm happy to do, I think, I think that.

1463

02:32:56.880 --> 02:33:05.220

Mark Weingarten: I think that when we were here, the last time I did the overall presentation that introduce the team and introduce etc, so I don't know that I want to waste people's.

1464

02:33:05.220 --> 02:33:06.960

Ken Andersen-Granoff Architects: Time with that tonight so.

1465

02:33:07.020 --> 02:33:09.390

Mark Weingarten: Rich just wants to walk through the plans, I think that would be.

1466

02:33:09.390 --> 02:33:09.960

Ken Andersen-Granoff Architects: Appropriate.

1467

02:33:10.080 --> 02:33:11.340

Ken Andersen-Granoff Architects: I think that's what we're looking for.

1468

02:33:12.240 --> 02:33:12.840

jeffrey mendell: Sure okay.

1469

02:33:14.880 --> 02:33:15.270

Rich Granoff: Okay.

1470

02:33:16.590 --> 02:33:17.910

Rich Granoff: Good evening, Mr Chairman, members of the.

1471

02:33:17.910 --> 02:33:19.830

Rich Granoff: board rich grant off from grant of.

1472

02:33:19.830 --> 02:33:22.050

Rich Granoff: architects representing.

1473

02:33:23.160 --> 02:33:25.380

Rich Granoff: Mr mendell and summit club.

1474

02:33:26.460 --> 02:33:27.630

Ken Andersen-Granoff Architects: So, since the last.

1475

02:33:28.170 --> 02:33:31.110

Rich Granoff: presentation we gave we we we studied.

1476

02:33:31.710 --> 02:33:32.730

Ken Andersen-Granoff Architects: katherine's comments.

1477

02:33:33.270 --> 02:33:35.130

Rich Granoff: And we're focusing on.

1478

02:33:35.190 --> 02:33:36.360

Rich Granoff: On a few big picture.

1479

02:33:36.360 --> 02:33:36.990

Rich Granoff: items.

1480

02:33:37.890 --> 02:33:42.960

Rich Granoff: The first is development of the seven buildings, which are all.

1481

02:33:43.140 --> 02:33:45.480

Ken Andersen-Granoff Architects: Seven of the same buildings at the last.

1482

02:33:46.260 --> 02:33:53.160

Rich Granoff: presentation we now have three different building types and i'll get into the specifics of that a little bit later.

1483

02:33:54.090 --> 02:33:57.030

Rich Granoff: And the other large area that we.

1484

02:33:57.060 --> 02:33:58.470

Ken Andersen-Granoff Architects: have focused on is.

1485

02:33:58.590 --> 02:33:59.280

Ken Andersen-Granoff Architects: The development.

1486

02:33:59.340 --> 02:34:02.820

Rich Granoff: Of a pretty in depth landscape plan focusing on.

1487

02:34:02.820 --> 02:34:08.790

Rich Granoff: Screening from Bedford road and throughout the residential portion.

1488

02:34:08.790 --> 02:34:09.630

Ken Andersen-Granoff Architects: Of the project.

1489

02:34:09.900 --> 02:34:10.440

So.

1490

02:34:11.640 --> 02:34:14.250

Rich Granoff: In supportive of that those studies.

1491

02:34:14.610 --> 02:34:15.750

Ken Andersen-Granoff Architects: we've developed a.

1492

02:34:15.780 --> 02:34:23.520

Rich Granoff: series of renderings photorealistic renderings starting with this aerial view which clearly delineates.

1493

02:34:24.180 --> 02:34:25.170

Rich Granoff: You know the six buildings.

1494

02:34:25.200 --> 02:34:29.250

Rich Granoff: On the western part of the property on the golf.

1495

02:34:29.250 --> 02:34:32.160

Ken Andersen-Granoff Architects: course and obviously the.

1496

02:34:32.430 --> 02:34:35.580

Rich Granoff: goal of this design is so that every single unit has.

1497

02:34:35.970 --> 02:34:37.200

Ken Andersen-Granoff Architects: A spectacular view.

1498

02:34:37.320 --> 02:34:39.540

Rich Granoff: Of the golf course that is the underlying.

1499

02:34:39.990 --> 02:34:41.190

Ken Andersen-Granoff Architects: concept of.

1500

02:34:41.430 --> 02:34:47.310

Rich Granoff: Of of the development project and there's one building arm to the east, on the upper level.

1501

02:34:47.760 --> 02:34:48.240

Rich Granoff: That.

1502

02:34:48.480 --> 02:34:56.880

Rich Granoff: is now a smaller building which i'll show you a two story building in response to Mr kaufman's comments so let's go to the next slide and we'll talk.

1503

02:34:56.880 --> 02:34:57.360

Ken Andersen-Granoff Architects: About.

1504

02:34:57.420 --> 02:34:59.070

Rich Granoff: The views from dead road.

1505

02:35:01.140 --> 02:35:01.890

Rich Granoff: So.

1506

02:35:03.360 --> 02:35:05.880

Ken Andersen-Granoff Architects: we're pointing out here view number one is.

1507

02:35:05.880 --> 02:35:06.540

taken.

1508

02:35:07.620 --> 02:35:08.910

Ken Andersen-Granoff Architects: From the.

1509

02:35:09.990 --> 02:35:12.660

Rich Granoff: North looking South on Bedford road.

1510

02:35:13.320 --> 02:35:13.800

and

1511

02:35:14.940 --> 02:35:17.520

Rich Granoff: What we're going to show you is we're heavily screening.

1512

02:35:18.030 --> 02:35:20.250

Ken Andersen-Granoff Architects: Along Bedford road.

1513

02:35:20.580 --> 02:35:22.350

Rich Granoff: With multiple layers of.

1514

02:35:22.890 --> 02:35:25.350

Ken Andersen-Granoff Architects: perennials stonewall.

1515

02:35:26.220 --> 02:35:28.050

Rich Granoff: More ground cover and.

1516

02:35:28.110 --> 02:35:30.240

Rich Granoff: A double road evergreens.

1517

02:35:31.200 --> 02:35:32.610

Rich Granoff: Along better road.

1518

02:35:32.640 --> 02:35:33.780

Looking in this direction.

1519

02:35:34.800 --> 02:35:37.590

Rich Granoff: And then, if we go to the other direction.

1520

02:35:37.680 --> 02:35:38.730

Of you number two.

1521

02:35:40.740 --> 02:35:42.840

Rich Granoff: very similar, but now the.

1522

02:35:44.370 --> 02:35:45.120

Rich Granoff: Now the.

1523

02:35:45.300 --> 02:35:46.050

Rich Granoff: proposed.

1524

02:35:46.290 --> 02:35:51.000

Rich Granoff: Development is on the right, and here you see the same you know perennials stonewall.

1525

02:35:51.420 --> 02:35:53.550

Ken Andersen-Granoff Architects: More ground cover perennials and.

1526

02:35:53.580 --> 02:35:54.180

Rich Granoff: You know.

1527

02:35:54.690 --> 02:35:56.700

Rich Granoff: A combination of existing trees.

1528

02:35:56.730 --> 02:35:58.440

Rich Granoff: All of which will be maintained.

1529

02:35:58.980 --> 02:36:00.450

Rich Granoff: And interspersed sing.

1530

02:36:01.440 --> 02:36:03.210

Ken Andersen-Granoff Architects: A double row of evergreen trees.

1531

02:36:04.230 --> 02:36:07.650

Rich Granoff: along that buffer so again we're trying to make the point here.

1532

02:36:08.160 --> 02:36:10.200

Ken Andersen-Granoff Architects: That driving by.

1533

02:36:10.920 --> 02:36:19.800

Rich Granoff: On bed for growth, you will not see any of this development and we plan on we plan on planting pretty heavily from the get go.

1534

02:36:21.420 --> 02:36:23.880

Rich Granoff: And the next you is on the approach.

1535

02:36:23.910 --> 02:36:24.180

Rich Granoff: To the.

1536

02:36:24.390 --> 02:36:29.520

Rich Granoff: Three of you number three is that the approach to the entry when you turn.

1537

02:36:29.520 --> 02:36:29.880

In.

1538

02:36:32.970 --> 02:36:35.370

Rich Granoff: And so now here, you can see.

1539

02:36:35.730 --> 02:36:36.690

Rich Granoff: Directly ahead.

1540

02:36:36.720 --> 02:36:39.720

Rich Granoff: Where the car is to the right, that is a small gatehouse.

1541

02:36:41.250 --> 02:36:42.000

Rich Granoff: That will.

1542

02:36:42.510 --> 02:36:43.860

Rich Granoff: Be manned and.

1543

02:36:44.040 --> 02:36:44.370

Rich Granoff: Have.

1544

02:36:44.430 --> 02:36:45.720

A couple of lanes of traffic.

1545

02:36:46.980 --> 02:36:48.420

Rich Granoff: Going in one for.

1546

02:36:49.170 --> 02:36:50.700

Rich Granoff: residents and one for guests, the.

1547

02:36:50.700 --> 02:36:52.290

Rich Granoff: guests will be stopped the residents will.

1548

02:36:52.740 --> 02:36:56.040

Rich Granoff: bypass the gate at that point and.

1549

02:36:56.520 --> 02:36:58.470

Rich Granoff: You still see heavy landscaping at this.

1550

02:36:58.470 --> 02:37:00.030

Ken Andersen-Granoff Architects: Point but you see.

1551

02:37:00.240 --> 02:37:01.920

Rich Granoff: A faint view.

1552

02:37:02.340 --> 02:37:02.730

Ken Andersen-Granoff Architects: Of.

1553

02:37:03.450 --> 02:37:05.250

Rich Granoff: The first residential building.

1554

02:37:05.910 --> 02:37:06.960

Rich Granoff: In the background, there.

1555

02:37:07.380 --> 02:37:09.660

Rich Granoff: But this is a pretty accurate depiction.

1556

02:37:10.260 --> 02:37:15.150

Rich Granoff: of driving by or pulling in the first impression of what you would say.

1557

02:37:20.400 --> 02:37:22.620

Rich Granoff: So the next few for is right after you.

1558

02:37:22.620 --> 02:37:23.400

Rich Granoff: pass the.

1559

02:37:24.420 --> 02:37:25.380

Rich Granoff: test the gatehouse.

1560

02:37:26.130 --> 02:37:29.130

Rich Granoff: And you're approaching, you know, the first residential building.

1561

02:37:29.160 --> 02:37:29.970

Rich Granoff: On the right.

1562

02:37:30.630 --> 02:37:32.550

Rich Granoff: And the amenities.

1563

02:37:32.850 --> 02:37:35.010

Rich Granoff: Building on the left and.

1564

02:37:35.070 --> 02:37:37.050

Rich Granoff: The future future clubhouse would be to the.

1565

02:37:37.050 --> 02:37:38.940

Rich Granoff: Left to that inanities building so.

1566

02:37:39.270 --> 02:37:41.160

Rich Granoff: We plan on building this amenities building.

1567
02:37:41.220 --> 02:37:44.700
Rich Granoff: Along with the first phase of.

1568
02:37:44.970 --> 02:37:47.790
Rich Granoff: The residential portion.

1569
02:37:48.750 --> 02:37:49.980
Rich Granoff: And this is the view.

1570
02:37:51.390 --> 02:37:52.320
Rich Granoff: Probably.

1571
02:37:52.770 --> 02:37:53.640
Rich Granoff: 200 feet.

1572
02:37:53.670 --> 02:37:55.050
In from the road at this point.

1573
02:37:56.160 --> 02:37:57.420
Rich Granoff: When you're past the gate.

1574
02:38:03.150 --> 02:38:04.350
Ken Andersen-Granoff Architects: And then the next year is looking.

1575
02:38:04.350 --> 02:38:05.700
Rich Granoff: To the Left towards the manage.

1576
02:38:05.700 --> 02:38:06.270
Building.

1577
02:38:07.620 --> 02:38:08.070
Rich Granoff: boom.

1578
02:38:11.250 --> 02:38:13.950
Rich Granoff: So from this part here there's a there's a.

1579
02:38:14.010 --> 02:38:15.240
landscape median.

1580
02:38:16.890 --> 02:38:17.700

Rich Granoff: ingress on the right.

1581

02:38:17.760 --> 02:38:19.860

Rich Granoff: Progress on the left and.

1582

02:38:20.130 --> 02:38:21.300

Ken Andersen-Granoff Architects: you're basically driving past the.

1583

02:38:21.300 --> 02:38:23.610

Rich Granoff: First residential building on the right.

1584

02:38:23.970 --> 02:38:25.080

Rich Granoff: And heading towards.

1585

02:38:25.770 --> 02:38:26.550

Ken Andersen-Granoff Architects: Humanity building.

1586

02:38:29.310 --> 02:38:36.750

Rich Granoff: And I think you get a sense of the level of landscape and we're proposing throughout We fully intend that this would be a lunch landscapes.

1587

02:38:37.560 --> 02:38:38.700

fully developed site.

1588

02:38:39.810 --> 02:38:41.070

Rich Granoff: And then turning the other way.

1589

02:38:41.130 --> 02:38:43.080

Rich Granoff: On the entry instead of going right.

1590

02:38:43.140 --> 02:38:48.390

Rich Granoff: Left to the to the melodies building turning right now, you basically be in the foreground.

1591

02:38:49.170 --> 02:38:51.870

Ken Andersen-Granoff Architects: And it's it's a landscape.

1592

02:38:51.960 --> 02:38:53.880

Rich Granoff: of private road.

1593

02:38:54.150 --> 02:38:56.190
Rich Granoff: At that point straight ahead.

1594
02:38:56.220 --> 02:38:57.900
Rich Granoff: Is the six buildings.

1595
02:38:58.410 --> 02:39:00.420
Rich Granoff: On on the western portion of the.

1596
02:39:00.420 --> 02:39:02.640
Rich Granoff: site and there would be a right turn.

1597
02:39:03.120 --> 02:39:05.760
Rich Granoff: right there that we take you to the upper.

1598
02:39:06.810 --> 02:39:07.440
Rich Granoff: spur.

1599
02:39:07.470 --> 02:39:08.280
Ken Andersen-Granoff Architects: If you will.

1600
02:39:08.370 --> 02:39:10.290
Rich Granoff: That takes you to building number seven.

1601
02:39:11.700 --> 02:39:16.350
Rich Granoff: down at the northern end of the property.

1602
02:39:20.580 --> 02:39:23.640
Rich Granoff: And this is looking back from the end of the call the sack.

1603
02:39:23.670 --> 02:39:25.260
Rich Granoff: At the north end of the property looking.

1604
02:39:25.260 --> 02:39:25.860
Ken Andersen-Granoff Architects: South.

1605
02:39:25.890 --> 02:39:32.430
Rich Granoff: view number seven as depicted so in this view the six buildings are lined up.

1606
02:39:32.460 --> 02:39:33.210

Ken Andersen-Granoff Architects: On the right.

1607

02:39:33.660 --> 02:39:35.070

Rich Granoff: You get a sense of the.

1608

02:39:36.450 --> 02:39:37.650

Rich Granoff: Of the courtyard each building.

1609

02:39:37.680 --> 02:39:38.850

Rich Granoff: does have a courtyard that's.

1610

02:39:38.850 --> 02:39:39.690

landscapes.

1611

02:39:40.950 --> 02:39:44.190

Rich Granoff: With guest parking and delivery.

1612

02:39:45.570 --> 02:39:46.080

Ken Andersen-Granoff Architects: area.

1613

02:39:46.170 --> 02:39:49.980

Rich Granoff: In the front of the building and as, as you know, from the previous presentation.

1614

02:39:50.490 --> 02:39:51.210

Rich Granoff: All of the.

1615

02:39:52.290 --> 02:39:53.760

Ken Andersen-Granoff Architects: 24 parking spaces or.

1616

02:39:54.690 --> 02:39:56.190

Rich Granoff: 2824 parking spaces for.

1617

02:39:56.190 --> 02:39:57.450

Ken Andersen-Granoff Architects: Building for the residents.

1618

02:39:57.630 --> 02:39:58.800

Ken Andersen-Granoff Architects: will be below grade.

1619

02:39:59.250 --> 02:40:00.360

Rich Granoff: That wouldn't be visible.

1620

02:40:00.720 --> 02:40:02.790

Rich Granoff: at all from this view or or.

1621

02:40:03.000 --> 02:40:05.280

Rich Granoff: or any other view so that the parking courts are.

1622

02:40:05.310 --> 02:40:09.540

Rich Granoff: lined up along the right a forgets and delivery and then you see.

1623

02:40:10.200 --> 02:40:11.190

Rich Granoff: Building number seven.

1624

02:40:11.220 --> 02:40:12.240

Ken Andersen-Granoff Architects: up on the left.

1625

02:40:12.420 --> 02:40:13.170

Rich Granoff: This has been.

1626

02:40:13.230 --> 02:40:14.820

Rich Granoff: reduced to a two story building.

1627

02:40:15.840 --> 02:40:19.080

Rich Granoff: Now, and i'll get into that a little further when we go through the.

1628

02:40:20.430 --> 02:40:26.940

Rich Granoff: architecture of each building, so I hope you get a sense of the of the site lab and then.

1629

02:40:26.970 --> 02:40:30.870

Rich Granoff: This is a view looking West and aerial view, obviously.

1630

02:40:31.320 --> 02:40:32.340

Rich Granoff: Looking West.

1631

02:40:33.900 --> 02:40:34.350

Rich Granoff: and

1632

02:40:34.380 --> 02:40:36.360

Rich Granoff: Here you get the sense.

1633

02:40:36.390 --> 02:40:39.000

Rich Granoff: Of the buffer that is.

1634

02:40:39.030 --> 02:40:42.030

Rich Granoff: A long Bedford road on the eastern edge.

1635

02:40:42.180 --> 02:40:43.140

Rich Granoff: of our property.

1636

02:40:44.100 --> 02:40:46.650

Rich Granoff: you're looking at in proposed tennis courts.

1637

02:40:46.740 --> 02:40:51.330

Rich Granoff: Along the front and building number seven which is now two stories.

1638

02:40:51.360 --> 02:40:52.440

Rich Granoff: On on the right.

1639

02:40:52.950 --> 02:40:55.140

Rich Granoff: And then, as you go West.

1640

02:40:55.710 --> 02:40:57.000

Rich Granoff: Buildings one through six.

1641

02:40:57.480 --> 02:40:58.260

Rich Granoff: lined up.

1642

02:40:58.770 --> 02:41:05.430

Rich Granoff: Along the golf course and at the left side of this aerial view is the proposed.

1643

02:41:05.610 --> 02:41:07.800

Rich Granoff: amenities building.

1644

02:41:09.630 --> 02:41:10.980

Rich Granoff: And then we have the corollary.

1645

02:41:11.010 --> 02:41:12.690

Ken Andersen-Granoff Architects: corollary view to this.

1646

02:41:13.260 --> 02:41:15.450

Rich Granoff: Which is taken from a golf course.

1647

02:41:15.540 --> 02:41:17.130

Rich Granoff: And this is looking.

1648

02:41:17.850 --> 02:41:21.000

Rich Granoff: From the West, welcome to the east and here you see the.

1649

02:41:21.690 --> 02:41:23.370

Rich Granoff: The six buildings.

1650

02:41:24.870 --> 02:41:27.960

Rich Granoff: of residential lined up along the lower part.

1651

02:41:28.530 --> 02:41:31.560

Rich Granoff: And as i'm going to explain to you next.

1652

02:41:31.980 --> 02:41:34.320

Rich Granoff: These buildings now vary in size.

1653

02:41:34.680 --> 02:41:35.580

Rich Granoff: So it's a great view.

1654

02:41:35.880 --> 02:41:37.050

Ken Andersen-Granoff Architects: These buildings now vary in.

1655

02:41:37.050 --> 02:41:38.490

Rich Granoff: Size from.

1656

02:41:39.660 --> 02:41:41.610

Rich Granoff: The building on the right is 10 units.

1657

02:41:41.640 --> 02:41:42.420

Ken Andersen-Granoff Architects: We produce.

1658

02:41:42.480 --> 02:41:44.160

Rich Granoff: This building two two and a half stories.

1659

02:41:44.760 --> 02:41:45.240

Rich Granoff: and

1660

02:41:45.270 --> 02:41:46.230

Rich Granoff: The building to the left.

1661

02:41:46.260 --> 02:41:49.440

Rich Granoff: Is 12 units and the back, building is actually.

1662

02:41:49.530 --> 02:41:53.880

Rich Granoff: Eight units at this point, so we have three different building types of varying.

1663

02:41:54.750 --> 02:41:59.580

Rich Granoff: Two story two and a half story and three story and we're now showing you some color.

1664

02:41:59.580 --> 02:42:02.700

Rich Granoff: variation in the stone that we use on these.

1665

02:42:02.700 --> 02:42:03.420

Rich Granoff: buildings.

1666

02:42:03.570 --> 02:42:06.900

Rich Granoff: And some of the other materials, so we have three different color palette.

1667

02:42:07.050 --> 02:42:08.250

Ken Andersen-Granoff Architects: three different color palettes.

1668

02:42:08.730 --> 02:42:19.140

Rich Granoff: In three different buildings and we plan on mixing that up so that there are seven unique residential buildings and the the amenities building is kind of like a cousin to.

1669

02:42:19.140 --> 02:42:19.800

Ken Andersen-Granoff Architects: These buildings that.

1670

02:42:19.920 --> 02:42:26.190

Rich Granoff: Have a similar architectural vocabulary, but also be a two story story building.

1671

02:42:27.390 --> 02:42:28.500

Rich Granoff: with similar elements.

1672

02:42:30.780 --> 02:42:33.030

Rich Granoff: This is also really good view from the golf course.

1673

02:42:35.670 --> 02:42:37.860

Rich Granoff: Of what the goals will look like.

1674

02:42:42.720 --> 02:42:45.450

Rich Granoff: Okay, so this is a kind of diagram we set up.

1675

02:42:46.890 --> 02:42:50.460

Rich Granoff: To demonstrate on the on the left side or the flat.

1676

02:42:50.490 --> 02:42:51.450

Ken Andersen-Granoff Architects: elevations.

1677

02:42:51.810 --> 02:42:58.770

Rich Granoff: which are required for the for the submission package and we took the liberties to the right it's the same building.

1678

02:42:58.800 --> 02:42:59.970

Ken Andersen-Granoff Architects: On the left and the right.

1679

02:43:00.030 --> 02:43:03.660

Rich Granoff: But on the right it's an actual perspective kind of a real more of a.

1680

02:43:03.660 --> 02:43:04.740

Ken Andersen-Granoff Architects: realistic view.

1681

02:43:05.100 --> 02:43:06.690

Rich Granoff: So you understand the depth.

1682

02:43:06.990 --> 02:43:08.700

Rich Granoff: in depth of the buildings that they're just not.

1683

02:43:08.700 --> 02:43:10.410

Rich Granoff: flat so.

1684

02:43:10.920 --> 02:43:12.570

Rich Granoff: All the buildings are courtyard.

1685

02:43:13.050 --> 02:43:14.250

Ken Andersen-Granoff Architects: U shaped buildings.

1686

02:43:14.610 --> 02:43:17.280

Rich Granoff: So on approach, as you can see, on the right there's.

1687

02:43:18.210 --> 02:43:19.830

Rich Granoff: A U shaped there's a parking quarter in.

1688

02:43:19.830 --> 02:43:22.740

Ken Andersen-Granoff Architects: front and it's a welcoming approach.

1689

02:43:23.520 --> 02:43:25.320

Rich Granoff: To the building um so.

1690

02:43:25.980 --> 02:43:27.090

Rich Granoff: The top building is.

1691

02:43:27.090 --> 02:43:28.320

Ken Andersen-Granoff Architects: Our is.

1692

02:43:28.380 --> 02:43:29.970

Rich Granoff: 12 unit building that we showed.

1693

02:43:30.900 --> 02:43:31.560

Rich Granoff: Last time.

1694

02:43:31.740 --> 02:43:33.630

Rich Granoff: With some tweaks to it, but it is.

1695

02:43:34.200 --> 02:43:36.210

Ken Andersen-Granoff Architects: 12 units for 40 units.

1696

02:43:36.600 --> 02:43:39.060

Rich Granoff: per floor the pan House has four units.

1697

02:43:40.320 --> 02:43:40.890

Rich Granoff: as well.

1698

02:43:41.910 --> 02:43:45.390

Rich Granoff: If you go to the next pair of images down on the left.

1699

02:43:45.390 --> 02:43:46.800

Rich Granoff: Is the elevation again.

1700

02:43:47.280 --> 02:43:49.380

Rich Granoff: and actually the TV shows it really well that.

1701

02:43:49.380 --> 02:43:51.090

Ken Andersen-Granoff Architects: we've made this.

1702

02:43:51.240 --> 02:43:58.140

Rich Granoff: 10 unit building now the penthouse floor is only two units so there's two larger units at the benefits for.

1703

02:43:58.650 --> 02:44:00.120

Ken Andersen-Granoff Architects: And we've taken down the.

1704

02:44:00.150 --> 02:44:01.860

Rich Granoff: The flanking wings on the left and the.

1705

02:44:01.860 --> 02:44:04.650

Rich Granoff: Right, you will do those two two story.

1706

02:44:05.490 --> 02:44:08.610

Rich Granoff: wings of the you on the left and right.

1707

02:44:09.180 --> 02:44:10.920

Rich Granoff: And the main block is still.

1708

02:44:11.730 --> 02:44:14.460

Rich Granoff: Three stories so in effect it's two and a half stories on the.

1709

02:44:14.850 --> 02:44:16.110

Rich Granoff: On the pro side.

1710

02:44:16.500 --> 02:44:17.310

Rich Granoff: And a quite a.

1711

02:44:17.400 --> 02:44:20.070

Rich Granoff: quite a different mastering feel.

1712

02:44:21.210 --> 02:44:25.050

Rich Granoff: For the building, as a result, and you can see, on the top.

1713

02:44:25.920 --> 02:44:27.330

Rich Granoff: The top scheme we're using a.

1714

02:44:27.360 --> 02:44:29.580

Rich Granoff: buff colored kind of stone and.

1715

02:44:30.360 --> 02:44:31.500

Rich Granoff: In this game, we using a more.

1716

02:44:31.500 --> 02:44:32.850

Rich Granoff: Gray, a great tone.

1717

02:44:35.010 --> 02:44:36.150

Rich Granoff: On the stonework.

1718

02:44:36.750 --> 02:44:45.420

Rich Granoff: And then, if you go to the bottom, this is building seven, which is the two story, building on it's eight units.

1719

02:44:45.990 --> 02:44:47.700

Ken Andersen-Granoff Architects: So we have 1210 eight.

1720

02:44:49.470 --> 02:44:52.140

Rich Granoff: And as you can see, on the rendering on the right.

1721

02:44:52.590 --> 02:44:53.880

Ken Andersen-Granoff Architects: it's two stories.

1722

02:44:54.750 --> 02:44:58.200

Rich Granoff: There, and this is a more of a buff color.

1723

02:45:00.030 --> 02:45:12.270

Rich Granoff: stone that we're using so we're trying to keep keep it a natural stone look, but we have more of a toke more of a Gray more more of above and and you know will eventually we'll get to showing you.

1724

02:45:12.330 --> 02:45:15.870

Rich Granoff: Know stone samples etc that there'll be a nice variation.

1725

02:45:16.110 --> 02:45:21.030

Rich Granoff: In in the stonework say so, this industry.

1726

02:45:21.420 --> 02:45:21.990

Ken Andersen-Granoff Architects: interrupt.

1727

02:45:22.050 --> 02:45:22.410

Adam Kaufman: You for.

1728

02:45:22.890 --> 02:45:25.830

Adam Kaufman: This is really good information, but I don't.

1729

02:45:25.950 --> 02:45:26.310

Adam Kaufman: know.

1730

02:45:26.460 --> 02:45:27.510

Adam Kaufman: And this was mentioned.

1731

02:45:27.540 --> 02:45:28.500

Adam Kaufman: In the cover letter.

1732

02:45:28.530 --> 02:45:30.390

Adam Kaufman: All of these plans.

1733

02:45:30.660 --> 02:45:36.120

Adam Kaufman: But these the this documentation never made it to us, we didn't see this.

1734

02:45:38.610 --> 02:45:38.760

Adam Kaufman: To.

1735

02:45:39.270 --> 02:45:40.080

Rich Granoff: Make sure that.

1736

02:45:40.590 --> 02:45:42.900

Rich Granoff: It was it was all submitted by our team.

1737

02:45:42.960 --> 02:45:46.410

Rich Granoff: I don't know details of exactly how it got to you.

1738

02:45:46.440 --> 02:45:48.210

Adam Kaufman: But yeah so if.

1739

02:45:48.240 --> 02:45:51.000

Adam Kaufman: But if you want this to be discussed jointly with the.

1740

02:45:51.030 --> 02:45:51.780

Adam Kaufman: ARV.

1741

02:45:52.110 --> 02:45:53.430

Adam Kaufman: You know, make sure this.

1742

02:45:53.550 --> 02:45:55.020

Adam Kaufman: This gets to us.

1743

02:45:56.670 --> 02:45:57.030

Rich Granoff: Okay.

1744

02:45:57.060 --> 02:45:57.360

Rich Granoff: well.

1745

02:45:57.540 --> 02:45:58.770

Ken Andersen-Granoff Architects: I apologize for that.

1746

02:45:59.880 --> 02:46:00.570

Rich Granoff: And will.

1747

02:46:01.170 --> 02:46:02.820

Rich Granoff: you'll have it tomorrow morning it'll be in your.

1748

02:46:02.820 --> 02:46:03.420

inbox.

1749

02:46:04.680 --> 02:46:06.510

Rich Granoff: we've worked we've worked on these.

1750

02:46:07.440 --> 02:46:11.490

Rich Granoff: Plans for a couple of weeks now, so no problem we don't appreciate them.

1751

02:46:14.010 --> 02:46:14.670

Rich Granoff: Okay, so.

1752

02:46:14.700 --> 02:46:18.870

Rich Granoff: um, these are the north elevations of each of the tree building types I don't.

1753

02:46:18.960 --> 02:46:22.140

Rich Granoff: have to i'll be lighter here, but I.

1754

02:46:22.140 --> 02:46:23.820

Rich Granoff: think you get the point we have the 12 unit.

1755

02:46:23.820 --> 02:46:24.330

Building.

1756

02:46:25.350 --> 02:46:28.410

Rich Granoff: At the top and again the flat on the left and.

1757

02:46:29.070 --> 02:46:30.120

Ken Andersen-Granoff Architects: The rendering on the right.

1758

02:46:30.630 --> 02:46:34.800

Rich Granoff: The 10 unit building really shows how we've taken down.

1759

02:46:35.220 --> 02:46:36.600

Ken Andersen-Granoff Architects: The massing from three stories to.

1760

02:46:36.600 --> 02:46:37.650

Rich Granoff: Two and a half stories.

1761

02:46:37.920 --> 02:46:39.330

Rich Granoff: Again there's two penthouse.

1762

02:46:39.540 --> 02:46:41.490

Rich Granoff: Units here, instead of the four.

1763

02:46:41.730 --> 02:46:41.970

Rich Granoff: On the.

1764

02:46:42.030 --> 02:46:44.970

Rich Granoff: On the top image and, as you go to the bottom pair on.

1765

02:46:45.090 --> 02:46:45.990

Ken Andersen-Granoff Architects: The North side.

1766

02:46:46.410 --> 02:46:49.350

Rich Granoff: You can see this clearly a two story building and.

1767

02:46:49.440 --> 02:46:53.520

Rich Granoff: And once again three different color variations and we'll do the same.

1768

02:46:54.000 --> 02:46:54.540

Ken Andersen-Granoff Architects: This is.

1769

02:46:54.600 --> 02:46:55.680

Rich Granoff: The the West view.

1770

02:46:55.710 --> 02:46:57.840

Rich Granoff: This is the the money shot.

1771

02:46:57.900 --> 02:46:59.040

Ken Andersen-Granoff Architects: On the golf course side.

1772

02:47:01.050 --> 02:47:02.370

Rich Granoff: And you know, and similarly.

1773

02:47:03.120 --> 02:47:06.150

Rich Granoff: 12 unit building three stories at the top, you know.

1774

02:47:06.210 --> 02:47:08.280

Rich Granoff: The back of these buildings on the golf course side are.

1775

02:47:08.280 --> 02:47:08.910

Rich Granoff: Mostly.

1776

02:47:09.120 --> 02:47:10.140

Ken Andersen-Granoff Architects: glass walls.

1777

02:47:10.650 --> 02:47:16.140

Rich Granoff: For obvious reasons there'll be spectacular views out of each each unit that is one of the big.

1778

02:47:16.590 --> 02:47:17.370

Rich Granoff: Selling points.

1779

02:47:17.430 --> 02:47:18.660

Rich Granoff: As well as natural light.

1780

02:47:19.530 --> 02:47:24.060

Rich Granoff: Two and a half stories and in the middle of units again on the on the right in the middle, you can clearly.

1781

02:47:24.060 --> 02:47:26.010

Rich Granoff: See how the roofline.

1782

02:47:26.040 --> 02:47:28.770

Rich Granoff: Those are open very large open decks.

1783

02:47:28.800 --> 02:47:29.730

Rich Granoff: On the left and the right.

1784

02:47:29.760 --> 02:47:30.900

At the penthouse floor.

1785

02:47:33.090 --> 02:47:44.040

Rich Granoff: There, as you can see, so basically cut out two units left and right up there to get the 10 unit building down from the 12th and, similarly, if you go to building 78 unit.

1786

02:47:44.040 --> 02:47:46.860

Rich Granoff: Building it's really two floors and.

1787

02:47:47.250 --> 02:47:50.220

Rich Granoff: Once again, three color variations and.

1788

02:47:50.460 --> 02:47:51.930

Ken Andersen-Granoff Architects: If we go to the south it's.

1789

02:47:53.580 --> 02:47:55.170

Rich Granoff: same idea, you get it, but.

1790

02:47:56.430 --> 02:47:58.980

Rich Granoff: what's interesting to note about these on the south sides.

1791

02:48:01.530 --> 02:48:04.680

Rich Granoff: Basically, this is where the grid drops off.

1792

02:48:04.950 --> 02:48:05.700

Rich Granoff: And we have access.

1793

02:48:05.730 --> 02:48:06.570

Ken Andersen-Granoff Architects: To the garage.

1794

02:48:06.600 --> 02:48:13.830

Rich Granoff: At each of the buildings is only on one side, where the grid drops off, so we can drive into the underground parking at that point.

1795

02:48:14.790 --> 02:48:19.410

Rich Granoff: And, and they will there will be more landscaping around these foundations just hasn't made its way.

1796

02:48:19.410 --> 02:48:20.040

Rich Granoff: onto these.

1797

02:48:20.850 --> 02:48:21.900

Rich Granoff: These renderings yet.

1798

02:48:23.370 --> 02:48:23.850

Rich Granoff: So.

1799

02:48:25.170 --> 02:48:27.420

Rich Granoff: I hope this is clear what we've tried to.

1800

02:48:27.420 --> 02:48:28.140

Ken Andersen-Granoff Architects: accomplish.

1801

02:48:28.500 --> 02:48:30.030

Rich Granoff: In this round of design and we look.

1802

02:48:30.090 --> 02:48:32.280

Rich Granoff: forward to presenting this to the.

1803

02:48:33.090 --> 02:48:36.480

Rich Granoff: To the ARV and and this condition again.

1804

02:48:36.540 --> 02:48:39.390

Rich Granoff: On February 8 I have any questions.

1805

02:48:39.450 --> 02:48:40.740

Adam Kaufman: A lot of good information here.

1806

02:48:42.780 --> 02:48:44.490

Christopher Carthy: which this is my first time seeing.

1807

02:48:44.490 --> 02:48:48.000

Christopher Carthy: This I didn't see this when I was reviewing the memo that's.

1808

02:48:48.060 --> 02:48:49.440

Christopher Carthy: Why, I made that comment earlier.

1809

02:48:49.830 --> 02:48:51.270

Christopher Carthy: About I was I.

1810

02:48:52.560 --> 02:48:53.730

Christopher Carthy: hadn't submitted this.

1811

02:48:53.940 --> 02:48:55.440

Christopher Carthy: By today's meeting that's my.

1812

02:48:56.460 --> 02:49:07.500

Christopher Carthy: I didn't see this so when you said you were changing the seven the six buildings, this is what you need the color of skin color modifications a few things like that.

1813

02:49:07.590 --> 02:49:12.120

Rich Granoff: What you're talking about well well it's bigger than that the.

1814

02:49:12.120 --> 02:49:13.080

Rich Granoff: color is is.

1815

02:49:13.140 --> 02:49:14.760

Christopher Carthy: I want to find it i'm sorry.

1816

02:49:15.810 --> 02:49:16.830

Ken Andersen-Granoff Architects: Sorry now but.

1817

02:49:16.920 --> 02:49:18.270

Rich Granoff: But changing the messaging.

1818

02:49:18.630 --> 02:49:19.650

Ken Andersen-Granoff Architects: The roofline.

1819

02:49:20.400 --> 02:49:22.710

Rich Granoff: designs and the unit, the building sizes.

1820

02:49:22.740 --> 02:49:23.490

Ken Andersen-Granoff Architects: You know, was.

1821

02:49:23.640 --> 02:49:24.930

Rich Granoff: was pretty big.

1822

02:49:25.650 --> 02:49:27.270

Rich Granoff: um but.

1823

02:49:28.470 --> 02:49:29.610

Rich Granoff: Again called colors very.

1824

02:49:29.610 --> 02:49:33.450

Rich Granoff: Important and we plan on further you know tweaking.

1825

02:49:33.630 --> 02:49:34.590

Rich Granoff: Of what we're showing you and.

1826

02:49:34.650 --> 02:49:36.750

Rich Granoff: we're looking forward to the arby's input.

1827

02:49:36.840 --> 02:49:39.570

Adam Kaufman: Obviously, when I was making the comment about.

1828

02:49:39.570 --> 02:49:42.030

Adam Kaufman: tweaking the buildings, this is exactly what.

1829

02:49:42.270 --> 02:49:43.140

Adam Kaufman: I had in mind.

1830

02:49:43.860 --> 02:49:46.140

Rich Granoff: that's that's really good feedback to hear so.

1831

02:49:46.350 --> 02:49:49.590

Adam Kaufman: Yes, though i'm not a or B let's let's hear from them.

1832

02:49:50.490 --> 02:49:52.230

Rich Granoff: Actually, I want to clarify one point.

1833

02:49:52.230 --> 02:49:52.620

Ken Andersen-Granoff Architects: About.

1834

02:49:52.650 --> 02:49:56.160

Rich Granoff: The submission not getting to you or possibly having gotten.

1835

02:49:56.160 --> 02:49:56.610

Ken Andersen-Granoff Architects: to you.

1836

02:49:57.090 --> 02:49:59.790

Rich Granoff: We we did submit a package.

1837

02:49:59.850 --> 02:50:02.820

Rich Granoff: i'm going to say whenever the deadline was for this tearing.

1838

02:50:03.240 --> 02:50:05.910

Rich Granoff: Whatever date that was there were definitely.

1839

02:50:05.910 --> 02:50:07.230

Rich Granoff: architectural renderings.

1840

02:50:07.230 --> 02:50:07.770
and

1841
02:50:08.880 --> 02:50:11.550
Rich Granoff: facades of lower different types of buildings.

1842
02:50:11.820 --> 02:50:13.860
Ken Andersen-Granoff Architects: But since that submission we've taken a.

1843
02:50:13.860 --> 02:50:17.130
Rich Granoff: liberties to further develop and.

1844
02:50:17.310 --> 02:50:18.690
Ken Andersen-Granoff Architects: You know we're showing you these.

1845
02:50:18.840 --> 02:50:21.390
Rich Granoff: Further renderings tonight that we intended.

1846
02:50:21.660 --> 02:50:22.170
Rich Granoff: To.

1847
02:50:22.770 --> 02:50:25.500
Rich Granoff: present to the ARV joint hearing on the eighth.

1848
02:50:25.770 --> 02:50:28.830
Rich Granoff: Okay, so we'll make sure you get everything you saw tonight.

1849
02:50:29.100 --> 02:50:30.600
Rich Granoff: will be Adams inbox tomorrow.

1850
02:50:30.600 --> 02:50:30.930
morning.

1851
02:50:32.040 --> 02:50:35.190
Christopher Carthy: it's a mute point as to why we again who cares you know, the bottom line.

1852
02:50:35.220 --> 02:50:37.200
Rich Granoff: will happen tomorrow, make sure.

1853

02:50:37.230 --> 02:50:38.460

Rich Granoff: That you will have them tomorrow morning.

1854

02:50:40.950 --> 02:50:45.030

Christopher Carthy: What about the tennis courts, how did you deal with Adams comment about the tennis courts.

1855

02:50:51.180 --> 02:50:53.100

Rich Granoff: So we um.

1856

02:50:54.030 --> 02:50:55.770

Rich Granoff: Well, we screen them heavily I can.

1857

02:50:55.770 --> 02:50:56.610

Rich Granoff: tell you that.

1858

02:50:56.820 --> 02:50:57.270

Christopher Carthy: So yeah.

1859

02:50:59.070 --> 02:50:59.670

Rich Granoff: And that's.

1860

02:50:59.700 --> 02:51:02.850

Rich Granoff: You know, for now that's kind of where we are.

1861

02:51:03.720 --> 02:51:05.400

Christopher Carthy: Less okay.

1862

02:51:05.430 --> 02:51:06.900

Rich Granoff: Look, you give us for their feet.

1863

02:51:06.930 --> 02:51:08.130

Adam Kaufman: Ghana, and I think.

1864

02:51:08.430 --> 02:51:09.570

Christopher Carthy: Your let the planning board deal.

1865

02:51:09.570 --> 02:51:11.100

Christopher Carthy: With that okay I don't disagree.

1866

02:51:11.400 --> 02:51:13.860

Adam Kaufman: Right, and I think it goes back to.

1867

02:51:14.910 --> 02:51:17.190

Adam Kaufman: The devils in the details right So yes, we.

1868

02:51:17.370 --> 02:51:20.730

Adam Kaufman: haven't seen what you know how this planting plan.

1869

02:51:20.790 --> 02:51:21.660

Adam Kaufman: works on.

1870

02:51:22.020 --> 02:51:22.500

Ken Andersen-Granoff Architects: And what.

1871

02:51:22.560 --> 02:51:23.550

what's really in it.

1872

02:51:25.260 --> 02:51:28.020

Adam Kaufman: You know we're going to have to look at it and review it and.

1873

02:51:28.170 --> 02:51:29.880

Ken Andersen-Granoff Architects: that's going to be part of our discussion.

1874

02:51:30.990 --> 02:51:32.040

Larry Ruisi: actually think you need.

1875

02:51:32.040 --> 02:51:33.210

Larry Ruisi: 12 tennis courts.

1876

02:51:35.730 --> 02:51:39.030

jeffrey mendell: So I can address that so the plan is to build the four.

1877

02:51:39.060 --> 02:51:41.820

jeffrey mendell: across from the pavilion in the first phase.

1878

02:51:42.660 --> 02:51:52.350

jeffrey mendell: The other tennis courts, up to the left are really potential future tennis court locations as to the exact number.

1879

02:51:52.410 --> 02:51:55.290

jeffrey mendell: I mean, I belong to a club called Bray burn and purchase New York.

1880

02:51:55.620 --> 02:51:56.760

jeffrey mendell: We have 16 tennis.

1881

02:51:56.760 --> 02:51:58.740

jeffrey mendell: Courts, we have.

1882

02:51:58.830 --> 02:52:03.540

jeffrey mendell: A very active tennis program there's a lot of people that use them and play.

1883

02:52:03.930 --> 02:52:08.100

jeffrey mendell: And you know it's a it's a popular feature.

1884

02:52:08.160 --> 02:52:08.760

Ken Andersen-Granoff Architects: Of the club.

1885

02:52:09.450 --> 02:52:10.770

jeffrey mendell: I don't know if we're going to go.

1886

02:52:10.890 --> 02:52:16.140

jeffrey mendell: Even this far as you see in this plan it really depends on our membership and what their.

1887

02:52:16.320 --> 02:52:17.490

jeffrey mendell: Their interests are.

1888

02:52:18.570 --> 02:52:23.070

jeffrey mendell: I think it'll be primarily golf and fitness and you know some other athletic.

1889

02:52:23.070 --> 02:52:24.540

Ken Andersen-Granoff Architects: Activities but.

1890

02:52:25.170 --> 02:52:34.890

jeffrey mendell: As some of you may know, there's something called pickle ball, that is now extremely popular with a lot of people, and you can take a tennis court and turn into a pickle ball.

1891

02:52:34.890 --> 02:52:35.220
court.

1892

02:52:36.510 --> 02:52:50.820
jeffrey mendell: tennis court and turn into a sport court, so that it could have you know, a basketball hoop or some other activities for kids right so we're looking to have some flexibility, but before in front of the pavilion are are really the key.

1893

02:52:52.680 --> 02:52:56.160
jeffrey mendell: Of course, for us, so we'd like to try to make those work we did take away the two.

1894

02:52:56.550 --> 02:52:57.510
jeffrey mendell: That were in the buffer.

1895

02:52:58.260 --> 02:52:59.910
jeffrey mendell: In response to a comment.

1896

02:53:01.440 --> 02:53:01.860
jeffrey mendell: So.

1897

02:53:01.890 --> 02:53:04.320
jeffrey mendell: You know, those are gone, but you know we.

1898

02:53:04.560 --> 02:53:08.340
jeffrey mendell: Certainly, like you to consider before in front of the pavilion as.

1899

02:53:08.700 --> 02:53:12.150
Mark Weingarten: Staying in the tech, and I think that's very important Mr Chairman.

1900

02:53:12.180 --> 02:53:14.850
Mark Weingarten: You know that we did remove those and.

1901

02:53:15.180 --> 02:53:22.260
Mark Weingarten: For people who aren't familiar with the zoning itself requires a 100 foot buffer, which is much more from our property line to any.

1902

02:53:22.260 --> 02:53:24.300
Mark Weingarten: structure, and as you.

1903

02:53:24.330 --> 02:53:27.420

Mark Weingarten: can see we're well, even beyond that which is which giving us the area for the.

1904

02:53:27.420 --> 02:53:29.130

Mark Weingarten: landscaping and.

1905

02:53:29.190 --> 02:53:30.450

Mark Weingarten: bringing us back from the.

1906

02:53:30.450 --> 02:53:32.460

Mark Weingarten: roadway, so we are far away.

1907

02:53:32.460 --> 02:53:33.990

Mark Weingarten: from any potential neighbors.

1908

02:53:34.350 --> 02:53:35.370

Mark Weingarten: And it's just.

1909

02:53:35.850 --> 02:53:37.680

Ken Andersen-Granoff Architects: I think you know we.

1910

02:53:37.740 --> 02:53:44.220

Mark Weingarten: Would you ask what have we done with respect to Adams comments we we we remove those two those two tennis courts.

1911

02:53:44.580 --> 02:53:48.180

Christopher Carthy: How far back is a tennis Court said from the road in terms of linear feet.

1912

02:53:50.970 --> 02:53:53.340

Rich Granoff: 200 feet on the floor on the left.

1913

02:53:57.450 --> 02:53:59.340

Jim Jensen: There was the comment last week, I think, Chris.

1914

02:53:59.610 --> 02:54:00.720

Jim Jensen: or list somewhere together.

1915

02:54:00.780 --> 02:54:01.740

Jim Jensen: you'd met.

1916

02:54:02.040 --> 02:54:04.860

Jim Jensen: mentioned it, but the seventh building kind of on its own.

1917

02:54:04.920 --> 02:54:06.750

Ken Andersen-Granoff Architects: Just seems so odd right.

1918

02:54:07.470 --> 02:54:14.490

Christopher Carthy: Jim the low profile on that that's part of what we're going to discuss with us, but that just feel free to address your concern there.

1919

02:54:15.720 --> 02:54:19.650

Christopher Carthy: That was something I brought up last meeting toilet the seven building sitting out there.

1920

02:54:19.980 --> 02:54:20.880

Little on but.

1921

02:54:24.600 --> 02:54:27.540

Mark Weingarten: Part of it is it's sitting out there by itself, because we wanted a.

1922

02:54:27.540 --> 02:54:28.950

Ken Andersen-Granoff Architects: lot more units and that's where those.

1923

02:54:28.950 --> 02:54:31.020

Mark Weingarten: tennis courts are we had other buildings next to it.

1924

02:54:32.670 --> 02:54:35.400

Mark Weingarten: But that's the history of where we were you recall, we have more.

1925

02:54:35.550 --> 02:54:37.290

Mark Weingarten: We have more buildings that were.

1926

02:54:37.350 --> 02:54:38.340

Mark Weingarten: On this land.

1927

02:54:38.850 --> 02:54:39.720

Mark Weingarten: That later removed.

1928

02:54:42.690 --> 02:54:52.440

Larry Ruisi: The elevation from from the golf course it looked like the alone building there was did it does it actually have views over the.

1929

02:54:52.440 --> 02:54:53.700

Ken Andersen-Granoff Architects: rooftops of the.

1930

02:54:54.030 --> 02:54:55.110

Larry Ruisi: Six buildings is.

1931

02:54:55.110 --> 02:54:55.320

Larry Ruisi: That.

1932

02:54:55.350 --> 02:54:55.710

Is that.

1933

02:54:57.300 --> 02:54:57.660

Larry Ruisi: Is.

1934

02:54:58.470 --> 02:55:01.050

Rich Granoff: That that's exactly the point of.

1935

02:55:01.290 --> 02:55:06.840

Rich Granoff: Putting that building there and it will see over the rooftops have a very good golf course you.

1936

02:55:07.470 --> 02:55:08.220

Rich Granoff: From those units.

1937

02:55:08.670 --> 02:55:13.170

Larry Ruisi: not sure i'd want to live in the left hand side with three tennis courts next to me but that's just me.

1938

02:55:14.910 --> 02:55:15.810

Rich Granoff: tennis player.

1939

02:55:16.200 --> 02:55:17.040

Larry Ruisi: yeah okay.

1940

02:55:17.490 --> 02:55:20.160

Christopher Carthy: Let me know the market i'm sure the market rates and those.

1941

02:55:21.300 --> 02:55:21.870

Christopher Carthy: differences.

1942

02:55:23.640 --> 02:55:25.080

Christopher Carthy: I would imagine awesome.

1943

02:55:26.010 --> 02:55:26.400

Rich Granoff: You guys.

1944

02:55:27.180 --> 02:55:28.860

Ken Andersen-Granoff Architects: Not the ocean front yeah.

1945

02:55:28.890 --> 02:55:32.730

jeffrey mendell: And that and, as I mentioned those tennis courts up in that area may become.

1946

02:55:33.180 --> 02:55:35.940

jeffrey mendell: Practice putting green instead of a tennis court know.

1947

02:55:37.290 --> 02:55:38.790

Larry Ruisi: Your demographics yeah.

1948

02:55:39.090 --> 02:55:41.520

Ken Andersen-Granoff Architects: And how the plant evolves yeah.

1949

02:55:45.000 --> 02:55:47.220

Christopher Carthy: Jeff one of the 20 guests units I.

1950

02:55:47.220 --> 02:55:49.200

Christopher Carthy: couldn't quite reconcile that to whatever.

1951

02:55:49.200 --> 02:55:50.070

Christopher Carthy: 20 gets you.

1952

02:55:51.180 --> 02:55:53.790

jeffrey mendell: Okay, so those were the provided for in the.

1953

02:55:54.780 --> 02:56:01.140

jeffrey mendell: In the findings when we you know concluded this the secret process those units are located on the golf course parcel.

1954

02:56:01.830 --> 02:56:03.510

jeffrey mendell: they're not on the residential parcel.

1955

02:56:03.930 --> 02:56:09.150

jeffrey mendell: The idea, there is many country clubs today have guests sweets for visitors and guests.

1956

02:56:09.450 --> 02:56:22.050

jeffrey mendell: To be able to stay over on the property and it's an attractive feature, you know number of clubs do that and, in fact, if you go back to the beginning of this club back in the 60s.

1957

02:56:22.590 --> 02:56:24.510

jeffrey mendell: You know they had those motel rooms that were.

1958

02:56:25.290 --> 02:56:28.680

jeffrey mendell: awakened by the pool it looks sort of like bailey's motel.

1959

02:56:29.730 --> 02:56:33.900

jeffrey mendell: But the concept was you had members living in New York City, who would come up on the weekends.

1960

02:56:34.290 --> 02:56:36.690

jeffrey mendell: In the summer and not have to drive back and forth and.

1961

02:56:37.110 --> 02:56:38.340

jeffrey mendell: Particularly today with.

1962

02:56:38.790 --> 02:56:39.180

jeffrey mendell: You know.

1963

02:56:39.240 --> 02:56:41.070

jeffrey mendell: dui becoming more of a.

1964

02:56:41.610 --> 02:56:43.140

jeffrey mendell: An issue for a lot of people and.

1965

02:56:43.530 --> 02:56:45.690

jeffrey mendell: I think a lot more people are taking that very seriously.

1966

02:56:46.890 --> 02:56:54.240

jeffrey mendell: You know the ability to have people have dinner and drinks at a club and then stay over is even more relevant today than it.

1967

02:56:54.240 --> 02:56:54.690

Ken Andersen-Granoff Architects: Was.

1968

02:56:54.810 --> 02:56:55.710

jeffrey mendell: You know, many years ago.

1969

02:56:56.370 --> 02:56:56.640

That.

1970

02:56:58.170 --> 02:56:58.770

Christopher Carthy: will be part of.

1971

02:56:59.610 --> 02:56:59.970

course.

1972

02:57:01.530 --> 02:57:01.710

jeffrey mendell: yeah.

1973

02:57:02.400 --> 02:57:04.770

jeffrey mendell: Remember, we have a subdivision here, so we have a golf car.

1974

02:57:04.770 --> 02:57:05.160

Ken Andersen-Granoff Architects: sold.

1975

02:57:05.460 --> 02:57:06.690

Ken Andersen-Granoff Architects: And a residential parcel.

1976

02:57:07.320 --> 02:57:10.380

jeffrey mendell: And there are two different ownership entity, so I have different partners in.

1977

02:57:10.410 --> 02:57:22.920

jeffrey mendell: Each one, so the Gulf side, yes, we plan to come back later on, and when the club is established, and you know, obviously, will present a plan for those guests sweets, as well as a future clubhouse.

1978

02:57:24.600 --> 02:57:27.600

Christopher Carthy: Right, so the future clubhouse in the pool associated with the.

1979

02:57:27.600 --> 02:57:27.960

Ken Andersen-Granoff Architects: Future.

1980

02:57:28.230 --> 02:57:29.340

Christopher Carthy: As i'm looking now.

1981

02:57:29.760 --> 02:57:33.180

Christopher Carthy: This movie This is called the amenities.

1982

02:57:33.180 --> 02:57:33.570

Christopher Carthy: house.

1983

02:57:33.600 --> 02:57:34.710

Ken Andersen-Granoff Architects: With what we have now.

1984

02:57:34.920 --> 02:57:35.760

Christopher Carthy: that's part of.

1985

02:57:36.960 --> 02:57:39.030

jeffrey mendell: that's pretty that's on the residential parcel.

1986

02:57:39.270 --> 02:57:41.040

Christopher Carthy: supernatural boxes right I knew that.

1987

02:57:41.400 --> 02:57:43.890

Christopher Carthy: Like Jeff I just made.

1988

02:57:44.100 --> 02:57:45.450

Christopher Carthy: A curiosity question to.

1989

02:57:45.450 --> 02:57:45.720

Ken Andersen-Granoff Architects: You.

1990

02:57:46.080 --> 02:57:48.300
Christopher Carthy: When you did this design.

1991
02:57:48.690 --> 02:57:50.100
Christopher Carthy: You said to me.

1992
02:57:50.220 --> 02:57:53.400
Christopher Carthy: last meeting that you were, including a negative it's cool that correct.

1993
02:57:54.180 --> 02:57:57.420
jeffrey mendell: Yes, that is, the design, we wanted to have an infinity edge, which is.

1994
02:57:57.420 --> 02:58:02.640
jeffrey mendell: A sort of a contemporary design feature in a lot of pools, I know you're an expert in this Chris.

1995
02:58:03.090 --> 02:58:04.800
Christopher Carthy: I was curious as to whether or not the.

1996
02:58:04.800 --> 02:58:08.850
Christopher Carthy: westchester county Board of health permits a infinity.

1997
02:58:09.600 --> 02:58:10.170
Christopher Carthy: pool.

1998
02:58:10.290 --> 02:58:11.340
Ken Andersen-Granoff Architects: For public use.

1999
02:58:12.150 --> 02:58:13.590
jeffrey mendell: Well that's a good question we haven't gotten.

2000
02:58:13.590 --> 02:58:14.310
jeffrey mendell: that far yet.

2001
02:58:14.340 --> 02:58:14.790
jeffrey mendell: So.

2002
02:58:14.850 --> 02:58:16.530
jeffrey mendell: I don't have an answer for that.

2003

02:58:17.100 --> 02:58:18.390

jeffrey mendell: It is a design that's.

2004

02:58:18.840 --> 02:58:21.810

jeffrey mendell: You know, used quite commonly in a lot of resorts and.

2005

02:58:21.840 --> 02:58:26.850

jeffrey mendell: Facilities around the country, but of course westchester is a little different than the rest of the United States.

2006

02:58:26.940 --> 02:58:30.630

Christopher Carthy: You go I would I would double check that because.

2007

02:58:30.930 --> 02:58:33.090

Christopher Carthy: i'm concerned about how you get a lifeguard on.

2008

02:58:33.120 --> 02:58:34.800

Christopher Carthy: That side of the pool there are things that.

2009

02:58:35.040 --> 02:58:35.700

Christopher Carthy: You never know.

2010

02:58:35.730 --> 02:58:37.260

Christopher Carthy: let's just avoid a healthy.

2011

02:58:37.560 --> 02:58:38.310

jeffrey mendell: not permitted.

2012

02:58:38.970 --> 02:58:42.570

jeffrey mendell: If that's the case Chris will obviously modify this course.

2013

02:58:43.200 --> 02:58:44.910

Christopher Carthy: i'm just giving you my two cents on that.

2014

02:58:45.090 --> 02:58:45.930

jeffrey mendell: I appreciate that.

2015

02:58:46.680 --> 02:58:47.070

Rich Granoff: Thank you.

2016

02:58:47.670 --> 02:58:50.280

jeffrey mendell: Look, we used to have diving boards on pools remember those days.

2017

02:58:50.700 --> 02:58:51.630

Christopher Carthy: We still do.

2018

02:58:52.590 --> 02:58:55.950

Christopher Carthy: diving boards get a bad rap because it affects the diving board creates.

2019

02:58:56.310 --> 02:59:01.290

Christopher Carthy: A point from which to dive and typically it's a safe place is only know you know.

2020

02:59:01.560 --> 02:59:02.910

Christopher Carthy: very rare cases there's an.

2021

02:59:02.910 --> 02:59:05.130

Christopher Carthy: Accident but none boards and safe when they're done right.

2022

02:59:05.580 --> 02:59:10.410

jeffrey mendell: So I wanted to put one in the pool behind my house, but the town board wouldn't let me do it.

2023

02:59:10.980 --> 02:59:12.180

Christopher Carthy: Okay, I can't speak to that.

2024

02:59:15.840 --> 02:59:16.350

Christopher Carthy: So.

2025

02:59:17.940 --> 02:59:20.010

Christopher Carthy: Adams or anything else you want to add now at this.

2026

02:59:20.010 --> 02:59:20.430

Adam Kaufman: point.

2027

02:59:21.240 --> 02:59:23.610

Adam Kaufman: No, I think let's see how the plan develops.

2028

02:59:24.000 --> 02:59:25.500

Adam Kaufman: You know the memos are out there.

2029

02:59:25.500 --> 02:59:27.840

Adam Kaufman: The Board in the applicant consider it.

2030

02:59:27.840 --> 02:59:29.730

Ken Andersen-Granoff Architects: But I think we got some.

2031

02:59:29.820 --> 02:59:31.170

Adam Kaufman: Real good information tonight.

2032

02:59:31.290 --> 02:59:34.110

Christopher Carthy: truth is that this is your first time seeing this to write.

2033

02:59:34.800 --> 02:59:35.730

Adam Kaufman: Some of it yeah.

2034

02:59:35.970 --> 02:59:38.310

Adam Kaufman: Some of it, I mean the revisions yeah.

2035

02:59:38.400 --> 02:59:39.030

Ken Andersen-Granoff Architects: Right yeah.

2036

02:59:39.720 --> 02:59:45.240

Christopher Carthy: Alright alright so board members is there anything else you'd like to discuss tonight or.

2037

02:59:45.870 --> 02:59:48.120

Christopher Carthy: Are we comfortable now moving over to February.

2038

02:59:50.550 --> 02:59:53.700

Steven Sauro: i'm comfortable Chris I there was a very informative and I can thank you.

2039

02:59:53.730 --> 02:59:56.490

Christopher Carthy: thank the team for doing that Jim.

2040

02:59:56.700 --> 02:59:58.860

Jim Jensen: i'm yeah i'm fine yeah Thank you.

2041

03:00:01.380 --> 03:00:02.220

Christopher Carthy: Larry.

2042

03:00:02.580 --> 03:00:04.020

Larry Ruisi: yep good okay.

2043

03:00:04.710 --> 03:00:06.120

Christopher Carthy: Then, leaving anyone out no I don't.

2044

03:00:06.120 --> 03:00:11.220

Christopher Carthy: figuring okay alright, thank you, gentlemen, so we'll look forward to seeing you at the preparation meeting.

2045

03:00:11.580 --> 03:00:13.950

jeffrey mendell: In strike you okay thanks everybody.

2046

03:00:14.250 --> 03:00:14.940

Mark Weingarten: Thanks everyone.

2047

03:00:16.200 --> 03:00:17.430

Ken Andersen-Granoff Architects: For comments to the town board.

2048

03:00:18.300 --> 03:00:18.570

yeah.

2049

03:00:20.160 --> 03:00:20.970

Christopher Carthy: you'll you'll get it.

2050

03:00:21.090 --> 03:00:21.810

Adam Kaufman: back to the town.

2051

03:00:22.020 --> 03:00:23.640

Christopher Carthy: i'll do that tomorrow that beautiful.

2052

03:00:24.120 --> 03:00:25.590

Christopher Carthy: Beautiful so.

2053

03:00:25.980 --> 03:00:31.110

Christopher Carthy: I think i'm at that moment in the agenda where I can say I think we're done.

2054

03:00:33.480 --> 03:00:51.000

Christopher Carthy: So board members, thank you for your participation and i'll make a Adam Thank you Jane Thank you Robin Thank you and i'll make a motion to bow Thank you i'll make a motion to close the planning meeting for this evening.

2055

03:00:51.780 --> 03:00:53.580

Christopher Carthy: i'll second all in favor.

2056

03:00:53.970 --> 03:00:54.360

hi.

2057

03:00:55.980 --> 03:00:56.400

Steven Sauro: Everybody.

2058

03:00:57.840 --> 03:00:58.260

Jim Jensen: Can I.