

WEBVTT

1

00:00:00.000 --> 00:00:02.879

Christopher Carthy: Fine it's just that i'm walking around with a cast of the peg leg.

2

00:00:03.270 --> 00:00:03.990

Christopher Carthy: Okay, good.

3

00:00:04.049 --> 00:00:07.140

Adam Kaufman: we're live Okay, thank you.

4

00:00:07.350 --> 00:00:15.509

Christopher Carthy: Good evening, ladies and gentlemen, welcome to the planning board meeting of February 22 this evening we have with us plenty board members.

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00:00:15.900 --> 00:00:30.600

Christopher Carthy: Larry real easy Steve sorrow Michael pollock and Jim Jensen, my name is Chris party planning board and planning director Adam counseling planning Secretary Valerie does a moan and bow do we have and i'm looking now.

6

00:00:31.530 --> 00:00:33.900

Christopher Carthy: And we have Jane black with us from the conservation.

7

00:00:34.860 --> 00:00:39.000

Christopher Carthy: Town attorney well and maroney and town consulting engineer Joe Joe.

8

00:00:40.140 --> 00:00:41.130

Christopher Carthy: Joe how are you feeling.

9

00:00:41.760 --> 00:00:42.690

Joe Cermele: Very good, thank you.

10

00:00:42.840 --> 00:00:46.080

Christopher Carthy: Oh good good wonderful you look great thanks.

11

00:00:47.160 --> 00:00:48.120

Christopher Carthy: OK so.

12

00:00:49.590 --> 00:01:06.660

Christopher Carthy: The first thing before us this evening is the approval of three sets of minutes we have minutes from November nine November 23 and December 14 that we can vote on this evening so i'm going to make a motion to approve the Minutes of November nine.

13

00:01:08.550 --> 00:01:09.030

Steve Sauro: A second.

14

00:01:09.600 --> 00:01:10.260

Christopher Carthy: All in favor.

15

00:01:10.800 --> 00:01:11.430

Jim Jensen: Aye Aye.

16

00:01:11.640 --> 00:01:15.090

Christopher Carthy: Aye i'm gonna make a motion to approve the Minutes of November 23.

17

00:01:17.550 --> 00:01:19.440

Steve Sauro: Anybody ever says no i'll second that.

18

00:01:20.250 --> 00:01:20.910

Christopher Carthy: All in favor.

19

00:01:22.770 --> 00:01:26.130

Christopher Carthy: And finally i'll make a motion to approve the Minutes of December 14.

20

00:01:27.240 --> 00:01:28.170

Steve Sauro: Second them as well.

21

00:01:28.500 --> 00:01:30.000

Christopher Carthy: Thank you all in favor.

22

00:01:30.360 --> 00:01:30.660

Aye.

23

00:01:32.640 --> 00:01:52.740

Christopher Carthy: And the first item before us as a public hearing for at Lafayette avenue and Michael pollan's bows the paperwork, in order for that, yes, okay Thank you so i'm Michael pollock who's going to read the notice of public hearing for the at Lafayette avenue application.

24

00:01:53.790 --> 00:02:13.590

Michael Pollack: notices here, but given that the north Castle planning Board will hold the public hearing online at nc TV with the website www North Castle and y.com backslash backslash mcc and in our mark and banks, though i'm nc TV.

25

00:02:15.270 --> 00:02:36.600

Michael Pollack: And verizon 39 in Northwest favor Monday February 20 to 2021 at 7pm or soon thereafter when any person may be heard in favor of oregon's at laughter yet have a new site plan application, the applicant is seeking to legalize your existing chemical warehouse on the same.

26

00:02:38.220 --> 00:02:51.960

Michael Pollack: The property is located evaporated avenue, and on the Left Council tax maps as well 122 12 dash one dash 11 and located within I envy there's a zoning district.

27

00:02:52.680 --> 00:03:07.890

Michael Pollack: All the comments can be selected the planning and forecasting ny calm during the meeting an invitation to the meeting will be given if you would like to provide live content to the board during the meeting by order of the north Castle planning board Christopher fennel.

28

00:03:08.880 --> 00:03:09.660

Christopher Carthy: Thank you, Michael.

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00:03:10.560 --> 00:03:13.140

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

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00:03:14.550 --> 00:03:14.910

Steve Sauro: Second.

31

00:03:15.630 --> 00:03:16.290

Christopher Carthy: All in favor.

32

00:03:16.620 --> 00:03:30.750

Christopher Carthy: Aye Thank you and Sarah you here with us this evening, yes i'm here, good evening everyone, good evening so if you want to just give us a brief recap of this in a moment, and then we can just address the draft revolution well.

33

00:03:32.130 --> 00:03:32.490

Sarah Murray: sure.

34

00:03:33.900 --> 00:03:46.650

Sarah Murray: Okay, so i'm here tonight, on behalf of at Lafayette, which is currently occupied by growth products, this is an approximately 16,000 square foot one story building.

35

00:03:48.180 --> 00:03:58.020

Sarah Murray: Which is currently occupied by growth products this building is utilized both as warehouse space and office space.

36

00:03:59.040 --> 00:04:00.960

Sarah Murray: The warehouse space houses.

37

00:04:03.030 --> 00:04:05.490

Sarah Murray: Chemical storage specifically.

38

00:04:07.170 --> 00:04:08.520

Sarah Murray: liquid fertilizers.

39

00:04:11.160 --> 00:04:24.240

Sarah Murray: So we are here to legalize the existing use as a warehouse the previous Lee approved approved use was a bakery which was back I believe in the 60s or 70s and when this was approved.

40

00:04:25.740 --> 00:04:31.920

Sarah Murray: There is very little modifications being proposed to the existing site plan.

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00:04:33.030 --> 00:04:45.900

Sarah Murray: There were some modifications to the parking layout in order to decrease, to increase the number of parking spaces, however, we still applied for and received a variance for the number of parking spaces.

42

00:04:47.130 --> 00:05:05.190

Sarah Murray: The In addition we went to the zoning board for approval of two other variances, one of which was for the ingress and egress drives to the property their current currently the vehicles back out directly onto Lafayette avenue.

43

00:05:06.390 --> 00:05:25.620

Sarah Murray: That variance was obtained, in addition, there was a variance for the lighting levels being exceeded at the property lines,

due to the proximity of the building to both the street and and the property lines on either side that variance was also obtained.

44

00:05:29.040 --> 00:05:37.140

Sarah Murray: Growth products is currently in the process of moving out of the building, which I believe we discussed when I was last with you.

45

00:05:38.370 --> 00:05:40.680

Sarah Murray: which actually was last year 2020.

46

00:05:42.330 --> 00:05:43.800

Sarah Murray: They are slowly.

47

00:05:45.750 --> 00:05:50.070

Sarah Murray: Closing out their operations and are expected to be out of the building by June.

48

00:05:51.180 --> 00:06:02.490

Sarah Murray: So there's kind of a constant flux, of what is being housed within the building, since I previously was with you, they have closed down all of their.

49

00:06:03.720 --> 00:06:07.050

Sarah Murray: bottling and packaging operations there's currently only.

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00:06:08.700 --> 00:06:22.710

Sarah Murray: completed fertilizer goods which are stored in a combination of two and a half gallon jugs as well as some 55 gallon drums but there's no longer any raw materials being stored in the facility.

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00:06:24.030 --> 00:06:29.190

Sarah Murray: And they're just slowly shifting out the remainder of their materials to their new location.

52

00:06:31.590 --> 00:06:32.580

Christopher Carthy: Thank you, Sir.

53

00:06:34.710 --> 00:06:38.460

Christopher Carthy: board members there's anything you want to ask our before we address the resolution.

54

00:06:41.430 --> 00:06:43.710

Christopher Carthy: No Okay, thank you.

55

00:06:44.880 --> 00:06:51.150

Christopher Carthy: Sarah are you Okay, with the resolution, it is extensive there's a lot going on in this resolution, have you had a chance to really go through it.

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00:06:51.360 --> 00:07:07.500

Sarah Murray: um I did go through it, but not completely in depth, so I still need to kind of review this go over this with the client, to make sure we completely understand what's needed, but I did have a chance to go through it briefly, but there's a lot in there to unpack so.

57

00:07:07.560 --> 00:07:09.960

Christopher Carthy: So do you want us to roll over the resolution.

58

00:07:11.970 --> 00:07:12.750

Sarah Murray: What do you mean by that.

59

00:07:12.870 --> 00:07:24.630

Christopher Carthy: In other words, you want us to vote on the resolution tonight, so you can take it home and go over with your client or do you want to study the resolution and come back to the board in case you want to have you want us to address anything in the resolution.

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00:07:26.730 --> 00:07:29.820

Sarah Murray: I didn't see anything in there, specifically that.

61

00:07:30.870 --> 00:07:37.470

Sarah Murray: I could see there being any sort of objections to so i'm i'm okay with being voted on at this time okay.

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00:07:39.060 --> 00:07:41.610

Christopher Carthy: Joe is there anything you want to say on this.

63

00:07:44.460 --> 00:07:45.540

Christopher Carthy: Oh, we can't hear you Joe.

64

00:07:48.210 --> 00:07:50.040

Christopher Carthy: Joe you're on mute I think the.

65

00:07:50.100 --> 00:07:50.460

Joe Cermele: Sorry.

66

00:07:50.820 --> 00:07:51.180

Christopher Carthy: that's all right.

67

00:07:52.110 --> 00:08:09.360

Joe Cermele: Sarah explain it there's minimal if any improvements to the site itself, and I think after a conversation we had you know or myself and Adam an understanding of kind of the timing and what's in what's going on here, so I think the resolution as it stands is it's fine.

68

00:08:09.690 --> 00:08:11.640

Christopher Carthy: Okay, Adam is there anything you want to add.

69

00:08:11.640 --> 00:08:24.330

Adam Kaufman: yeah yes, just to piggyback on what Joe was saying we met last week, also with the building inspector in the applicant, because there is this timing issue the outcomes winding down operations on the site and there's a lot of.

70

00:08:25.260 --> 00:08:35.910

Adam Kaufman: technical details that the applicant needs to address in this resolution for it to operate safely, as this chemical warehouse you know we're operating under the.

71

00:08:36.810 --> 00:08:47.340

Adam Kaufman: provisions of the original submission, which had a lot of chemicals and it's not clear from the applicant that's they're all being stored there so we're probably approving a more comprehensive.

72

00:08:47.850 --> 00:09:00.900

Adam Kaufman: resolution and anticipating more chemicals and different types of chemicals that are actually going to be stored there and then with the applicant winding down, but the real point of what i'm trying to get at is the building department wants.

73

00:09:02.010 --> 00:09:06.240

Adam Kaufman: The planning board to address the issue as it was submitted.

74

00:09:06.720 --> 00:09:15.900

Adam Kaufman: operating as a chemical warehouse and not to wait, so I think that's where we are, we have the APP submission we've have a draft resolution of many conditions on.

75

00:09:16.200 --> 00:09:30.120

Adam Kaufman: On what we need, and if the Board is comfortable going forward and the applicant is gone as comfortable going forward, we can do that at this point, I do not have any comments for for the board for the hearing.

76

00:09:30.810 --> 00:09:48.870

Christopher Carthy: And what is, from a practical point of view, the planning board is going to opine on this resolution, but from a practical point of view, after after there's about tonight on this APP this resolution and from the time these people actually possibly move out of that building.

77

00:09:49.950 --> 00:09:51.120

Christopher Carthy: What has to happen.

78

00:09:52.590 --> 00:10:06.090

Christopher Carthy: Between the vote, and is it possible that this resolution or that this site plan would not entirely get updated person not able to meet the resolution before, in fact, they move out of the building.

79

00:10:07.140 --> 00:10:27.750

Adam Kaufman: that's possible, but there are two tracks that that that are happening so there's the site plan approval which we grant they have a year to to get everything addressed right, but on the other track is the issues, the property owner and the tenant have at the building department so.

80

00:10:28.920 --> 00:10:44.400

Adam Kaufman: Clearly, from the building apartments point of view, they want the resolution adopted and all of the items that are in this resolution to be resolved as soon as possible, otherwise you know they'll have to deal with the building partner potentially the Court.

81

00:10:45.720 --> 00:10:56.940

Christopher Carthy: Is it possible that they could get a new tenant in six months, or in that building yeah and that the that tenant will have a different application in the building and they could be before us again.

82

00:10:57.210 --> 00:10:59.250

Adam Kaufman: that's right exactly possibly.

83

00:10:59.640 --> 00:11:05.760

Christopher Carthy: Right okay so board members is there anything you want to add to this, you want to adopt the resolution.

84

00:11:06.960 --> 00:11:07.770

Michael Pollack: All.

85

00:11:14.250 --> 00:11:16.260

Adam Kaufman: Oh well, sure we have to change that.

86

00:11:16.620 --> 00:11:17.280

Michael Pollack: yeah that's the.

87

00:11:18.420 --> 00:11:18.840

Michael Pollack: court.

88

00:11:19.530 --> 00:11:21.660

Adam Kaufman: He asked if that was from the insurance.

89

00:11:21.750 --> 00:11:23.820

Adam Kaufman: Information yeah that's where.

90

00:11:24.090 --> 00:11:25.080

Michael Pollack: I got that for us.

91

00:11:26.010 --> 00:11:28.230

Adam Kaufman: Yes, where is that so I can change that.

92

00:11:31.860 --> 00:11:32.460

Adam Kaufman: Yes.

93

00:11:32.700 --> 00:11:34.500

Adam Kaufman: Okay, well, thank you for catching that.

94

00:11:34.980 --> 00:11:36.300

Michael Pollack: All of the Pole and.

95

00:11:38.070 --> 00:11:38.580

Adam Kaufman: Thank you.

96

00:11:41.100 --> 00:11:41.850

Christopher Carthy: Yes, good.

97

00:11:42.900 --> 00:11:43.500

Adam Kaufman: My Center.

98

00:11:45.510 --> 00:11:45.750

Michael Pollack: yeah.

99

00:11:47.970 --> 00:11:50.550

Christopher Carthy: So go ahead Mike you might as well do the honors now.

100

00:11:51.450 --> 00:11:52.170

well.

101

00:11:56.160 --> 00:11:57.570

Adam Kaufman: First, you have to deal with a hearing.

102

00:11:59.970 --> 00:12:01.470

Christopher Carthy: emotion, to close the public hearing.

103

00:12:03.510 --> 00:12:04.230

Christopher Carthy: On favor.

104

00:12:04.650 --> 00:12:06.750

Christopher Carthy: I, is there a night deck here.

105

00:12:07.080 --> 00:12:08.520

Adam Kaufman: Not a typo to action.

106

00:12:10.680 --> 00:12:11.760

Christopher Carthy: Now go ahead, Michael.

107

00:12:18.990 --> 00:12:19.380

Christopher Carthy: Very.

108

00:12:19.440 --> 00:12:20.820

Larry Ruisi: awesome tracking sure.

109

00:12:24.000 --> 00:12:26.550

Christopher Carthy: Okay, thank you so goodnight Sarah.

110

00:12:28.560 --> 00:12:29.700

Sarah Murray: Thank you all have a good night.

111

00:12:35.430 --> 00:12:44.190

Christopher Carthy: So that's our only public hearing for this evening, so the next item, before us is actually just a concept plan.

112

00:12:45.330 --> 00:12:50.640

Christopher Carthy: brief discussion with our friend Michael Ferrari, in reference to 162 bedroom road.

113

00:13:00.360 --> 00:13:05.880

michael@farericompanies.com: evening, good evening playing board Chris Joe nice to see you well and about.

114

00:13:09.120 --> 00:13:15.810

michael@farericompanies.com: Tonight i'd like to run through a shake plan presented to you was updated today.

115

00:13:17.790 --> 00:13:23.370

michael@farericompanies.com: And I don't know if I could be put on the screen show I have it on my.

116

00:13:23.790 --> 00:13:25.470

Adam Kaufman: I thought I can show it.

117

00:13:25.530 --> 00:13:27.450

Adam Kaufman: Mike as anyone else from your team.

118

00:13:27.480 --> 00:13:28.740

coming into this meal.

119

00:13:30.000 --> 00:13:30.600

Adam Kaufman: So let me.

120

00:13:31.980 --> 00:13:33.090

Adam Kaufman: pull up your plan here.

121

00:13:35.760 --> 00:13:41.130

Adam Kaufman: You know I don't know if I have the one you submitted today, the one from the website.

122

00:13:43.530 --> 00:13:53.370

michael@farericompanies.com: All right, you put that one up there's been some changes the window today would be better, it goes more up to date they're not one and I.

123

00:13:53.580 --> 00:13:54.900

Joe Cermele: might have an email, if you like.

124

00:13:55.380 --> 00:13:57.900

Adam Kaufman: yeah if you can share Joe then that's even better.

125

00:13:58.260 --> 00:14:00.030

Joe Cermele: me see if I could find a quick.

126

00:14:04.800 --> 00:14:05.760

One second here.

127

00:14:07.140 --> 00:14:07.710

michael@farericompanies.com: Thanks good.

128

00:14:08.970 --> 00:14:09.900

Joe Cermele: don't thank me yet.

129

00:14:12.330 --> 00:14:12.930

let's see.

130

00:14:19.020 --> 00:14:22.440

michael@farericompanies.com: I actually have it on my phone I could email I got it.

131

00:14:41.430 --> 00:14:42.360

Joe Cermele: Can everybody see that.

132

00:14:43.470 --> 00:14:44.370

Larry Ruisi: yeah good job.

133

00:14:46.950 --> 00:14:47.370

michael@farericompanies.com: Okay.

134

00:14:48.570 --> 00:14:48.930

and

135

00:14:50.160 --> 00:14:57.210
michael@farericompanies.com: If it's possible Adam Chris Cracow would like to be a lead into the meeting as well possible.

136
00:15:00.570 --> 00:15:01.050
michael@farericompanies.com: Adam.

137
00:15:02.430 --> 00:15:02.790
michael@farericompanies.com: Adam.

138
00:15:02.940 --> 00:15:03.960
Adam Kaufman: yeah yeah I heard you.

139
00:15:04.440 --> 00:15:05.580
michael@farericompanies.com: Okay, great Thank you.

140
00:15:07.200 --> 00:15:07.800
Joe Cermele: Alright guys.

141
00:15:08.280 --> 00:15:10.200
michael@farericompanies.com: Thanks Joe for doing that I appreciate it.

142
00:15:10.440 --> 00:15:12.180
Joe Cermele: yeah hold on I just lost it, though.

143
00:15:14.010 --> 00:15:14.400
michael@farericompanies.com: that's it.

144
00:15:14.820 --> 00:15:15.480
michael@farericompanies.com: On my screen.

145
00:15:16.650 --> 00:15:16.980
Joe Cermele: Okay.

146
00:15:18.180 --> 00:15:26.340
michael@farericompanies.com: Okay, so just to give that the purpose of tonight's meeting and why i'm on the agenda is to kind of bring the planning board up to speed.

147
00:15:26.760 --> 00:15:37.680

michael@farericompanies.com: in which direction this plan is going what is property is going to be developed, we President of waiting for an amended resolution or amended covenant that the county of westchester.

148

00:15:38.760 --> 00:15:50.790

michael@farericompanies.com: has to sign off on the amendment that they have signed off on was 22 units, two of which were fair and affordable units this plan that's now been amended by the county once again.

149

00:15:51.240 --> 00:16:02.250

michael@farericompanies.com: Is a plan of 20 units and to pharaoh and affordable units, as you read as you remember the original wrote the original approval which presently exists on this property.

150

00:16:02.970 --> 00:16:13.710

michael@farericompanies.com: Has 36 units six of what's your favorite affordable so what's changed is the town has attained a an agreement to reduce.

151

00:16:14.400 --> 00:16:26.160

michael@farericompanies.com: The requirement of 20% fair and affordable to 10% with the time limit of December 31 2022 to have it completed.

152

00:16:26.610 --> 00:16:40.500

michael@farericompanies.com: And if it's not completed by 75% at that point time it will result back to 20% requirement affair and affordable units, but we're pretty comfortable that will be able to get that done.

153

00:16:42.510 --> 00:16:56.760

michael@farericompanies.com: And without any delays that we can anticipate and hopefully the pandemic will soon be gone and we'll be able to work as we normally do have.

154

00:16:57.480 --> 00:17:14.850

michael@farericompanies.com: That car known that we're dealing with right now i've never dealt in a timeframe of having a pandemic and the word rules that are different, because it that so but all that being said and dealing with the unknown, we believe that will be able to accomplish what we're presenting.

155

00:17:16.050 --> 00:17:33.510

michael@farericompanies.com: And so, in essence, what this job is, as you know, if we start on the left hand side of the property i'll go through it, specifically the property is zoned residential multifamily single structure.

156

00:17:34.770 --> 00:17:45.870

michael@farericompanies.com: The property in its present form, right now used to be too large than it was combined when we had to building 36 units and now it's still 1.26 acres.

157

00:17:47.190 --> 00:17:58.140

michael@farericompanies.com: So what we're doing there's two things that are happening we're we're going to be doing a subdivision and so, if you look at the chart middle the zoning requirements.

158

00:18:00.990 --> 00:18:06.420

michael@farericompanies.com: The zoning compliance George Miller page i'll give the middle mills statistics.

159

00:18:06.870 --> 00:18:17.430

michael@farericompanies.com: The minimum size of the light has to be 20,000 square foot 20,000 square feet, the frog church has to be under three the width has to be 100 feet and adapt has to be 150 feet.

160

00:18:18.000 --> 00:18:29.370

michael@farericompanies.com: So, with the violation to to basically equal lot lot one on the left, which would be 27,456 square feet like 200 right which is approximately the same.

161

00:18:30.120 --> 00:18:52.110

michael@farericompanies.com: Both logic conforming to the present zoning it has 137 and a half feet of frontage it's worth it's got 137 and a half feet of frontage and Scott in depth of 200 feet so both as far as like the imagined and it's in conformity in the zoning and.

162

00:18:53.220 --> 00:19:03.810

michael@farericompanies.com: The requirement is that the front there's a can you Ted for Chapter 10 foot setback in the front 50 feet, to the sides and five to do rears.

163

00:19:04.620 --> 00:19:24.540

michael@farericompanies.com: The plan that's presented below you is the frontage is 10.67 feet, the side you'll add your approximately 28 feet on one building and 27, on the other, and ears of five and there was a variance at one point time when we had to 36 unit job that garage could go to zero.

164

00:19:25.560 --> 00:19:48.630

michael@farericompanies.com: But that's not the issue in this particular plan, the maximum building height is 30 feet and will reconfirm knew that

the story is required or allowed or three were a two and a half the maximum of building coverage is 40% when our 28.1% on both lots.

165

00:19:50.790 --> 00:19:52.050

michael@farericompanies.com: It would be an interesting.

166

00:19:53.280 --> 00:20:00.930

michael@farericompanies.com: If you go down to FA ir E fl you are, which was a question that you brought up a bike pollock which I can addressed.

167

00:20:02.040 --> 00:20:03.300

michael@farericompanies.com: Properly tonight.

168

00:20:04.560 --> 00:20:17.760

michael@farericompanies.com: The faq are in the rfs zone is point nine which allowed a building which was approved for 49,420 square feet, excluding garages.

169

00:20:18.930 --> 00:20:30.120

michael@farericompanies.com: The plan before you goes down 2.6 X, as they are, and the total between lot one lie to the fly will be 36,960 feet.

170

00:20:31.950 --> 00:20:44.820

michael@farericompanies.com: approximately a third less FA are now to give you a run through with a plan, if you could just raise it the plant up a little bit joke with whoever's May.

171

00:20:45.270 --> 00:20:53.130

michael@farericompanies.com: who's ever doing this uh let me, let me go to one another chart and then we'll go to the plan let's go to the parking capital to get calculation short.

172

00:20:54.750 --> 00:20:58.500

michael@farericompanies.com: What always drives the bus all the time, is the required parking.

173

00:21:00.450 --> 00:21:01.560

michael@farericompanies.com: What we're proposing.

174

00:21:03.450 --> 00:21:04.950

michael@farericompanies.com: Is that we're going to have.

175

00:21:06.900 --> 00:21:12.240

michael@farericompanies.com: The building on the left and it building on a right are exactly the same day mirror images.

176

00:21:13.830 --> 00:21:14.730

michael@farericompanies.com: There was actually.

177

00:21:15.840 --> 00:21:18.120

michael@farericompanies.com: A when we get their plan.

178

00:21:19.680 --> 00:21:26.160

michael@farericompanies.com: let's go show you this, but there are eight actually squares on the plan, six of them.

179

00:21:27.660 --> 00:21:41.430

michael@farericompanies.com: are going to be to be bedroom units that's but that takes a while units times 2.5 spaces welling unit, so the pocket requirement 50 bags of unit E and then to to quadrant two different.

180

00:21:42.510 --> 00:21:49.080

michael@farericompanies.com: buildings and have fun or two two bedroom units, a total of four dwelling units which required to.

181

00:21:50.250 --> 00:21:59.130

michael@farericompanies.com: spaces dwelling unit requirement, there is eight and then a 10% that would be 23 parking spaces 10%.

182

00:22:01.020 --> 00:22:08.700

michael@farericompanies.com: Yes, parking would require three, which is total of 26 spaces and we're providing 16.

183

00:22:09.990 --> 00:22:16.680

michael@farericompanies.com: underneath in the back of the building which i'll show you there are going to be a two car garages, which is a total of 60.

184

00:22:17.250 --> 00:22:32.580

michael@farericompanies.com: parking spaces, both on both buildings and then they sell Center of the property, there are 25 parking spaces for a total of 55 parking spaces, of which only 52 are required, as far as your side playing goes.

185

00:22:34.410 --> 00:22:40.650

michael@farericompanies.com: If you see the first driveway on the Left that's a driveway they goes to the rear of the buildings at grade level.

186

00:22:41.370 --> 00:22:50.970

michael@farericompanies.com: The first two quadrants are buildings that are 26 feet and with like 42 feet in length and that's approximately 1100 square feet.

187

00:22:51.960 --> 00:22:59.400

michael@farericompanies.com: And they will be a two bedroom unit on the first floor and a two bedroom unit on the second floor.

188

00:23:00.270 --> 00:23:17.640

michael@farericompanies.com: And it will be a two car garage underneath it so each resident would get a one car garage as well, so they're identical, building on the left, the first two quadrants at 26 foot with units, the next six units or three bedroom units.

189

00:23:18.750 --> 00:23:27.090

michael@farericompanies.com: They also have a two car garage the if you look at those little kind of dark areas in the back don't look at them, they they had not been moved.

190

00:23:27.900 --> 00:23:37.050

michael@farericompanies.com: You know they're supposed to be in between two buildings, but the width of the buildings are 22 feet and with to have a two car garage code requires that you have.

191

00:23:37.800 --> 00:23:47.910

michael@farericompanies.com: 20 feet on inside of the garage which we were able to do it's kind of little bit peculiar, in my opinion, although we're able to provide it, according to the code.

192

00:23:48.570 --> 00:24:04.680

michael@farericompanies.com: And outside parking space and with has to be nine feet wide, but when it's inside a garage, it has to be the two of them has to be 20 feet, so if you double them outside it would be 18 feet when you put them inside of the garage they have to be 20 in any event displayed.

193

00:24:05.790 --> 00:24:07.890

michael@farericompanies.com: is able to accommodate that.

194

00:24:10.770 --> 00:24:15.840

Valerie B Desimone: Excuse me, my i'm sorry to interrupt your clock those in the waiting room he emailed me to see a lot of them.

195

00:24:17.070 --> 00:24:18.360

michael@farericompanies.com: Why, they are starting to letterman.

196

00:24:22.050 --> 00:24:23.430

michael@farericompanies.com: Could you let me.

197

00:24:24.210 --> 00:24:26.700

Valerie B Desimone: press is in the meeting he wants to let Joe in the meeting.

198

00:24:27.510 --> 00:24:30.270

michael@farericompanies.com: Oh i'm sorry if you let y'all went to the meeting.

199

00:24:31.290 --> 00:24:33.240

Chris Crocco: The meeting can you just saw my father, please.

200

00:24:33.360 --> 00:24:34.020

Adam Kaufman: I don't see him.

201

00:24:35.160 --> 00:24:36.900

Adam Kaufman: what's, is it not his name.

202

00:24:38.340 --> 00:24:39.210

Chris Crocco: um.

203

00:24:39.630 --> 00:24:41.610

Chris Crocco: Does it pop up like iPad something.

204

00:24:44.010 --> 00:24:45.180

Valerie B Desimone: Adam you might want to mute it.

205

00:24:45.540 --> 00:24:47.310

Adam Kaufman: yeah I don't see any iPad now.

206

00:24:50.970 --> 00:24:53.340

Chris Crocco: All right, just keep going don't worry about it.

207

00:24:53.730 --> 00:24:54.450

michael@farericompanies.com: i'll continue.

208

00:24:55.860 --> 00:24:57.720

michael@farericompanies.com: So a little bit on the plan.

209

00:24:58.530 --> 00:25:00.690

michael@farericompanies.com: If you look at the dashed lines.

210

00:25:01.740 --> 00:25:05.850

michael@farericompanies.com: That is the the allowable building area.

211

00:25:07.050 --> 00:25:12.060

michael@farericompanies.com: And, of course, to the left is our 15 years
15 foot.

212

00:25:13.080 --> 00:25:24.270

michael@farericompanies.com: Side your chat back you can see the 10 foot
setback in the front and you can see, the five foot setback in the back
now the way this is designed.

213

00:25:26.070 --> 00:25:31.860

michael@farericompanies.com: We got to you as a parking facility as you
went to the highway.

214

00:25:32.880 --> 00:25:42.990

michael@farericompanies.com: So you would the first the driveway is to
access the garage is underneath the builders second driveway by the arrow
is the.

215

00:25:42.990 --> 00:25:43.320

way.

216

00:25:44.370 --> 00:25:53.910

michael@farericompanies.com: We allow you to the front door of the unit
and these 25 parking spaces to have what's your handicap in the U shape.

217

00:25:56.760 --> 00:25:59.700

michael@farericompanies.com: That you would have the third drive right.

218

00:26:00.720 --> 00:26:05.310

michael@farericompanies.com: Now the fourth driveway again here's the
driveway and just the rear of.

219

00:26:06.630 --> 00:26:20.580

michael@farericompanies.com: The garages townhouses and again the flat units, the building in the front on the right first building on a right to closest the bed good road i'm going to be our to fair and affordable units.

220

00:26:21.960 --> 00:26:35.370

michael@farericompanies.com: I nobody have the same size is the market rate units that are two bedroom units, we were we were required by covenant with the county to provide one one bedroom unit and one two bedroom music.

221

00:26:35.970 --> 00:26:45.360

michael@farericompanies.com: What kind of advice to two bedroom units for the fair and affordable units and just like for 70 you will not be able to tell the distinction between the market rate unit.

222

00:26:45.960 --> 00:26:58.200

michael@farericompanies.com: or third affordable unit now I decide plan Broadway Actually, this has been seen by Joe and by John and Adam in different formats and.

223

00:26:59.850 --> 00:27:06.180

michael@farericompanies.com: We were asked by your engineers to look at a box truck of, and we were able to provide.

224

00:27:06.690 --> 00:27:23.520

michael@farericompanies.com: That box truck as you see the upper left hand corner and have the proper radius says to do that the outside, with of curb to curb has to be 80 feet, we have 80 feet six inches so we're we're adequate as far as the code goes.

225

00:27:25.680 --> 00:27:29.460

michael@farericompanies.com: there's a dumpster location to the rear that will be heavily.

226

00:27:31.410 --> 00:27:39.570

michael@farericompanies.com: landscape in between the two parking aisles and Friday Strip, which will be heavily landscape as well.

227

00:27:40.860 --> 00:27:46.380

michael@farericompanies.com: Now question oh through the River the property is the ball field so just beyond the U shape.

228

00:27:48.090 --> 00:27:55.470

michael@farericompanies.com: On the north side of the property that will be heavily landscape, we will provide, of course, a landscaping plan for you to review.

229

00:27:58.110 --> 00:28:05.040

michael@farericompanies.com: If we wake the cat and, as far as elevation those the elevation out of Bedford road if we call X zero.

230

00:28:05.910 --> 00:28:14.520

michael@farericompanies.com: As we go to the real of the property it'll go up to approximately point four, five, which is presently where the property is right now.

231

00:28:14.880 --> 00:28:28.260

michael@farericompanies.com: The walls that are three stone was had been built, and it has been brought into the site so that's the elevation of the side right now is approximately the finished elevation of the site, and the reason why we had to do that.

232

00:28:29.220 --> 00:28:46.920

michael@farericompanies.com: When we got the rnn for 36 unit jot down so we were able to get storm water out to the one for the site that's why the shank was brought up, but all the exterior walls have been built they've been inspected and satisfied satisfied the town engineers.

233

00:28:48.480 --> 00:28:49.890

michael@farericompanies.com: inspections and approval.

234

00:28:51.360 --> 00:29:00.570

michael@farericompanies.com: Very good job, the important thing is that the town is been willing to help the situation out, so we can get this job good.

235

00:29:01.680 --> 00:29:07.740

michael@farericompanies.com: What is somewhat different that we've never seen before it down is that I have a required.

236

00:29:09.180 --> 00:29:23.940

michael@farericompanies.com: Almost time of the essence completion date what what would be a penalty if I couldn't get to that point so timing seems to be the most important issue to us at this point in time and we've been working and rolling it's been.

237

00:29:24.930 --> 00:29:38.460

michael@farericompanies.com: actually very cooperative and very helpful in guiding us to get through the process, so we can get into the ground we were hoping to get into the ground by the end of March, which is the right time to start.

238

00:29:38.970 --> 00:29:47.760

michael@farericompanies.com: excavation so that you can have a building and closed by the end of November, but we're not going to be able to do that, but.

239

00:29:48.840 --> 00:29:52.950

michael@farericompanies.com: Because we doubt that will be able to get through the process by a.

240

00:29:54.300 --> 00:30:02.280

michael@farericompanies.com: timely fashion, to be able to get a building permit by March, but thereafter, we will get it and we're hoping that the building department will.

241

00:30:02.760 --> 00:30:22.500

michael@farericompanies.com: Either without having completed plans mechanical plans that will get a building permit to begin to start excavation everybody seems to be quite anxious to get the job going where they're going they want to get it finished and I, as a developer once I start.

242

00:30:23.760 --> 00:30:38.460

michael@farericompanies.com: As soon as I start i'd like to get done as quickly as I can to mitigate you know the course that goes along with building a job, such as interested in all the other expenses to go along with it, so I know it's kind of a.

243

00:30:41.100 --> 00:30:45.810

michael@farericompanies.com: rush there's a lot to be able to decipher tonight, but I thought it.

244

00:30:47.910 --> 00:31:02.910

michael@farericompanies.com: that it would be best to try to present this as the job progresses as to keep you well informed of what's going on, so that the end of the day, will get plenty board approval will get site plan approval and we'll get subdivision approval.

245

00:31:04.530 --> 00:31:07.740

michael@farericompanies.com: What I do as the planning board tonight.

246

00:31:09.240 --> 00:31:14.700

michael@farericompanies.com: If you would allow me to present this plan to the police department and fire department.

247

00:31:15.750 --> 00:31:16.860

michael@farericompanies.com: See the day would be.

248

00:31:18.150 --> 00:31:31.950

michael@farericompanies.com: That this plan has presented to be refined would be acceptable to both of them, so now, I can then go to the next step to continue on landscaping planting building design plan so.

249

00:31:32.880 --> 00:31:45.900

michael@farericompanies.com: You know, basically tonight is a plan to why I wanted to be on it agenda conceptually see tell you show you where we are and to keep you well on there's the process continues.

250

00:31:46.650 --> 00:32:00.690

michael@farericompanies.com: So, again, I appreciate the time that you gave me tonight to put me on the agenda to present this plan to you and to ask that you allow me to go to police department and fire department to get their input.

251

00:32:02.730 --> 00:32:03.510

Christopher Carthy: Thank you, Michael.

252

00:32:05.580 --> 00:32:09.750

Christopher Carthy: Michael, what are the permits new need besides town of North Council province here.

253

00:32:11.070 --> 00:32:20.070

michael@farericompanies.com: We need a, we need a shadow for the amended coveted by a westchester county and I don't anticipate any problem there other than.

254

00:32:21.180 --> 00:32:29.550

michael@farericompanies.com: The process that they go through, I think we'll add that you know, within the next week or two, we then have to go before the town board.

255

00:32:30.060 --> 00:32:46.860

michael@farericompanies.com: We are on an agenda for Wednesday evening to close their public hearing the vote on it, however, with not having the county side of the town board can't close the public hearing or vote on without that amended covenant.

256

00:32:48.090 --> 00:32:56.580

michael@farericompanies.com: it's doubtful, I spoke to work at some correspondence with Nova drummond today, I doubt that will have it for Wednesday.

257

00:32:57.090 --> 00:33:09.780

michael@farericompanies.com: But we can continue going on with the with the with the planning board and going through the process and I think probably by the next tab board meeting they'll close the public hearing, I think there are three votes.

258

00:33:10.830 --> 00:33:18.450

michael@farericompanies.com: At the town board that are both favorably for this arose, they would never have sat me down this road to the Covenant.

259

00:33:20.100 --> 00:33:30.570

michael@farericompanies.com: So everything we have planning board approval both subdivision site plan, we then allow whoo that'd be allowed to complete our mechanical plans.

260

00:33:30.960 --> 00:33:39.630

michael@farericompanies.com: And then submit them to the ability department for a building permit unless we get an excavation permit prior to that will get some kind of an amended.

261

00:33:40.260 --> 00:33:59.640

michael@farericompanies.com: Building permit process and that that would close your job for this job, and then it will be in the building department and, naturally, where we are so I don't think we're going to get to the beginning of March doubtful, but I would hope that we'll be able to be in the ground be digging.

262

00:34:01.590 --> 00:34:16.980

michael@farericompanies.com: In April end of April yeah I hope at the at the at the at the latest, the early we get done in the earlier we get a bill earlier, the job gets completed, and those are the wishes that the town board.

263

00:34:18.630 --> 00:34:19.860

michael@farericompanies.com: is pushing us towards.

264

00:34:20.220 --> 00:34:21.210

Christopher Carthy: Okay, thank you much.

265

00:34:22.230 --> 00:34:24.420

Christopher Carthy: More numbers, or is there anything you want to add to this.

266

00:34:27.150 --> 00:34:30.090

Larry Ruisi: Like I just have a quick question on the parking.

267

00:34:31.110 --> 00:34:37.650

Larry Ruisi: Can you go from the left side to the right side of the guests parking or do you have to walk around.

268

00:34:38.850 --> 00:34:41.250

Larry Ruisi: I know you've got that 10 foot medium in the middle.

269

00:34:41.340 --> 00:34:42.120

Larry Ruisi: How does that work.

270

00:34:43.260 --> 00:34:52.380

michael@farericompanies.com: Well there's 25 spaces in the middle yeah that'd be a pathway in between somewhere, and in reality we were over three parking spaces.

271

00:34:53.160 --> 00:34:59.400

michael@farericompanies.com: So they'll probably be some workplace The other thing that I didn't say I figured i'd bring to you at a later date.

272

00:34:59.790 --> 00:35:15.720

michael@farericompanies.com: On Bedford road we also noticed on the site plan we provided three additional parking spaces there I those orange county in your account right that the he can will build that that would also.

273

00:35:16.890 --> 00:35:17.400

Adam Kaufman: But I think.

274

00:35:17.460 --> 00:35:21.240

Adam Kaufman: To get to larry's point it really functions as one project.

275

00:35:21.300 --> 00:35:26.610

michael@farericompanies.com: Oh well, there is a sidewalk that goes, all the way around the project if you go back to the cycling i'll show you that.

276

00:35:26.910 --> 00:35:31.530

Larry Ruisi: No, I thought I saw the sidewalk i'm just thinking i'm visiting someone on the left, all the.

277

00:35:31.830 --> 00:35:37.530

Larry Ruisi: All the spots are filled I swing around to the right, can I cut through or I just have to walk back on the sidewalk.

278

00:35:38.250 --> 00:35:40.290

michael@farericompanies.com: Or you walk on the sidewalk that's.

279

00:35:40.290 --> 00:35:54.210

Larry Ruisi: Okay, and then the other question on parking to the the handicap, I noticed you haven't both up front i'm not sure what the best protocol, for that is in proximity to where you know, a handicapped person might live or not.

280

00:35:54.570 --> 00:36:08.760

michael@farericompanies.com: i'm so glad you asked that question Larry I had the same thing with Danny and if you could click that shy playing up, I would like to relocate one of those handicapped places and actually if I could relocate when I can get another parking space, can you put that site plan back up, please.

281

00:36:11.490 --> 00:36:14.850

michael@farericompanies.com: If you take this if you take the handicap parking space.

282

00:36:16.350 --> 00:36:19.770

michael@farericompanies.com: On the right, the first one first driveway on the right.

283

00:36:20.340 --> 00:36:31.710

michael@farericompanies.com: i'd like to make that one a regular parking space where the question actually is, I get another pocket space and i'd like to put that that handicap space at the top next to the.

284

00:36:32.100 --> 00:36:50.340

michael@farericompanies.com: Other side of where the truck is shown with a 40 foot truck is and this way you have one on each side and that's more appropriate to put one on one side, one on the other, and one in the front and one towards the rear and I think that's a very good point I noticed that as well.

285

00:36:50.940 --> 00:36:51.960

Larry Ruisi: Okay, thanks Mike.

286

00:36:53.340 --> 00:36:55.410

michael@farericompanies.com: And Mike what I did, and I have to tell you.

287

00:36:55.650 --> 00:37:00.240

michael@farericompanies.com: There are some refinements to this plan that need to be done, but I can tell you.

288

00:37:01.530 --> 00:37:04.080

michael@farericompanies.com: i've been working on this townhouse plan.

289

00:37:06.030 --> 00:37:19.320

michael@farericompanies.com: For a long time and and what made me change to go to this is from the residential multifamily single structure is what we're experiencing now, because of covert.

290

00:37:19.980 --> 00:37:32.760

michael@farericompanies.com: The single structured multifamily know that that's been approved, is not what people want today because of Kovac that building has elevators and as common always.

291

00:37:33.450 --> 00:37:45.960

michael@farericompanies.com: So if you were to live there it's not uncommon that you would meet a neighbor in an elevator, and that makes a lot of people uncomfortable today that's why a lot of people are moving on these multifamily buildings.

292

00:37:46.410 --> 00:37:53.700

michael@farericompanies.com: This doesn't have any common always know carbon elevators and everybody has their own entrances and exits.

293

00:37:54.960 --> 00:38:05.730

michael@farericompanies.com: Which is what people are demanding The other thing that i'd like to point out to you in the 36 unit single structure multi family, we did have one bedroom apartments.

294

00:38:06.330 --> 00:38:12.960

michael@farericompanies.com: And recently I for 70 that 16 unit God is God 10 two bedrooms and six one bedrooms.

295

00:38:13.350 --> 00:38:21.000

michael@farericompanies.com: And now we're the prices of marketing those units and we're finding there is not a big demand for one bedroom units because of coven.

296

00:38:21.450 --> 00:38:31.500

michael@farericompanies.com: It seems as though that the people are working from home, even though they require one bedroom on a second batch of the users in office or.

297

00:38:32.070 --> 00:38:48.870

michael@farericompanies.com: or as a bedroom so they want that flexibility so that's what changed our tune with the design here you can't very well build something that the market is willing to accept this is what the this this job is presented, is what the market is looking for today.

298

00:38:51.780 --> 00:38:59.910

michael@farericompanies.com: And yes, we do have the sidewalks, as you can see from an aesthetic point of view, this is a beautiful job I think I remember showing.

299

00:39:01.980 --> 00:39:11.310

michael@farericompanies.com: Presenting to your board to the town board a rendering of the texture they sure from Washington DC where they had these townhouse looks.

300

00:39:11.790 --> 00:39:25.620

michael@farericompanies.com: And recently, to be honest with you, I found a job that was recently being built into candidate that I went to visit on Sunday, which is exactly what we're presenting here very aesthetically pleasing.

301

00:39:27.960 --> 00:39:32.370

michael@farericompanies.com: isn't appropriate job for an in town residential job.

302

00:39:34.320 --> 00:39:46.290

michael@farericompanies.com: And, as I, as we continue on the process you'll be supplied with renderings landscaping plans and and the more specific information that you're going to require.

303

00:39:48.030 --> 00:39:48.810

michael@farericompanies.com: was in this.

304

00:39:49.500 --> 00:39:55.890

michael@farericompanies.com: property to be able to get work waste in front door it's a it's a job that I can tell you.

305

00:39:56.970 --> 00:40:00.720

michael@farericompanies.com: Is aesthetically very pleasing actually you're going to be happy with.

306

00:40:02.430 --> 00:40:12.630

Michael Pollack: That point Mike without getting ahead of ourselves, how do you visualize the screaming between the East side of the project and the eggs around from such a report.

307

00:40:13.230 --> 00:40:15.240

michael@farericompanies.com: Okay, well, if you noticed on a plan.

308

00:40:18.030 --> 00:40:21.270

michael@farericompanies.com: I had provided provided a seven foot buffer there.

309

00:40:22.860 --> 00:40:25.230

michael@farericompanies.com: And that's going to be heavily planted.

310

00:40:27.030 --> 00:40:41.790

michael@farericompanies.com: it's no different than what the 36 unit job was also it's a challenge but it's, a challenge that we can accommodate with the specific landscaping to mitigate that condition.

311

00:40:42.330 --> 00:40:45.660

michael@farericompanies.com: But it is a good question i'm glad you asked it.

312

00:40:47.190 --> 00:40:49.980

michael@farericompanies.com: In your travels in the near future.

313

00:40:51.240 --> 00:40:52.860

michael@farericompanies.com: It would be interesting to.

314

00:40:54.270 --> 00:41:03.450

michael@farericompanies.com: To come from the north on 64 and get off the exit to our mock and you'll get a good visual impact of what's happening here.

315

00:41:04.500 --> 00:41:24.570

michael@farericompanies.com: you'll further down the exit ramp for to 634 is the school and they did nothing, as far as landscaping at the time 684 was both in school was there, but we plan on heavily vegetating that we plan on putting a.

316

00:41:26.250 --> 00:41:27.270

michael@farericompanies.com: The proper height.

317

00:41:28.590 --> 00:41:33.120

michael@farericompanies.com: trees and be able to mitigate it as best we can, in fact.

318

00:41:35.010 --> 00:41:39.720

michael@farericompanies.com: The unit at the very end i'm thinking about taking for my shelf.

319

00:41:41.460 --> 00:41:41.910

michael@farericompanies.com: and

320

00:41:43.110 --> 00:41:51.780

michael@farericompanies.com: it's a database a three bedroom unit, which is the most impacted part of your property, but I think I can deal with the mitigation that's going to be required.

321

00:41:54.240 --> 00:42:03.930

Christopher Carthy: Thank you, Michael good luck with the application process and we'll look forward to seeing you again with you know official plans and landscape plans, etc.

322

00:42:04.860 --> 00:42:07.290

michael@farericompanies.com: Will it be okay, if you allow me to.

323

00:42:08.460 --> 00:42:15.000

michael@farericompanies.com: To go to the play to the police into the fire department to get their input.

324

00:42:15.870 --> 00:42:19.680

Christopher Carthy: Joe do you have an opinion on that I don't really know the answer to that question.

325

00:42:21.720 --> 00:42:23.520

Christopher Carthy: Joe you i'm good.

326

00:42:23.820 --> 00:42:36.840

Joe Cermele: I don't really see a problem with a preliminary conversation I don't know if it matters and that's not an official application, yet that it's a concept plan, but wouldn't hurt to get everybody's two cents early on, while you're planning, this time.

327

00:42:37.350 --> 00:42:41.460

Christopher Carthy: Okay, good all right, Adam is there anything you want to add to that.

328

00:42:41.790 --> 00:42:42.930

Adam Kaufman: yeah no no objection.

329

00:42:43.170 --> 00:42:51.720

Christopher Carthy: Okay, so then Michael take it obviously if the site plan dramatically changes, you may have to go back there, but I don't see that happening so.

330

00:42:52.890 --> 00:42:55.200

Christopher Carthy: Please go in speak to the chief.

331

00:42:56.190 --> 00:43:03.660

michael@farericompanies.com: Greg, thank you for helping a cooperation looking forward to providing you with additional information as it becomes available.

332

00:43:04.440 --> 00:43:05.040

Christopher Carthy: Tonight Mike.

333

00:43:05.580 --> 00:43:06.300

michael@farericompanies.com: Thank you very much.

334

00:43:08.310 --> 00:43:14.100

Christopher Carthy: The the next application before us, presented by geraldine Twitter ella.

335

00:43:15.420 --> 00:43:25.710

Christopher Carthy: it's 45 PM drive, and this is a new home and sort of like a servants quarters in Congress barn.

336

00:43:31.980 --> 00:43:38.700

Tasos Kokoris: My obviously the site plan dramatically changes me go back there, but I don't see that happening so.

337

00:43:40.800 --> 00:43:43.440

Christopher Carthy: One of the one of the folks who just came on you have your.

338

00:43:44.520 --> 00:43:54.600

Christopher Carthy: you're listening to the meeting on the web, if you could turn off your web and just participate in the meeting via zoom you won't have that reverberation.

339

00:44:06.330 --> 00:44:07.500

Christopher Carthy: This God with us.

340

00:44:11.640 --> 00:44:14.340

Christopher Carthy: hey you're on mute Oh, there you are.

341

00:44:14.760 --> 00:44:21.750

Gerri Tortorella: hi how are you good good thanks very much nice to see everybody I hope everybody's been well.

342

00:44:22.500 --> 00:44:32.730

Gerri Tortorella: We have this evening with us on this application for 45 hurlingham Dr toscia course, who I see on the screen and you should be seeing as well as the project architect.

343

00:44:33.300 --> 00:44:45.090

Gerri Tortorella: J Fein from Jay Fein and associated just with us this evening and from the project engineering firm of d'andrea surveying and engineering, we have Reagan and Adam serena with us this evening.

344

00:44:45.840 --> 00:44:56.160

Gerri Tortorella: We are here this evening to discuss with you the development of what is commonly referred to as lot at six and conyers farms it's at the end of filling him drive.

345

00:44:56.820 --> 00:45:07.710

Gerri Tortorella: And it's an approximate 10.3 acre site located make mainly in mostly in the town of North Castle with a small sliver of being in the city of Greenwich.

346

00:45:08.220 --> 00:45:13.110

Gerri Tortorella: The properties in the two acre zoning district, even though it is quite oversized.

347

00:45:13.650 --> 00:45:21.360

Gerri Tortorella: It may look familiar to some of you who've been around for a while, because approvals have been granted in the past for the development of this law.

348

00:45:22.140 --> 00:45:31.920

Gerri Tortorella: In 1991 there were approvals granted for the construction of some improvements and actually construction was undertaken, it was some great thing done for the driveway.

349

00:45:32.490 --> 00:45:38.700

Gerri Tortorella: The septic and the weld were installed and other portions of the site were graded but the project was never completed.

350

00:45:39.330 --> 00:45:47.640

Gerri Tortorella: And then in 22,009 there were approvals that were granted for the construction of a residence and other improvements and those are renewed.

351

00:45:48.120 --> 00:45:56.640

Gerri Tortorella: Back in 2016 but, again, no more construction proceeded our client has since acquired the property and would like to move ahead with construction.

352

00:45:56.970 --> 00:46:02.070

Gerri Tortorella: of a residence and some other improvements on the property that will talk about with you this evening.

353

00:46:02.580 --> 00:46:14.040

Gerri Tortorella: And what we're really proposing is what's largely consistent with what you find on conyers farms lots it's a main residence, it is an accessory structure for as a caretakers quarters.

354

00:46:14.760 --> 00:46:23.370

Gerri Tortorella: There are is a tennis court proposed adopt and, of course, all the infrastructure that goes along to support that development on the property.

355

00:46:23.790 --> 00:46:28.950

Gerri Tortorella: we've applied for site plan approval the wetland permit for the Doc.

356

00:46:29.490 --> 00:46:36.960

Gerri Tortorella: And tree removal permit for some of the trees that that have to be removed, so those are the applications that we have pending before you this evening.

357

00:46:37.470 --> 00:46:47.370

Gerri Tortorella: Based on comments we've seen there may be an additional special permit that's required for the accessory bbq pavilion, but we can talk about that as as the proceeding.

358

00:46:48.450 --> 00:46:58.140

Gerri Tortorella: goes along this evening, we have discussed this proposal with the park Commission the planning and architectural review Commission for conyers farms.

359

00:46:58.440 --> 00:47:04.470

Gerri Tortorella: We obtained approval for the development, so I want you to know that we have been keeping them in the loop, and we have discussed.

360

00:47:04.860 --> 00:47:11.190

Gerri Tortorella: All of these improvements that will be talking about with you this evening with park and obtained approval for those improvements so.

361

00:47:11.760 --> 00:47:17.220

Gerri Tortorella: You know, in the spirit of trying to keep things moving in parallel courses, we wanted to let you know that we had done that.

362

00:47:17.850 --> 00:47:30.360

Gerri Tortorella: If I can turn the floor over to test us before us, he will review the site plan with you, and then we could talk about the landscaping plan and any questions that you folks might have and some of the things that are on our checklist to talk to you about.

363

00:47:31.770 --> 00:47:34.680

Tasos Kokoris: All right, good evening, my name is starts with recourse.

364

00:47:35.910 --> 00:47:37.500

Tasos Kokoris: The Arctic for the project and.

365

00:47:38.040 --> 00:47:46.560

Tasos Kokoris: If you would like to share a screen, I can walk you through the the site land with the general arrangement on the site.

366

00:47:46.860 --> 00:47:47.640
Adam Kaufman: yeah that'd be great.

367
00:47:48.540 --> 00:47:52.020
Tasos Kokoris: Okay, let me open up my folder here.

368
00:47:57.150 --> 00:47:57.720
Okay.

369
00:47:59.580 --> 00:48:11.820
Adam Kaufman: i'll take this opportunity to say that the site plan really does look fine you know, we have some comments in here and some technical details that will need to to address, but the basic plan is Jerry said is appropriate for.

370
00:48:12.870 --> 00:48:19.980
Adam Kaufman: For for this subdivision and looks looks okay i'm sure we'll we'll get get this all sorted out.

371
00:48:20.640 --> 00:48:21.450
Tasos Kokoris: Well that's terrific.

372
00:48:22.620 --> 00:48:27.210
Tasos Kokoris: i'll just walk you through the the architectural end of the of the application and.

373
00:48:28.470 --> 00:48:35.280
Tasos Kokoris: i'll just move through it quickly i'd rather just move move along and then that allow you to ask questions if you need to.

374
00:48:36.330 --> 00:48:41.160
Tasos Kokoris: The plan is for a main residence that you can see here on my screen.

375
00:48:42.390 --> 00:49:03.960
Tasos Kokoris: is, as you come into the driveway there was a courtyard in the front, and then there are there's a drive under on one side and a and a passage underneath the roof, on the other side, there is a large terrorists over the lake is to the north up top of the screen here.

376
00:49:05.130 --> 00:49:21.990
Tasos Kokoris: And there is a an open terrace with an indoor pool underneath the the main floor plan is is right there where my cursor is,

and then there is an attached what we call the bbq pavilion, which is essentially a covered porch with.

377

00:49:23.250 --> 00:49:26.190

Tasos Kokoris: Barbecue and place to sit and eat.

378

00:49:28.140 --> 00:49:29.010

Tasos Kokoris: There are.

379

00:49:30.060 --> 00:49:43.260

Tasos Kokoris: we've been in discussion with the planning department, we have allowed for car spaces one attached to the House nationwide and then three Ms Ms separated but connected garage.

380

00:49:44.430 --> 00:49:48.450

Tasos Kokoris: And that really completes the first floor plan.

381

00:49:49.980 --> 00:50:05.430

Tasos Kokoris: second floor, there are a number of bedrooms the main master suite is here there's an open space in the middle and bedrooms on the left, and now you can see the roof of that open pavilion that's connected to the the upstairs terrace.

382

00:50:07.290 --> 00:50:20.130

Tasos Kokoris: There is an attic I apologies for the archery here, I will we're having some discussions and we're thinking might be exciting to have that but, at the owners request that will be removed it'll just be.

383

00:50:21.390 --> 00:50:26.910

Tasos Kokoris: For usable storage and and not anything terribly dangerous as you come up the stairs.

384

00:50:28.110 --> 00:50:35.130

Tasos Kokoris: But there's also a very relatively small study but nicely first up there on the roof.

385

00:50:37.980 --> 00:50:39.060

Tasos Kokoris: here's the roof plan.

386

00:50:41.100 --> 00:50:44.370

Tasos Kokoris: And i'll just go to the.

387

00:50:48.060 --> 00:50:50.520

Tasos Kokoris: Well, you know, let me go to the side plan.

388

00:50:52.380 --> 00:51:09.120

Tasos Kokoris: This is the landscape and climb that was prepared by Jay fame you can see, I can describe the approach here, you can see, to come into the driveway right here on the portion of the property that is within Connecticut this line this straight line here is the state line.

389

00:51:10.950 --> 00:51:24.360

Tasos Kokoris: So, once you enter you come around this band, and there will be a caretakers quarters building in this area that will essentially get how's the caretaker for the property and some equipment down below.

390

00:51:25.050 --> 00:51:41.400

Tasos Kokoris: And this curve driveway is an existing drive the trees that you see are mostly already there so we're going to maintain that drive to come around to the circle that'll be the arrival, to the residence, which is shown here.

391

00:51:43.980 --> 00:51:47.220

Tasos Kokoris: here on this land, you can also see the tennis court, they were planning on.

392

00:51:48.570 --> 00:51:56.160

Tasos Kokoris: Which is located in this area, and they also that pavilion that we spoke about earlier, which is the diamond pavilion.

393

00:51:57.450 --> 00:52:06.780

Tasos Kokoris: at the back of the House or the lake we have a large lawn area and the pathway down to a Doc that will speak about in a little while.

394

00:52:07.620 --> 00:52:18.810

Tasos Kokoris: The caretakers residence go back to that he's shown here it's a relatively small building using the same materials that same architecture as the, as the House.

395

00:52:19.830 --> 00:52:27.690

Tasos Kokoris: It has two bedrooms upstairs living area in the middle level and equipment, storage and single garage and a lower level.

396

00:52:29.670 --> 00:52:36.750

Tasos Kokoris: And that is the architecturally that's a that's a pretty brief description of the project and.

397

00:52:46.710 --> 00:52:47.100

Tasos Kokoris: All right.

398

00:52:48.060 --> 00:52:50.010

jay fain: Can you put the landscape, I plan backup.

399

00:52:50.520 --> 00:52:51.120

sure.

400

00:53:05.040 --> 00:53:17.850

jay fain: i'll just discuss the landscape plan, briefly, this is Jay fain i'm the environmental and landscape consultant for the project as Jerry has indicated a lot of this site has already been previously.

401

00:53:20.340 --> 00:53:32.790

jay fain: been developed in conjunction with the previous house that never got built so almost everything you see within the landscape envelope is already cleared and one of the very few trees, we have to remove.

402

00:53:33.630 --> 00:53:42.540

jay fain: For accommodate this this plan, mostly in the vicinity of the tennis court house and and the caretakers cottage.

403

00:53:43.290 --> 00:53:51.570

jay fain: Just the driveway is there and there's a la of existing sugar maple trees that flank the driveway very nice.

404

00:53:52.110 --> 00:53:59.670

jay fain: And this particular instance it's less is more situation, the site speaks for itself it's very beautiful and the.

405

00:54:00.150 --> 00:54:09.120

jay fain: we're focusing on the landscaping mostly in terms of screening plantings to the north and to the eastern property line with our existing residents.

406

00:54:09.690 --> 00:54:27.840

jay fain: we're also going to maintain the hundred foot step back from the leg we're not removing any trees or doing any disturbance in that area there'll be a very low key with chip path that takes you to the floating dock which we will be, we will we will do some enhancement plantings.

407

00:54:28.050 --> 00:54:28.470

jay fain: In the.

408

00:54:30.150 --> 00:54:37.470

jay fain: In the deed restricted area to compensate for the wetlands permit and Twitter one and be on native material and we'll do some.

409

00:54:38.790 --> 00:54:48.000

jay fain: Nice foundation plan things around the House, but the owner prefers the open feeling for the property and there won't be a lot of plantings in the interior of the site.

410

00:54:50.790 --> 00:54:51.180

Good.

411

00:54:53.910 --> 00:54:54.630

Christopher Carthy: Thank you Jay.

412

00:54:59.130 --> 00:55:10.860

Christopher Carthy: What is the next step for you folks I mean we are, why are you in this application process obviously you've got to you've got to review the comments from the professionals COM professionals, but how far along you actually developing this plan.

413

00:55:12.300 --> 00:55:17.010

Gerri Tortorella: Oh, we are, this is our first appearance before you're born on this application.

414

00:55:17.880 --> 00:55:25.860

Gerri Tortorella: And we would need to be referred out to the architectural review board as well as the conservation board because of the approvals that we're seeking.

415

00:55:26.610 --> 00:55:32.040

Gerri Tortorella: We also want to have a discussion with you because the papers quarters.

416

00:55:32.640 --> 00:55:45.030

Gerri Tortorella: are being proposed pursuant to a provision in your code that allows servants quarters to be constructed on property simultaneously with the construction of the principal residence.

417

00:55:45.510 --> 00:55:59.670

Gerri Tortorella: If we can prove out what what I refer to as a phantom subdivision the the theoretically, the ability to subdivide the property in the future in such a way that the two residential structures could.

418

00:56:00.330 --> 00:56:08.160

Gerri Tortorella: Independently exist we're a subdivision to be pursued in the future, and we have submitted to the board.

419

00:56:08.700 --> 00:56:20.520

Gerri Tortorella: What we refer to as the phantom subdivision plan or the theoretical subdivision plan on the right hand side you'll see the area where the cottage where the caretakers quarters are located.

420

00:56:20.940 --> 00:56:28.770

Gerri Tortorella: We are locating the septic system and the well on that phantom lot, so that in the future if there was ever a subdivision that.

421

00:56:29.160 --> 00:56:35.400

Gerri Tortorella: Those improvements would be self sustaining and that law would be so self sustained and everything would be located on it.

422

00:56:35.820 --> 00:56:40.500

Gerri Tortorella: And in addition to that, then there's the main residence, with its own septic system and well.

423

00:56:40.950 --> 00:56:51.900

Gerri Tortorella: as well, we have made application to the health department I didn't d'andrea engineering and serving has done that we've been out in the field and had conversations about the septic.

424

00:56:52.350 --> 00:57:00.330

Gerri Tortorella: With the health department, so they are moving that process along as we as we're speaking we've also been out to the field with.

425

00:57:00.750 --> 00:57:06.030

Gerri Tortorella: cal arts sessions for some of the testing that's required in connection with the storm water system that's proposed.

426

00:57:06.570 --> 00:57:21.840

Gerri Tortorella: So the question that we want to talk to you about this evening was kind of framed by some of the comments from the town planner and the town engineer, with respect to this phantom subdivision what happens here is that.

427

00:57:22.890 --> 00:57:33.390

Gerri Tortorella: If we develop this property as a single parcel the gross building the gross floor area and the gross building land coverage.

428

00:57:34.500 --> 00:57:48.840

Gerri Tortorella: are based on what I will refer to as gross lot area right there doesn't have to be a deduction for wetlands and for steep any portion of the steep slopes when we do those calculations, but because we're.

429

00:57:49.710 --> 00:57:56.190

Gerri Tortorella: Taking advantage of a technique or a tool and your zoning ordinance that allows the caretakers quarters to be constructed.

430

00:57:58.710 --> 00:58:16.440

Gerri Tortorella: We are now subject to having to demonstrate that these lots comply would comply with zoning under the current regulations and the current regulations calculate gross land coverage and gross floor area on the basis of net lot area.

431

00:58:17.700 --> 00:58:30.900

Gerri Tortorella: And we lose a fair amount of our lot area to converse lake which is on the property and that's on kind of what I call the main residents parcel the larger parcel as well steep slopes that are located.

432

00:58:31.230 --> 00:58:34.140

Adam Kaufman: I see what you're saying Jerry so are you saying that issue.

433

00:58:34.980 --> 00:58:36.120

Adam Kaufman: Is the.

434

00:58:37.170 --> 00:58:44.400

Adam Kaufman: proposed amount of land coverage is the issue or actually getting enough net lot area to show to loss.

435

00:58:44.880 --> 00:58:56.580

Gerri Tortorella: it's really the gross land coverage and potentially the gross floor area based when calculated on the basis of net lot area I think we're fine with with net lot area.

436

00:58:57.300 --> 00:59:06.600

Gerri Tortorella: You know I think we'll be okay, but that's only the first question first part of the equation, then we have to look at well if this was ever subdivided in the future.

437

00:59:07.650 --> 00:59:08.370

Gerri Tortorella: Would these.

438

00:59:08.610 --> 00:59:13.770

Gerri Tortorella: Improvements comply with the current definition of the of the coverages and.

439

00:59:14.370 --> 00:59:16.380

Adam Kaufman: I understand the issue rolling can't we.

440

00:59:19.800 --> 00:59:22.950

Adam Kaufman: can't we deal with this in some way where.

441

00:59:25.470 --> 00:59:29.340

Adam Kaufman: I don't think anyone's ever the code doesn't really contemplate.

442

00:59:30.540 --> 00:59:36.990

Adam Kaufman: That you're going to do this subdivision it's just whether or not it could be done in terms of the.

443

00:59:37.950 --> 00:59:50.310

Adam Kaufman: Area of the lot in the shape of a lot and the bulk requirements of the lot you can you're going to be able to demonstrate it it's really, the issue is going from what I understand is land coverage and floor area of what gets built.

444

00:59:52.080 --> 01:00:08.970

Adam Kaufman: I don't know if that's really the intent of the code there of actual I think of it more as a depiction of the size and shape and not necessarily what actually gets built on those lots so i'm not sure if that's really an issue for me.

445

01:00:10.080 --> 01:00:27.750

Adam Kaufman: If the phantom subdivision land coverage and floor area because we're not necessarily dealing Jerry with real buildings, per se, I think the issue is land area and bulk requirements you follow me Jerry and rolling.

446

01:00:28.500 --> 01:00:39.090

Roland Baroni: Yes, but what would what would happen if it ever did have to be subdivided can holdings what already exists.

447

01:00:40.170 --> 01:00:43.320

Roland Baroni: What they then go to the zoning board for very.

448

01:00:44.190 --> 01:00:54.420

Adam Kaufman: Either they'll go to the zoning board or they'll create compliant lots at that point, so you know however they're going to do it, either by variances or removing lamb coverage.

449

01:00:56.130 --> 01:00:56.550

Roland Baroni: Okay.

450

01:00:56.640 --> 01:00:59.580

Adam Kaufman: it's never going to happen it's not a religion.

451

01:01:00.270 --> 01:01:13.380

Roland Baroni: I understand, well, maybe that your answer Jerry is that the if if the subdivision was every to occur and be proposed that's when you'd have to go to the Z BA not now yeah.

452

01:01:14.400 --> 01:01:17.370

Gerri Tortorella: Well, and that's fine, I just wanted to make sure I raised it.

453

01:01:17.430 --> 01:01:29.940

Gerri Tortorella: Because we've identified it and I don't want to go along, of course, and spend a lot of people's time and effort resources, only to find out that we were speaking past one another.

454

01:01:30.240 --> 01:01:30.600

Right.

455

01:01:32.910 --> 01:01:45.300

Gerri Tortorella: That that's fine with us, then, because I do believe will be okay with net lot area, and I understand, we have to demonstrate can take us buildable area, you know those those two categories, and of course the setbacks we've already considered and taken into.

456

01:01:46.470 --> 01:01:47.520

Gerri Tortorella: Consideration so.

457

01:01:49.200 --> 01:01:54.120

Gerri Tortorella: I then that's okay with us, I mean, thank you very much, I appreciate the clarification.

458

01:01:57.330 --> 01:02:07.800

Christopher Carthy: Can Can someone just explain on the notes, for I know you just mentioned a bloody get it committed assessor use number seven appears to limit the number of garage spaces to four days.

459

01:02:08.160 --> 01:02:11.190

Christopher Carthy: In this case, the principal dwelling appears to have five bay's.

460

01:02:11.490 --> 01:02:14.940

Christopher Carthy: Building inspectors should determine whether a variance will be required in this instance.

461

01:02:14.970 --> 01:02:15.540

Adam Kaufman: yeah it's.

462

01:02:17.250 --> 01:02:25.260

Adam Kaufman: The oversized garage in the main portion of the House whether or not that's two spaces, or one spaces getting some clarification there.

463

01:02:25.740 --> 01:02:28.230

Christopher Carthy: But what is the significance of that Adam.

464

01:02:28.680 --> 01:02:33.840

Adam Kaufman: Oh each building is permitted a maximum of four spaces further town code.

465

01:02:34.350 --> 01:02:36.840

Christopher Carthy: I see that's what I wanted to get to okay.

466

01:02:38.250 --> 01:02:43.560

Tasos Kokoris: I think there was a reason for the 14 foot wide door, which will not fit.

467

01:02:45.660 --> 01:02:52.350

Adam Kaufman: Okay, maybe that's that's sufficient so you know just better to clarify it and and have an answer.

468

01:02:58.470 --> 01:03:01.020

Gerri Tortorella: We looked at pretty much everything else.

469

01:03:02.550 --> 01:03:18.120

Gerri Tortorella: The the other and think that we can comply with most things, or we may need some clarification, but we don't need to take up the board's time tonight those would be clarification we take from Adam or from Joe or from Roland if there are legal matter.

470

01:03:19.620 --> 01:03:25.710

Gerri Tortorella: So we would just like to see if we can talk about the referrals to the conservation board and.

471

01:03:27.030 --> 01:03:32.700

Gerri Tortorella: Also, moving ahead with the ARV and then, if the board, would like to have a site visit.

472

01:03:33.750 --> 01:03:41.940

Gerri Tortorella: I don't know how you feel about traipsing or I mean there's you know it's not cloud, so I don't know how you feel about traipsing around and deep snow out there at this juncture.

473

01:03:42.030 --> 01:03:49.320

Tasos Kokoris: You well, perhaps by Thursday it's supposed to be a really warm I doubt any snow will be will be around by that.

474

01:03:49.410 --> 01:03:51.000

Christopher Carthy: Can you show me an area.

475

01:03:52.710 --> 01:03:54.300

Tasos Kokoris: An area of the property.

476

01:03:54.360 --> 01:03:56.520

Tasos Kokoris: yeah we have a map here.

477

01:03:57.540 --> 01:04:02.190

Tasos Kokoris: You can see it here, which I can go to Google maps and showed you there.

478

01:04:02.310 --> 01:04:05.400

Christopher Carthy: If you don't mind that's just a moment sure.

479

01:04:06.600 --> 01:04:11.730

Gerri Tortorella: It would probably set the context, a little bit more clearly yes, yes, yes, let me just do that.

480

01:04:44.880 --> 01:04:50.310

Tasos Kokoris: Okay, there we are the property is actually if you can see my cursor it's right here.

481

01:04:51.210 --> 01:05:02.820

Christopher Carthy: Oh yes, okay i'm just i'm just i'm just getting my bearings for a moment okay Bedford banks will road where's Mead road, whereas me where the back gate where's the back gate.

482

01:05:05.940 --> 01:05:08.190

Tasos Kokoris: not sure this is the, this is not street and.

483

01:05:08.670 --> 01:05:11.010

Christopher Carthy: I think he's pointing to have you can't see me okay.

484

01:05:11.010 --> 01:05:13.500

Christopher Carthy: Right Okay, I think I know where it is but.

485

01:05:16.410 --> 01:05:17.880

Tasos Kokoris: This is a polo field, right here.

486

01:05:20.430 --> 01:05:25.410

jay fain: that's the north street side me street is not enough, you can't see it on here there it is.

487

01:05:26.070 --> 01:05:27.480

Christopher Carthy: yeah okay yeah.

488

01:05:28.110 --> 01:05:29.070

Tasos Kokoris: The property is this.

489

01:05:31.110 --> 01:05:43.560

Christopher Carthy: Okay, and he just brings brings us back to bed so thanks a lot for a moment to mine course okay what street yeah okay good good got it got it wow.

490

01:05:48.120 --> 01:05:51.690

Christopher Carthy: Jane do you feel a need to do a sidewalk for this.

491

01:05:54.030 --> 01:05:58.350

JANE BLACK: I think we should probably do one for this one this they're presenting to us.

492

01:06:00.360 --> 01:06:01.410

Christopher Carthy: Okay okay.

493

01:06:02.070 --> 01:06:04.200

JANE BLACK: We want to plan right one first that's fine.

494

01:06:05.100 --> 01:06:06.420

Christopher Carthy: Sorry Jane say that again.

495

01:06:07.980 --> 01:06:09.540

JANE BLACK: If you want to plan a joint one.

496

01:06:09.720 --> 01:06:13.080

Christopher Carthy: yeah right okay fine all right so then.

497

01:06:13.170 --> 01:06:31.320

Christopher Carthy: You know about I guess you just put together a CBP be sidewalk OK, I can certainly work on that Thank you wow all right planning board members there's any but his so we know we can refer them to the conservation board tonight and the IRB tonight correct yes.

498

01:06:31.380 --> 01:06:37.590

Christopher Carthy: Sure alright so board members are you okay referring them to the IRB and the conservation board.

499

01:06:40.200 --> 01:06:40.680

Steve Sauro: I am.

500

01:06:42.360 --> 01:06:43.920

Jim Jensen: Jim oh yeah yeah.

501

01:06:44.490 --> 01:06:45.960

Christopher Carthy: Okay Larry.

502

01:06:46.380 --> 01:06:46.950

Larry Ruisi: y'all i'm fine.

503

01:06:47.370 --> 01:06:48.750

Christopher Carthy: All right, Michael.

504

01:06:48.930 --> 01:06:57.960

Christopher Carthy: whoa okay good Thank you alright, so can someone make a motion to refer them to the ARV and the seed and the conservation board.

505

01:06:59.040 --> 01:06:59.910

Steve Sauro: i'll make that motion.

506

01:07:02.430 --> 01:07:04.740

Christopher Carthy: All second all in favor.

507

01:07:05.100 --> 01:07:05.340

Larry Ruisi: All right.

508

01:07:05.400 --> 01:07:06.180

Steve Sauro: hi hi.

509

01:07:06.660 --> 01:07:18.810

Christopher Carthy: Thank you alright so geraldine you have your referrals now and we'll look forward to seeing this application again, but before you go, I would like to say this to you I you know.

510

01:07:19.440 --> 01:07:33.660

Christopher Carthy: I think it's a real feather in the hat of North Castle that these folks have come here and decided to invest a few dollars to build this House and it's gonna be a beautiful home and we're very happy to have them here.

511

01:07:35.070 --> 01:07:35.790

Gerri Tortorella: Well, thank you.

512

01:07:36.090 --> 01:07:36.540

Tasos Kokoris: very much.

513

01:07:37.020 --> 01:07:40.830

Gerri Tortorella: Thank you, I think our client may be may be listening in and i'm sure that they are.

514

01:07:41.760 --> 01:07:46.500

Christopher Carthy: Hoping so just let them know Look, we look forward to having them here, and we really wish them well.

515

01:07:47.340 --> 01:08:03.450

Gerri Tortorella: Can I ask one or two other questions just for clarification I don't think the covered the bbq pavilion and it's attached to the main residence and you had an indication in your memo that you thought it might require the special format because it's larger than 800 square feet.

516

01:08:03.960 --> 01:08:17.880

Adam Kaufman: Yes, and that's assuming that it's it's detached know I don't know it's worth having a conversation with the building department how they're going to consider that if it's attached it won't need a special permit, but it should still be counted as girls floor area.

517

01:08:18.060 --> 01:08:18.240

Tasos Kokoris: yeah.

518

01:08:18.270 --> 01:08:22.320

Adam Kaufman: If it's considered to be detached, then we would have to shoot that special permit.

519

01:08:22.710 --> 01:08:36.060

Gerri Tortorella: Fine, so we'll we'll talk to the building inspector about that and re bring that up with him and then is it is it to pushing it is it premature to talk about scheduling a public hearing or he wants to come back with revisions and then we'll schedule the public hearings.

520

01:08:36.510 --> 01:08:38.040

Adam Kaufman: that's up to Christopher on the board.

521

01:08:38.760 --> 01:08:45.240

Christopher Carthy: Let me just actions will be jury is 800 square foot unit attached to a detached what is it exactly.

522

01:08:45.420 --> 01:08:47.610

Adam Kaufman: Well, I think it's a roof attaching that right.

523

01:08:47.850 --> 01:08:49.500

Tasos Kokoris: Exactly exactly.

524

01:08:49.650 --> 01:08:57.570

Adam Kaufman: Right, I think, typically the built the building department call that not attached, but let's let's find out.

525

01:08:58.800 --> 01:09:02.670

Christopher Carthy: Is that attached to the roots of detachment, the floor is an intention that one.

526

01:09:03.750 --> 01:09:04.920

Adam Kaufman: To be attached he.

527

01:09:05.160 --> 01:09:07.140

Adam Kaufman: The building department wants like a breezeway.

528

01:09:07.230 --> 01:09:12.420

Tasos Kokoris: blacks the, this is an open an open essentially a covered.

529

01:09:13.860 --> 01:09:20.250

Adam Kaufman: or yeah this is definitely not typical so let's let's have them take a look at it and will will know how to deal with it.

530

01:09:21.120 --> 01:09:21.390

Christopher Carthy: Right.

531

01:09:22.050 --> 01:09:28.350

Adam Kaufman: So, even if it is considered to be detached it's still under the purview of the planning board okay.

532

01:09:29.850 --> 01:09:36.450

Gerri Tortorella: yeah I, and I just want to tell you, our client did here you're kind remarks and just wants us to thank you, but you know for going out of the way to say that.

533

01:09:37.710 --> 01:09:45.990

Christopher Carthy: So now we are going to get comments back from the IRB and we're going to get comments back to the conservation board at the next meeting.

534

01:09:46.470 --> 01:09:55.920

Christopher Carthy: And then at that meeting, we can schedule the public hearing you know all mean Adam I just gave to the public hearing for the next meeting, even though we're getting those comments.

535

01:09:56.100 --> 01:10:00.990

Adam Kaufman: I think you can do that sure, and if there are any complications, we could always have a drama here.

536

01:10:02.280 --> 01:10:04.710

Christopher Carthy: Okay, so board members are moving right along here.

537

01:10:06.870 --> 01:10:14.310

Christopher Carthy: You folks amenable to scheduling the public hearing if the next meeting with them, I mean I think they've got their act together.

538

01:10:17.490 --> 01:10:23.130

Valerie B Desimone: Excuse me Gary do you have dates as to what board what dates are you getting in each of those boards on.

539

01:10:24.120 --> 01:10:28.590

Gerri Tortorella: So I think the conservation board mark meeting.

540

01:10:30.060 --> 01:10:34.350

Gerri Tortorella: I think, is this, I had would have to look that up at all exactly the thing is going to be.

541

01:10:34.710 --> 01:10:35.940

Valerie B Desimone: Third, Tuesday of the month.

542

01:10:36.000 --> 01:10:36.540

Yes.

543

01:10:37.680 --> 01:10:38.970

JANE BLACK: Third, Tuesday and mark.

544

01:10:39.660 --> 01:10:42.360

Gerri Tortorella: Thank you so it's the third Thursday in March.

545

01:10:42.420 --> 01:10:43.920

So that's what the 16th.

546

01:10:46.710 --> 01:10:48.900

Gerri Tortorella: I don't know how quickly the conservation board.

547

01:10:49.170 --> 01:10:58.170

Gerri Tortorella: A is able to get comments back and it feels to do that in that time, I would have to defer to the air or the representative to comment on that.

548

01:10:59.430 --> 01:11:02.700

JANE BLACK: look like a you know very large group.

549

01:11:04.110 --> 01:11:05.760

JANE BLACK: We get comments back pretty quickly.

550

01:11:06.840 --> 01:11:09.810

Gerri Tortorella: But it is just the Doc and and then the you know the.

551

01:11:11.400 --> 01:11:12.930

JANE BLACK: mitigation plan right.

552

01:11:13.020 --> 01:11:20.130

Adam Kaufman: Right and the past right, so the past but value is what you're getting at you not going to be able to know when we're going to hold to hearing is that the.

553

01:11:21.870 --> 01:11:23.040

Valerie B Desimone: Based on the information that.

554

01:11:23.040 --> 01:11:28.560

Valerie B Desimone: occurred that earliest you'd be able to have public hearings, the second meeting in January and March, not the first.

555

01:11:28.590 --> 01:11:30.420

Adam Kaufman: that's very possible yeah.

556

01:11:31.770 --> 01:11:40.350

Valerie B Desimone: I know the conservation board meets on a Tuesday night I mean would they be able to turn around their comments by Friday morning for you to incorporate that in the resolution for monday's meeting.

557

01:11:41.100 --> 01:11:42.630

Adam Kaufman: yeah I think we should leave it.

558

01:11:42.660 --> 01:11:49.440

Adam Kaufman: With the planning board is OK, the next time they appear in front of the Board will be hearing and that date to be determined.

559

01:11:49.650 --> 01:11:49.980

Larry Ruisi: When it.

560

01:11:50.040 --> 01:11:52.770

Adam Kaufman: Whenever the applicant can coordinate with all the other boards.

561

01:11:54.870 --> 01:11:58.410

Gerri Tortorella: And we don't need to schedule that in a public meeting that we will okay.

562

01:11:58.560 --> 01:12:00.060

Gerri Tortorella: So we can work with you and.

563

01:12:01.980 --> 01:12:03.120

Gerri Tortorella: Appropriate day well that's great.

564

01:12:03.810 --> 01:12:05.100

Christopher Carthy: Jerry something you'll have to.

565

01:12:05.160 --> 01:12:06.270

Christopher Carthy: publish and credits.

566

01:12:06.600 --> 01:12:08.190

Christopher Carthy: And that, for that meeting.

567

01:12:08.610 --> 01:12:14.850

Gerri Tortorella: Go back and that's kind of what i'm thinking about because I was trying to figure out, you know, I have to make the request for the mailing list and I.

568

01:12:14.850 --> 01:12:15.780

Gerri Tortorella: know enough time.

569

01:12:16.110 --> 01:12:16.620

Christopher Carthy: To do that.

570

01:12:17.130 --> 01:12:18.000

Gerri Tortorella: Reading my mind.

571

01:12:18.210 --> 01:12:29.190

Christopher Carthy: You can do that now, though, you should go to the assessor's office and get all your labels ordered new all of that now and then have it sitting on your desk and and act accordingly.

572

01:12:29.580 --> 01:12:30.990

Gerri Tortorella: that's it that's exactly what we'll do.

573

01:12:33.600 --> 01:12:34.110

Valerie B Desimone: is to watch.

574

01:12:37.350 --> 01:12:39.390

Gerri Tortorella: The recording coordinate is I don't mean to take the fourth time.

575

01:12:40.710 --> 01:12:46.140

Gerri Tortorella: for Africa, and your courtesy, I don't think are my team members have any other questions if they do, I would invite.

576

01:12:47.190 --> 01:12:54.330

Tasos Kokoris: No, I don't let me before I leave, I want to say hello to Jane I didn't mean to ignore you Jane I just didn't realize you'd be able to scroll.

577

01:12:54.900 --> 01:12:56.400

JANE BLACK: hello, how are you.

578

01:12:57.180 --> 01:12:57.600

Tasos Kokoris: Very well.

579

01:12:59.880 --> 01:13:03.510

Christopher Carthy: So thank you everybody for coming on board and we'll look forward to seeing you again.

580

01:13:04.080 --> 01:13:04.620

Gerri Tortorella: Thanks very.

581

01:13:04.980 --> 01:13:05.640

Tasos Kokoris: Much Thank you.

582

01:13:06.060 --> 01:13:06.840

Gerri Tortorella: Have a good evening.

583

01:13:07.020 --> 01:13:08.220

Gerri Tortorella: good night.

584

01:13:13.980 --> 01:13:24.600

Christopher Carthy: Next application before it's 95 Byron Ridge road this isn't a PO from the rp RC be the applicant is.

585

01:13:26.580 --> 01:13:39.810

Christopher Carthy: Looking to essentially knockdown modified whatever you want to call it an existing home and build a new home or amended many existing site to build a new home and the.

586

01:13:42.000 --> 01:13:50.880

Christopher Carthy: Application went to the rfp RC and refer to the planning board and now the applicant is appealing the PRC decision to the planning board.

587

01:13:56.190 --> 01:13:56.580

Adam Kaufman: Right.

588

01:14:01.920 --> 01:14:02.280

yeah.

589

01:14:03.960 --> 01:14:14.490

Christopher Carthy: So so some of the folks who have just come on they're listening to the meeting Maya their computer, as opposed to the zoom so you can just turn it off because I hate listening to myself.

590

01:14:28.560 --> 01:14:29.940

Christopher Carthy: nobody's listening to the meeting they.

591

01:14:30.780 --> 01:14:32.940

Tom Abillama: Are you ready to yes.

592

01:14:33.180 --> 01:14:33.570

Adam Kaufman: Good evening.

593

01:14:34.890 --> 01:14:39.180

Tom Abillama: How are you good evening, my name is Tom IV llama architect for the applicant.

594

01:14:40.290 --> 01:14:48.750

Tom Abillama: This application is in regards to, in addition to an existing house on 99 by Adam Richard.

595

01:14:54.870 --> 01:14:57.150

Tom Abillama: I don't know i'm hearing something.

596

01:14:58.380 --> 01:14:59.340

Adam Kaufman: version on Tom.

597

01:14:59.790 --> 01:15:03.720

Adam Kaufman: i'm sorry, you have you have the website running to turn that close that tab out.

598

01:15:05.850 --> 01:15:10.890

Christopher Carthy: Like your Google page may have the nc TV on so you want to turn that off yeah.

599

01:15:28.980 --> 01:15:29.310

Okay.

600

01:15:31.350 --> 01:15:45.510

Tom Abillama: So this is in regards to an additional adjusting house on 99 binary Code, the original application was in regards to what what we propose to have.

601

01:15:48.540 --> 01:15:54.810

Tom Abillama: An approved patio in addition to the proposed additions virtual edition.

602

01:15:55.980 --> 01:16:10.290

Tom Abillama: And when we appeared before the review committee, there was a suggestion to go before the pressure of new board and the planning board for approval for a second approval and.

603

01:16:11.460 --> 01:16:18.810

Tom Abillama: Since then, we have decided to remove the pool from the proposal and.

604

01:16:20.010 --> 01:16:26.700

Tom Abillama: The Therefore, the whole half of the determination letter from Adam.

605

01:16:27.780 --> 01:16:33.810

Tom Abillama: was deleted because most of the items were regarding the pool and.

606

01:16:35.010 --> 01:16:37.560

Tom Abillama: And and other items such as the.

607

01:16:38.640 --> 01:16:43.950

Tom Abillama: disturbance area which does not exceed 5000 square feet.

608

01:16:46.290 --> 01:17:02.640

Tom Abillama: So we are in, right now, as we, as we speak, and we're getting an engineering plan for the septic system and for the storm water, and we have a survey, are we.

609

01:17:04.170 --> 01:17:06.360

Tom Abillama: Looking at the tree removal.

610

01:17:07.770 --> 01:17:10.590

Tom Abillama: For all the trees that are within 20 feet of the structure.

611

01:17:13.170 --> 01:17:23.070

Tom Abillama: So that's where we stand at this moment and we'd like to see if there's a possibility of not having to appear before disrespectful board.

612

01:17:24.750 --> 01:17:27.420

Tom Abillama: For the site plan approval, since we don't believe.

613

01:17:28.620 --> 01:17:31.050

Tom Abillama: it's essential requirements.

614

01:17:32.160 --> 01:17:32.520

Okay.

615

01:17:33.750 --> 01:17:36.000

Christopher Carthy: Thank you for the presentation.

616

01:17:37.050 --> 01:17:43.230

Christopher Carthy: board members, I have an opinion on this, but I defer to the other board members to speak first, please.

617

01:17:48.240 --> 01:17:49.710

Steve Sauro: So i'm willing to hear you out.

618

01:17:51.480 --> 01:17:53.460

Christopher Carthy: Okay anybody else want to add anything.

619

01:17:54.990 --> 01:18:03.420

Jim Jensen: just maybe if Adam could just elaborate in his memo he has made reference to the adjoining properties that might be impacted.

620

01:18:03.720 --> 01:18:07.050

Jim Jensen: Okay, thank you, I couldn't tell from the application what you're referring to.

621

01:18:08.010 --> 01:18:09.960

Adam Kaufman: The neighboring properties specifically.

622

01:18:11.520 --> 01:18:19.890

Jim Jensen: i'm sorry I don't i'm trying to find that a Google maps I don't so you're saying the way this existing houses, where it can be located there's yeah.

623

01:18:20.820 --> 01:18:29.910

Christopher Carthy: Jim attacking the applicant submission to if I could find that for you, they actually have a I believe they have a picture of the map.

624

01:18:30.090 --> 01:18:31.230

Jim Jensen: Oh, I see the aerial map.

625

01:18:31.230 --> 01:18:31.860

Adam Kaufman: There I can.

626

01:18:32.190 --> 01:18:33.510

Christopher Carthy: see him, you see it yeah.

627

01:18:34.890 --> 01:18:40.500

Adam Kaufman: yeah that's really just the orientation of the House, even though there were certainly a number of comments.

628

01:18:41.520 --> 01:18:55.980

Adam Kaufman: In the rp RC letter dealing with the pool, but that wasn't really the the reason it went to the planning board right if those were just technical comments on the pool, we see that all the time.

629

01:18:57.540 --> 01:19:10.440

Adam Kaufman: On projects that are referred to, to the planning board in this case, it was more the change in the design of the House from existing to propose the orientation of the House.

630

01:19:10.770 --> 01:19:23.280

Adam Kaufman: as it relates to the Jason properties, the elevation of the House, as it relates to just additional or Jason property, so it was really those issues, the pool wasn't in particular.

631

01:19:23.970 --> 01:19:36.720

Adam Kaufman: reason why it was referred to, to the planning board I believe you know Larry was at that meeting of the rp RC but I can't swear to it, but I think that.

632

01:19:37.920 --> 01:19:51.270

Larry Ruisi: I think I think I was in yeah and I just to jump in here just seems to me, if the if the rp RC thinks it's appropriate to send it to the planning board.

633

01:19:51.780 --> 01:20:11.220

Larry Ruisi: And I think we, the planning Board should hear it, I don't i'm not quite sure I understand the appeal of not having a planning board see it just I don't know I just think if if the rp RC kicks it up that I think the planning butcher here but that's just one person's opinion.

634

01:20:13.320 --> 01:20:13.560

yeah.

635

01:20:16.470 --> 01:20:20.070

Christopher Carthy: Larry Michael Jim do you want anything.

636

01:20:24.570 --> 01:20:28.080

Michael Pollack: Is uncomfortable this application and.

637

01:20:29.310 --> 01:20:30.450

Michael Pollack: Of course them to do it.

638

01:20:32.400 --> 01:20:34.200

Larry Ruisi: Exactly Jim.

639

01:20:34.290 --> 01:20:35.220

Christopher Carthy: Anything else you want in.

640

01:20:35.910 --> 01:20:38.400

Jim Jensen: I, I agree with what I just heard, yes.

641

01:20:38.760 --> 01:20:40.620

Christopher Carthy: I want to say this to the applicant.

642

01:20:42.240 --> 01:20:42.960

Christopher Carthy: it's actually.

643

01:20:43.110 --> 01:20:51.840

Christopher Carthy: I believe in the when I say the outcome, I don't want to be so impersonal actually think i'm talking to Chris kalyan so I want to say, Chris what I really would like to say to you is that.

644

01:20:54.030 --> 01:20:58.680

Christopher Carthy: I think this application will benefit from planning board intervention.

645

01:20:59.850 --> 01:21:08.970

Christopher Carthy: there's no reason to be really concerned about coming to the planning board planning board versus the rp RC you don't have our PRC approval at this point, anyway.

646

01:21:09.840 --> 01:21:18.780

Christopher Carthy: So you're in front of the planning board now, so this the opportunity that you get from being in front of the planning board is you, you know.

647

01:21:19.350 --> 01:21:26.370

Christopher Carthy: Take the time now put your best plan together and come forward and you'll benefit from the.

648

01:21:27.270 --> 01:21:36.930

Christopher Carthy: I think you'll benefit from what the planning board has to say we will try to make this the best plan, we can for you and we certainly want to respect whatever your intentions are.

649

01:21:37.920 --> 01:21:50.670

Christopher Carthy: This property is effectively a new House and you know add a respect to the neighbors the neighbors are not notified in the rp RC process.

650

01:21:51.060 --> 01:21:59.310

Christopher Carthy: Whereas in the planning board process the neighbors are noticed and it's one has to be really sensitive to.

651

01:22:00.060 --> 01:22:07.830

Christopher Carthy: The neighbor notification process if we just move forward through the PRC and you know your neighbors see trucks pulling up and something going on.

652

01:22:08.040 --> 01:22:12.570

Christopher Carthy: that's when they find out more or less if there's a project happening thing you're very disturbed by that.

653

01:22:12.780 --> 01:22:21.630

Christopher Carthy: So this gives a neighbors an opportunity to participate and we keep the peace in the town that's Another advantage of it coming to the planning board.

654

01:22:21.990 --> 01:22:34.650

Christopher Carthy: But I think the application will benefit from planning board oversight and we'll do everything we can to move it along for you we're not looking to drag this out and making this process and a good experience for you as possible.

655

01:22:35.850 --> 01:22:51.150

Tom Abillama: I appreciate that I can hear me talking in your ear yeah I think that can Okay, because i'm not i'm not on zoom I can hear me, I appreciate that the My only concern is that drags on, really trying to drag on we're going to live there, and ultimately.

656

01:22:52.020 --> 01:23:03.360

Tom Abillama: Have kids in the school I don't want to be in transition, while they're still in school in the House up for sale, I think, literally this week is going to market so expect to have a tool, Mr hopefully because the market.

657

01:23:04.560 --> 01:23:06.030

Christopher Carthy: was great so I just want to.

658

01:23:06.480 --> 01:23:08.430

Christopher Carthy: Use Chris kalyan i'm talking to now.

659

01:23:09.720 --> 01:23:10.380

Tom Abillama: yeah yeah.

660

01:23:10.440 --> 01:23:18.780

Christopher Carthy: Okay Okay, that was a joke okay Okay, Chris all right, Chris so you know we'll move it along and you'll move it along and we wish you well.

661

01:23:20.070 --> 01:23:21.780

Tom Abillama: Thank you so exactly.

662

01:23:25.530 --> 01:23:30.480

Tom Abillama: Exactly what does he need to get you to, we need to get you so we can get this.

663

01:23:32.700 --> 01:23:35.370

Tom Abillama: interview process as fast as we can well.

664

01:23:35.400 --> 01:23:41.310

Christopher Carthy: You should you should go back to the notes that you received from the rp RC.

665

01:23:41.520 --> 01:23:46.560

Christopher Carthy: that's probably a good place to start and start incorporating those notes into your plan.

666

01:23:46.950 --> 01:24:00.600

Christopher Carthy: And you know work with those as quickly as possible and as well as possible, create a site plan, and you know that's certainly a good jumping off point good springboard for your site plan in front of the planning board.

667

01:24:05.100 --> 01:24:11.310

Christopher Carthy: Adam is there anything else you want to add to that, no, no okay so Chris will look forward to seeing you.

668

01:24:12.690 --> 01:24:13.830

Tom Abillama: Thank you all exactly.

669

01:24:16.440 --> 01:24:17.130

Tom Abillama: The chairman.

670

01:24:17.880 --> 01:24:18.690

Christopher Carthy: Chris Carthy.

671

01:24:19.590 --> 01:24:20.190

Tom Abillama: Was it all.

672

01:24:21.540 --> 01:24:24.840

Christopher Carthy: Okay, all right, Chris Chris will see you around right.

673

01:24:27.300 --> 01:24:30.090

Adam Kaufman: So I but I guess you're gonna have to vote on this right.

674

01:24:30.930 --> 01:24:36.270

Christopher Carthy: Okay we're gonna vote not to X to reject his appeal.

675

01:24:36.900 --> 01:24:39.840

Christopher Carthy: Right okay i'll make a motion to reject the appeal.

676

01:24:40.680 --> 01:24:42.660

Christopher Carthy: Can all in favor.

677

01:24:45.510 --> 01:24:45.750

Christopher Carthy: All.

678

01:24:46.500 --> 01:24:46.860

Christopher Carthy: Right.

679

01:24:47.520 --> 01:24:48.030

Thank you.

680

01:24:49.290 --> 01:24:53.640

Adam Kaufman: And then Tom just follow this up with the site plan application we'll get it we'll get it on.

681

01:24:54.480 --> 01:24:55.800

Tom Abillama: All right, thank you appreciate it.

682

01:24:57.690 --> 01:25:04.620

Christopher Carthy: Okay, so the next application before us.

683

01:25:06.300 --> 01:25:09.150

Christopher Carthy: Is 375 Main Street yes.

684

01:25:09.180 --> 01:25:11.700

Adam Kaufman: just give me a minute to let everyone in here.

685

01:25:36.450 --> 01:25:37.260

Danny Porco: Good evening board.

686

01:25:38.580 --> 01:25:39.300

Christopher Carthy: levy.

687

01:25:40.200 --> 01:25:41.040

Danny Porco: how's everybody doing.

688

01:25:41.370 --> 01:25:43.110

Christopher Carthy: doing well it's good to have you back.

689

01:25:43.650 --> 01:25:45.480

Danny Porco: Thank you for having us.

690

01:25:46.650 --> 01:25:47.580

Leo Napior: Greatly everyone.

691

01:25:50.040 --> 01:25:52.410

Adam Kaufman: Alright, I think i've got everyone on here.

692

01:25:58.440 --> 01:26:01.860

Adam Kaufman: All right, Leo if you're missing anyone on your team, let me know.

693

01:26:02.520 --> 01:26:04.200

Leo Napior: I think that's everyone for tonight Adam.

694

01:26:04.320 --> 01:26:04.950

Adam Kaufman: Okay, good.

695

01:26:11.730 --> 01:26:13.590

Leo Napior: show up for everyone yeah.

696

01:26:15.360 --> 01:26:33.150

Leo Napior: So, following our last meeting we turned around pretty quick revised submission that incorporated some of the comments from john color and normally it was to eliminate the Stat parking spaces that were previously proposed down in the South West corner here.

697

01:26:34.200 --> 01:26:40.680

Leo Napior: proposing new handicapped space in front of the trash and closure, which actually allowed us to pick up one additional parking space overall.

698

01:26:41.760 --> 01:26:52.170

Leo Napior: And additionally widen the sidewalk in front of the store front, which also had the result of giving us three feet of clear passage in front of the outdoors so display here.

699

01:26:52.890 --> 01:27:02.760

Leo Napior: i'm eliminating those proposed parking spaces done in this corner also allowed us to pick up some or reduce some overall impervious surface in that area with partners previously proposed.

700

01:27:03.600 --> 01:27:11.100

Leo Napior: And those are the major changes I did have a chance to review admin joe's comments, I know that one of joe's comments was to.

701

01:27:11.490 --> 01:27:15.750

Leo Napior: Potentially get rid of this handicap space and relocate that the parking space seven.

702

01:27:16.470 --> 01:27:27.480

Leo Napior: I presented the intention would be to strike this for the excessive additional accessible area and then create just a no parking space here, which I don't think we have any issue with the word prefers that design or what we're showing here.

703

01:27:29.820 --> 01:27:30.060

Leo Napior: and

704

01:27:30.990 --> 01:27:33.060

Joe Cermele: That is something to consider.

705

01:27:33.810 --> 01:27:34.890

Joe Cermele: I know that, because of the.

706

01:27:35.250 --> 01:27:35.880

Joe Cermele: length of.

707

01:27:36.510 --> 01:27:37.500

Joe Cermele: refuse pick up.

708

01:27:37.620 --> 01:27:38.100

Joe Cermele: And having a.

709

01:27:39.120 --> 01:27:41.580

Joe Cermele: parking space occupied is pretty unlikely but.

710

01:27:42.780 --> 01:27:45.000

Joe Cermele: Just something to throw out there for thought.

711

01:27:46.020 --> 01:27:52.860

Joe Cermele: If we move the Ada space to that to parking space number seven strike the entire area in front of refuse enclosure for no parking.

712

01:27:54.810 --> 01:27:57.000

Joe Cermele: And then it's a dedicated area for trash pickup.

713

01:27:58.080 --> 01:28:00.780

Joe Cermele: You do lose one space doing that what they have the space to give.

714

01:28:06.810 --> 01:28:20.160

Leo Napior: And so, with that we did file our application with the zoning board if the plank work prefers this design, it would remove one of our request advances, leaving us just with a monument sign and d'amore encroachments.

715

01:28:21.420 --> 01:28:24.150

Christopher Carthy: Joe I just want to kick this around for a minute I mean.

716

01:28:26.160 --> 01:28:30.930

Christopher Carthy: I actually kind of thing that's sort of killing two birds with one stone putting the.

717

01:28:32.850 --> 01:28:41.190

Christopher Carthy: handicapped space in front of the trash enclosure only because the trash enclosure is so rarely yes, of course, the taxes but rarely access.

718

01:28:41.550 --> 01:28:57.420

Christopher Carthy: And even handicapped probably has the least probable parking time in it, I would imagine, so it struck me as a reasonably safe

bet that, given the hours of refuse that it would be an effective way of dealing with that space.

719

01:28:58.170 --> 01:29:06.630

Joe Cermele: You know, agreed I just like I said I just throw it out there for thought, but I, I can see it either way, I know that you're keeping it, it was just something to throw out there.

720

01:29:07.320 --> 01:29:09.960

Christopher Carthy: Thank you, I just wanted, I wanted to get a gauge on how strongly.

721

01:29:09.960 --> 01:29:10.710

Christopher Carthy: felt about that.

722

01:29:12.720 --> 01:29:15.840

Christopher Carthy: So I let the other board members opine on that as well.

723

01:29:18.420 --> 01:29:25.050

Christopher Carthy: Can the applicant just go over some of the other changes since our last meeting that's a significant or did you do it all.

724

01:29:25.500 --> 01:29:29.160

Leo Napior: I think I touched on everything except for we added some Cypress trees.

725

01:29:31.320 --> 01:29:32.400

Leo Napior: For architects review.

726

01:29:33.210 --> 01:29:41.850

Adam Kaufman: Okay, and I, and I think the main accomplishment we want to do is adopted neck deck so that there's no issue at the zoning board.

727

01:29:44.250 --> 01:29:49.860

Adam Kaufman: And then move this forward, you know I think the upcoming some some progress here.

728

01:29:49.920 --> 01:29:50.640

Christopher Carthy: You know yeah.

729

01:29:52.980 --> 01:29:56.370

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

730

01:29:58.470 --> 01:30:05.160

Adam Kaufman: Oh, you know Leo did you discuss with your client had all about the streetlights that was brought up at the last meeting.

731

01:30:05.850 --> 01:30:18.570

Leo Napior: We did take a look at that hadn't we don't really think it's appropriate, given the scope of our projects um you know if we continue that pattern there would there would be probably four or five additional streetlights we're kind of the last.

732

01:30:19.410 --> 01:30:29.970

Leo Napior: property on the block here that there's nothing really continuing pastors that we see as it kind of driving any additional foot traffic and they're not continued on this side of can place in either direction.

733

01:30:31.320 --> 01:30:35.520

Leo Napior: So that was our initial thoughts I mean we have made a lot of concessions that.

734

01:30:35.520 --> 01:30:38.490

Leo Napior: have driven the overall budget of the project up right.

735

01:30:39.870 --> 01:30:44.730

Leo Napior: And so it's not something that we were necessarily interested in okay.

736

01:30:47.520 --> 01:30:51.960

Christopher Carthy: So, again I love to get the input from the other planning board members now.

737

01:30:54.540 --> 01:30:55.590

Christopher Carthy: If they have any input.

738

01:30:58.320 --> 01:31:05.070

Jim Jensen: The only input, this is Jim the only input I just had yeah I was did point off consistency on the West side of mainstream, to be able to.

739

01:31:05.550 --> 01:31:21.510

Jim Jensen: be continuing the paper pattern and made sense that was my my thought process for continuing the lighting patterns, as well as on the side, the side is the Court overhead cobras but, at least on the West side there was that appeals that was kind of the senior me some consistency.

740

01:31:23.460 --> 01:31:30.720

Jim Jensen: So if it doesn't happen or if there's not you know I don't know if there's any other impetus to do that and we just kind of lose that opportunity.

741

01:31:32.190 --> 01:31:37.950

Steve Sauro: What was I was distracted for a second when he said they're not interested, or was there a reason why they were not interested.

742

01:31:38.730 --> 01:31:39.420

Steve Sauro: let's explain.

743

01:31:39.480 --> 01:31:40.680

Christopher Carthy: Steve that's reason.

744

01:31:40.710 --> 01:31:41.490

Steve Sauro: yeah other.

745

01:31:41.550 --> 01:31:49.950

Steve Sauro: Other things cost, but I do, but I do agree with with with Jim or I don't think it's a big ask to try to.

746

01:31:51.330 --> 01:31:59.430

Steve Sauro: have some content over to you along streetscape it's it's it's it's the front door to our our town, so to speak, and I do think that I for one would like to see them.

747

01:32:00.810 --> 01:32:08.880

Frank Filiciotto: Under the if I just may speak this frank for the children traffic engineer for the applicant The one issue that we have with this particular.

748

01:32:09.750 --> 01:32:17.790

Frank Filiciotto: manner also is that it would be placing the Deity right of way which would require our applicant to make a use an occupancy per.

749

01:32:18.600 --> 01:32:26.130

Frank Filiciotto: use an occupancy permit request the State Department transportation in order to place that in the state deities right of way.

750

01:32:26.970 --> 01:32:36.900

Frank Filiciotto: These types of things are usually more appropriate when they come from a municipality, such as the town because it's understood that it's part of a grander plan.

751

01:32:37.890 --> 01:32:46.320

Frank Filiciotto: Granted, we are placing landscaping but that's a that's a small thing there's no electrical power, there are no other issues associated with that so.

752

01:32:46.530 --> 01:32:55.050

Frank Filiciotto: There are some issues that could hold up this application from moving through the process with you snap and see permit request to do take.

753

01:32:55.920 --> 01:33:06.570

Frank Filiciotto: That we also have some concerns about as well, so I just wanted to provide the board with a little bit of color related to do T, this is in town right away that we're talking about when we were talking about mainstream.

754

01:33:07.860 --> 01:33:12.390

Joe Cermele: Right, you would need that use and obviously occupancy permit for the landscaping anyway right.

755

01:33:13.380 --> 01:33:14.730

Frank Filiciotto: Correct but it's it's.

756

01:33:15.900 --> 01:33:16.800

Joe Cermele: You know it's a.

757

01:33:16.830 --> 01:33:21.390

Joe Cermele: Maybe a lighter ask but you're going to be in with the DOJ requesting that.

758

01:33:21.390 --> 01:33:29.670

Adam Kaufman: permit, yet it frank, is the issue timing, because that's something we certainly could appreciate, we know it would take a very long time.

759

01:33:29.970 --> 01:33:40.470

Adam Kaufman: And we could separate potentially what need what's happening in the right of way, and what is happening on the site we wouldn't want to delay the whole project over this for sure.

760

01:33:41.460 --> 01:33:52.500

Frank Filiciotto: Well, I think it's it's not only the timing, but it's also the responsibility in perpetuity so you said occupancy permits typically renew themselves on a monthly basis with the lot.

761

01:33:53.400 --> 01:34:05.670

Frank Filiciotto: In this particular case, unless i'm misunderstanding, the way this would work we'd be asking a private entity to renew a municipal light honest basis.

762

01:34:06.480 --> 01:34:09.030

Adam Kaufman: RON any ideas, how we could deal with that.

763

01:34:14.220 --> 01:34:15.210

Adam Kaufman: you're on mute wrong.

764

01:34:17.100 --> 01:34:18.900

Joe Cermele: What did we do wrong Square.

765

01:34:20.550 --> 01:34:21.960

Roland Baroni: yeah I was just going to say you.

766

01:34:21.960 --> 01:34:23.730

Roland Baroni: know all the streetlights.

767

01:34:23.940 --> 01:34:24.870

Roland Baroni: was on.

768

01:34:25.050 --> 01:34:26.040

Adam Kaufman: unmanned can look.

769

01:34:27.960 --> 01:34:29.970

Roland Baroni: At all that is in the state right of way.

770

01:34:30.420 --> 01:34:30.750

Right.

771

01:34:32.340 --> 01:34:37.710

Roland Baroni: And we didn't have we didn't have that problem a debut new permits renew on a monthly basis.

772

01:34:39.030 --> 01:34:39.930

Roland Baroni: Is that what I heard.

773

01:34:40.770 --> 01:34:50.070

Frank Filiciotto: In my experience with using occupancy permits is that they are, they are revocable i'm by the Deity and.

774

01:34:50.670 --> 01:34:58.920

Frank Filiciotto: You know and they're used for things like landscaping and other things like that, because there's there's really relatively low concern with things like that.

775

01:34:59.400 --> 01:35:15.390

Frank Filiciotto: i'm usually, when when the municipal entity is putting things that are not deity specific and do it right of where there would be a a process at that point i'm not sure the history of your mom square project, but I think it was.

776

01:35:15.510 --> 01:35:16.590

Frank Filiciotto: A potential concern.

777

01:35:16.860 --> 01:35:20.370

Roland Baroni: If necessary, why couldn't the town, be the Co applicant.

778

01:35:20.490 --> 01:35:21.420

Adam Kaufman: yeah COs like.

779

01:35:22.230 --> 01:35:24.630

Roland Baroni: To make sure that it's done.

780

01:35:27.360 --> 01:35:27.630

Frank Filiciotto: well.

781

01:35:27.870 --> 01:35:36.060

Adam Kaufman: When you could do some more research we We appreciate your your concerns Roland and I can can look at how we did it across the street.

782

01:35:36.690 --> 01:35:40.380

Adam Kaufman: And sure, bring some more information back to the planning board about it.

783

01:35:41.340 --> 01:35:47.970

Leo Napior: So in addition to the administrative headaches and there is a cost element to this my rough understanding and even joke correct me is the.

784

01:35:49.080 --> 01:35:53.520

Leo Napior: street the existing streetlamps further down Main Street, where it was a much bigger developments, this is a.

785

01:35:54.630 --> 01:35:56.520

Leo Napior: One off smaller project.

786

01:35:58.170 --> 01:36:02.310

Leo Napior: But I just don't have the budget has enough depends on how many streetlights we're talking about.

787

01:36:02.670 --> 01:36:06.840

Adam Kaufman: yeah I certainly don't think it's four or five right, I mean, as anyone but.

788

01:36:07.050 --> 01:36:13.290

Leo Napior: It seems like there's space, as you go down Main Street and seems like their space that REACH 30 feet or so if we were continuing that pattern.

789

01:36:13.710 --> 01:36:18.510

Leo Napior: I don't know exactly I haven't surfaced survey them but they're certainly quite a few of them, as you continue along the street.

790

01:36:18.570 --> 01:36:22.800

Larry Ruisi: yeah there's certainly less than 50 feet, maybe 30 years, probably the number.

791

01:36:23.880 --> 01:36:26.130

Joe Cermele: yeah but what you're doing curb cuts in mainstream yeah.

792

01:36:27.690 --> 01:36:32.790

Joe Cermele: You may not see more than one on you know in that Center island there yeah and when.

793

01:36:33.300 --> 01:36:38.610

Adam Kaufman: The corner is correct yeah that's what I was thinking yeah.

794

01:36:42.360 --> 01:36:44.340

Adam Kaufman: Well we're not going to resolve this tonight.

795

01:36:45.090 --> 01:36:55.620

Leo Napior: And I don't think it needs to be resolved before we go to the zoning board so certainly talk to the client further about it, if you're talking about one of the island here, and one of the corner, you know it's we can continue the conversation so next week.

796

01:36:56.820 --> 01:36:57.120

Okay.

797

01:36:58.140 --> 01:37:00.660

Leo Napior: It wouldn't have any bearing on my zoning board application, there was.

798

01:37:01.140 --> 01:37:01.560

No.

799

01:37:03.420 --> 01:37:17.640

Christopher Carthy: There was some talk about him, you know I had I had some reservations about the outdoor display and then, I just wanted to bring up when we talked about the concept of the other gas stations in town having.

800

01:37:19.260 --> 01:37:36.750

Christopher Carthy: Being having outdoor displays and we weren't sure if they were legal or not, but the applicant across the street is coming before us for renovation will have they propose, or will they propose to her still storage as well, I have any proposed that on their application.

801

01:37:37.860 --> 01:37:42.510

Adam Kaufman: I don't recall, seeing it but i'd have to have to go check that specifically.

802

01:37:43.200 --> 01:37:43.860

Larry Ruisi: The currently.

803

01:37:45.060 --> 01:37:53.640

Leo Napior: The chairman I didn't know and are covering correspondence that there are currently is outsource that or sales display across the street, as well as well the trouble even DJ solo spot so.

804

01:37:54.600 --> 01:38:09.450

Christopher Carthy: I just wanted to know if that's because the applicant is coming before the planning board, whether or not in fact that's been really on the site plan or they technically in violation of the inside plan by having that outdoor storage right now that's what I was sort of getting at.

805

01:38:13.470 --> 01:38:21.870

Christopher Carthy: Anyway, the town board is going to opine on that outdoor storage, you know I, I know that I made a suggestion it didn't go over well last time and.

806

01:38:23.340 --> 01:38:27.510

Christopher Carthy: i'm just gonna make it again because I thought about a little bit more and.

807

01:38:28.380 --> 01:38:39.990

Christopher Carthy: The idea of creating an ALCOVE inside the building where if the outdoor storage it's only 2430 inches tall, and you tuck it into the building that would enable you to keep it dry and clean.

808

01:38:40.380 --> 01:38:53.610

Christopher Carthy: And then you could build on top of it inside the building like have your your retail material on top of that ALCOVE inside the building i'm not telling you that's a brilliant idea i'm just saying that that's crossed my mind.

809

01:38:55.710 --> 01:39:02.160

Leo Napior: On this that I think the real estate inside the building is more valuable than the firewood being stored outside.

810

01:39:02.160 --> 01:39:02.400

But.

811

01:39:04.920 --> 01:39:06.870

Christopher Carthy: I appreciate that argument to, of course.

812

01:39:08.310 --> 01:39:12.600

Christopher Carthy: All right, so anyway, you want a referral to the bba tonight correct.

813

01:39:13.410 --> 01:39:17.130

Leo Napior: I think what we're looking for is actually a positive recommendation to the CBI.

814

01:39:18.360 --> 01:39:28.350

Leo Napior: You refers to the DPA the last meeting on our prior application, we have tweeted it sounds like the Board is in favor of this design, although we haven't heard from anyone, but I would assume that.

815

01:39:29.460 --> 01:39:40.440

Leo Napior: This design is preferable, so we would modify if that is the case, we would modify our application to the zoning board, we would update our package with this plan and remove our requests for the backup i'll variance.

816

01:39:42.210 --> 01:39:46.020

Leo Napior: We are left with the signage variance with the board of architectural review has approved.

817

01:39:46.680 --> 01:39:53.340

Leo Napior: I know, Adam, you mentioned that the vitamin Simon is six feet high and typically they could be four feet high it's a two foot pedestal it's sitting on.

818

01:39:53.880 --> 01:39:59.070

Leo Napior: That the signage itself is comparable to what's out there now that's significantly higher up in the air.

819

01:39:59.760 --> 01:40:03.870

Leo Napior: As far as the actual panel itself and price panels gone and it's also a comparable to.

820

01:40:04.500 --> 01:40:12.630

Leo Napior: Across the street, as well as to what's out there, their pricing panels are a little bit bigger and then Sydney panels, a little bit smaller but it's roughly on the same range here.

821

01:40:13.080 --> 01:40:21.540

Leo Napior: it's an issue I faced in a number of communities don't gas stations where the gas station signage doesn't comply with what the municipality signage requirements are.

822

01:40:22.650 --> 01:40:28.920

Leo Napior: And the other parents requests are really for a more a which we have no skin in the game, other than just trying to be a good neighbor really.

823

01:40:29.460 --> 01:40:31.920

Christopher Carthy: I think you're being a good neighbor for whatever it's worth yeah.

824

01:40:33.510 --> 01:40:33.870

All right.

825

01:40:35.100 --> 01:40:38.190

Christopher Carthy: board members is there anything else you want to add down to this.

826

01:40:40.620 --> 01:40:48.300

Christopher Carthy: gym I think they're going to revisit the lighting and come back with us on that I think that's important, I think you made that point well I think they can revisit that.

827

01:40:49.680 --> 01:41:02.550

Christopher Carthy: And you know, perhaps get a sense of what that would cost them and we actually you know the the Armand Chamber of Commerce we placed one of those lights once for the town of North castle.

828

01:41:03.360 --> 01:41:11.730

Christopher Carthy: And we had to pay the REC department for that light, and I wonder if I can get that information for you, but I know that we were able to get that light.

829

01:41:13.140 --> 01:41:24.540

Christopher Carthy: The ones that are in the park are very similar to the ones that are on Main Street and give you a sense of what that cost the REC department, I remember the REC department getting that giving us that belt.

830

01:41:27.210 --> 01:41:29.280

Christopher Carthy: So does anyone else have anything else to add.

831

01:41:30.390 --> 01:41:32.340

Joe Cermele: it's just real quick, I actually.

832

01:41:33.630 --> 01:41:45.810

Joe Cermele: Ralph on setting obviously the engineer for my square he's up he's got a couple items on the agenda next he just texted me that the town actually was the applicant for the lighting for that project.

833

01:41:46.950 --> 01:41:50.070

Joe Cermele: That i'm sure if we had to we could do the same here.

834

01:41:50.520 --> 01:41:50.940

sure.

835

01:41:52.080 --> 01:41:57.180

Christopher Carthy: Okay, so Joe would that be something like a bond Is that how we would handle that.

836

01:41:58.590 --> 01:42:04.110

Joe Cermele: Know we'd have to look at the file and see how exactly how it was handled, but it would be, I guess, a Co applicant.

837

01:42:06.090 --> 01:42:07.200

Roland Baroni: Okay yep.

838

01:42:08.460 --> 01:42:09.930

Christopher Carthy: All right, good Thank you.

839

01:42:10.260 --> 01:42:10.620

Oh.

840

01:42:12.150 --> 01:42:22.680

Adam Kaufman: Next Steps let's assume the applicant to successful and getting the variances is the board ready to schedule the hearing and have a draft resolution.

841

01:42:23.760 --> 01:42:28.200

Christopher Carthy: Well, this has to go to the town board first before we can do them Adam.

842

01:42:28.590 --> 01:42:31.890

Adam Kaufman: For the outdoor display you're talking about um.

843

01:42:33.030 --> 01:42:48.570

Adam Kaufman: No, no, I don't think we need to do that, I think we could show the outdoor area, we can show that it is and it's subject to

approval of the outdoor display permit but it's not necessarily integral to the site plan.

844

01:42:48.810 --> 01:42:50.010

Roland Baroni: Okay, I agree.

845

01:42:50.370 --> 01:43:02.520

Christopher Carthy: Okay, good all right, so, then I mean the next was we may send them to the bba tonight the board members are amenable and then at our next meeting, we can have a draft resolution.

846

01:43:04.680 --> 01:43:05.340

Leo Napior: That I do I.

847

01:43:05.460 --> 01:43:08.760

Leo Napior: Do I need town board approval for the fee and Lou was part of this or that or.

848

01:43:09.840 --> 01:43:10.080

Leo Napior: That.

849

01:43:10.140 --> 01:43:22.650

Adam Kaufman: Yes, you do that, that we do need to deal with yeah because of the role in the way the wetland laws written if the mitigation can't be provided on site case.

850

01:43:23.130 --> 01:43:34.680

Adam Kaufman: And they're doing the fee and Lou the planning board doesn't have the authority to to accept the fee and low and we're going to need to issue the wetlands permit and we can't do that without the mitigation plan, so we do have to wait for that.

851

01:43:35.880 --> 01:43:37.020

Adam Kaufman: Unless you don't agree rule.

852

01:43:37.590 --> 01:43:39.960

Roland Baroni: can't that be a condition of site plan as well.

853

01:43:43.170 --> 01:43:47.010

Adam Kaufman: Before the signing of the site plan, yes, if you think that is.

854

01:43:48.180 --> 01:43:48.810

Adam Kaufman: Appropriate.

855

01:43:48.900 --> 01:43:50.010

Roland Baroni: yeah that's fine.

856

01:43:50.400 --> 01:43:52.020

Adam Kaufman: Okay don't make that a condition.

857

01:43:54.120 --> 01:43:57.990

Christopher Carthy: What about the lighting that we just talked about how will we deal with that in the next meeting.

858

01:43:58.680 --> 01:44:05.820

Adam Kaufman: Well you're gonna have to come to an agreement with the applicant, and you know we'll put a placeholder okay.

859

01:44:07.980 --> 01:44:11.250

Roland Baroni: don't forget, we need to do the consider the neck deck tonight.

860

01:44:11.520 --> 01:44:12.060

Yes.

861

01:44:19.950 --> 01:44:20.310

Robert Bronzino: Okay.

862

01:44:20.460 --> 01:44:21.840

Adam Kaufman: there's a board ready to do that.

863

01:44:22.020 --> 01:44:23.040

Christopher Carthy: You know i'm just waiting to have.

864

01:44:23.280 --> 01:44:32.940

Christopher Carthy: I should have, I just want to make sure no one else has anything else to add this I haven't heard from anybody else does anybody else want to add anything else to this application before we send them to the cva.

865

01:44:34.320 --> 01:44:34.770

Michael Pollack: Oh.

866

01:44:37.320 --> 01:44:40.590

Christopher Carthy: Okay, so we'll assume a good so i'll make a motion to adopt the neg deck.

867

01:44:42.330 --> 01:44:42.810

Steve Sauro: i'll second.

868

01:44:43.530 --> 01:44:45.000

Jim Jensen: All in favor Aye.

869

01:44:45.060 --> 01:44:45.750

Steve Sauro: Aye all right.

870

01:44:46.530 --> 01:44:49.440

Christopher Carthy: Right and i'll make a motion to.

871

01:44:50.490 --> 01:44:56.010

Christopher Carthy: Make the motion to send the applicant to the zb a with a positive recommendation.

872

01:44:58.560 --> 01:45:04.380

Adam Kaufman: I knew recommendation, a new letter to this eBay you did your last meeting you referred it over.

873

01:45:05.010 --> 01:45:09.990

Christopher Carthy: So i'm making another referral yay with a positive recommendation.

874

01:45:11.520 --> 01:45:12.570

Christopher Carthy: Steve second did it.

875

01:45:12.990 --> 01:45:14.190

Steve Sauro: Yes, Sir, I second that.

876

01:45:14.250 --> 01:45:15.450

Christopher Carthy: Thank you all in favor.

877

01:45:15.840 --> 01:45:17.670

Steve Sauro: Aye excellent.

878

01:45:19.590 --> 01:45:34.020

Leo Napior: Good Thank you all just a matter of timing Adam Adam and Valerie i'm not sure when your next meeting is the cva meets on march

forth, so I don't know if you have a meeting before that, but if you do i'd probably coming back to your personal meeting after that.

879

01:45:34.920 --> 01:45:35.790

Valerie B Desimone: would be MARQuIS.

880

01:45:36.900 --> 01:45:37.230

Leo Napior: Okay.

881

01:45:37.740 --> 01:45:39.840

Valerie B Desimone: And then the 22nd that's when we need merge.

882

01:45:43.110 --> 01:45:44.400

Adam Kaufman: The two dates well.

883

01:45:44.700 --> 01:45:49.800

Leo Napior: I think three eight with word that that gives me, yes, I can do, I have enough time to get out notices and everything gallery for that.

884

01:45:50.610 --> 01:45:53.580

Christopher Carthy: You may not be able to get you notices out until you get your variance.

885

01:45:56.340 --> 01:45:58.170

Valerie B Desimone: Well, we could do it, and then.

886

01:45:58.230 --> 01:46:01.560

Adam Kaufman: yeah we can always adjourn it Christopher if it doesn't work out.

887

01:46:02.550 --> 01:46:12.540

Christopher Carthy: yeah but then now now what's happening is applicants are getting now the neighbors are getting two letters in the mail to getting one from the CPA which presumes that it's it's a.

888

01:46:13.980 --> 01:46:17.400

Christopher Carthy: fait accompli because it's coming back to the planning board.

889

01:46:19.620 --> 01:46:22.170

Adam Kaufman: However, you want to handle whatever you feel is appropriate.

890

01:46:23.490 --> 01:46:23.520

Adam Kaufman: I.

891

01:46:24.150 --> 01:46:37.530

Christopher Carthy: mean what we've done in the past is we've let the zoning board make its ruling and then, once it's only board has made its ruling we've acted accordingly okay so that's why I would say that it would be the meeting after the.

892

01:46:38.550 --> 01:46:39.150

After that.

893

01:46:41.520 --> 01:46:43.080

Leo Napior: 322 yes.

894

01:46:47.430 --> 01:46:48.990

Leo Napior: That would be for the public hearing cracks.

895

01:46:50.070 --> 01:46:52.470

Adam Kaufman: Yes, and consideration of a draft resolution.

896

01:46:53.970 --> 01:46:55.440

Leo Napior: Only still very much.

897

01:46:56.550 --> 01:46:57.780

Christopher Carthy: Thank you good luck.

898

01:46:58.830 --> 01:46:59.940

Frank Filiciotto: And, good evening.

899

01:47:00.300 --> 01:47:00.990

Take a picture.

900

01:47:03.390 --> 01:47:09.000

Christopher Carthy: Okay, so the next application before us is 124 old mount kisco road.

901

01:47:24.660 --> 01:47:24.900

Christopher Carthy: Hello.

902

01:47:26.850 --> 01:47:27.930

Ralph Alfonzetti: hello, how you doing.

903

01:47:28.170 --> 01:47:29.850

Christopher Carthy: Thank you for that text, by the way.

904

01:47:34.980 --> 01:47:36.600

Ralph Alfonzetti: I don't think they're too happy about it but.

905

01:47:40.590 --> 01:47:41.940

Joe Cermele: Why, I told them, you said that to me.

906

01:47:48.000 --> 01:47:50.130

Christopher Carthy: I know not to hire you for the next job role.

907

01:47:51.420 --> 01:47:52.980

Kory Salomone: that's that's what I just texted them.

908

01:47:57.600 --> 01:48:06.660

Kory Salomone: Alright evening everybody in the record corey salamone you're trying to be at the frank Madonna in connection with this subdivision at 124 old mccusker road.

909

01:48:07.920 --> 01:48:15.810

Kory Salomone: As you'll recall at the last meeting we discussed that there's two principal single family homes on on one lot.

910

01:48:16.440 --> 01:48:23.880

Kory Salomone: And one of the homes is burnt down, we believe it's damaged between 50 and 75%, and so we could pursue.

911

01:48:24.630 --> 01:48:34.710

Kory Salomone: going to the gbh rebuild it, but that would just continue the nonconforming use and instead we thought the better approach was to subdivide it given we understand, we needed some variances.

912

01:48:35.190 --> 01:48:48.420

Kory Salomone: And I think that the conclusion of the last meeting your board wanted to drive by take a look at the site and then you know come back and revisit the issue so we're here tonight to answer any additional questions you have and see if you had a chance to drive by the site.

913

01:48:52.230 --> 01:48:56.700

Christopher Carthy: When I drove by looked at it and i'm just gonna open this up to the board for discussion.

914

01:48:59.250 --> 01:49:02.070

Christopher Carthy: And it was there anything you want to add before we open it up to the board.

915

01:49:03.090 --> 01:49:15.960

Adam Kaufman: Ah, really just reiterate my comments that were in my memo and what we talked about last time that I think the better procedure, the cleaner procedure is to take the provisions that are already in the code for dealing with.

916

01:49:17.130 --> 01:49:26.220

Adam Kaufman: partially damaged structures, rather than approving the subdivision that has so many deficiencies, I think if we weren't dealing with.

917

01:49:27.450 --> 01:49:28.830

Adam Kaufman: This specific.

918

01:49:30.120 --> 01:49:43.080

Adam Kaufman: circumstance that you wouldn't entertain a subdivision like this, and since we have the provisions built into the code to deal with that I think that's the better way to to handle it rather than such a deficient subdivision.

919

01:49:44.100 --> 01:49:48.000

Christopher Carthy: Right, thank you, Joe is there anything you want to add before I turn it over to the board.

920

01:49:49.500 --> 01:49:55.320

Joe Cermele: You know most the outcome has any questions, I think the memo code so technical start to Ralph will work through but.

921

01:49:56.580 --> 01:49:58.170

Christopher Carthy: So then board members.

922

01:50:01.440 --> 01:50:07.230

Steve Sauro: hey Chris Can I make the applicants reiterate, or maybe briefly state their case yeah.

923

01:50:07.890 --> 01:50:11.190

Christopher Carthy: So Cory do you want to just recap your argument.

924

01:50:11.760 --> 01:50:28.050

Kory Salomone: Sure, I mean argument was you know there's a couple points with one, I think, to follow the procedures that are in the code would just again continue a non conforming use and I thought the whole point was to try to kind of phase, the non conforming uses out.

925

01:50:29.250 --> 01:50:37.860

Kory Salomone: You know, there are a number of variances that are needed, you know frontage for both lots, but the lots of joining us both are deficient in frontage.

926

01:50:38.850 --> 01:50:52.170

Kory Salomone: We didn't meet the minimum lot area, but as I said last time we provide you know permanent easements behind each of these lots to make it up to be the appropriate lot size and the reason that we're not doing a lot landry alignment, as I said last time.

927

01:50:52.170 --> 01:51:02.400

Kory Salomone: Is 124 is in the ar 10 and then 130 which is behind it is in the are one, so we would have the more restrictive zoning requirements to comply with their.

928

01:51:04.020 --> 01:51:13.110

Kory Salomone: And again, I just think visually when you look at it, it appears to be two separate lots as it is we're not changing the character of the Community at all, and again I just think we're.

929

01:51:13.740 --> 01:51:24.690

Kory Salomone: You know I respectfully disagree with Adam I think to discontinue the uses is a better path, then, to continue with the nonconforming use for is going to have to single family homes on one lot that you know you can't.

930

01:51:25.950 --> 01:51:32.550

Kory Salomone: it's hard to you know you can't sell them separately just you can't really put them to the maximum use that you'd be able to if we got to loss.

931

01:51:35.820 --> 01:51:36.930

Christopher Carthy: Right Thank you corey.

932

01:51:39.000 --> 01:51:39.780

Christopher Carthy: were Members.

933

01:51:41.130 --> 01:51:48.030

Larry Ruisi: So I I took a drive by again and I guess my opinion really hasn't changed.

934

01:51:48.120 --> 01:51:48.780

Kory Salomone: From.

935

01:51:48.900 --> 01:51:56.970

Larry Ruisi: The last meeting I think if you are able to develop both of these lots and put and put in and put new homes on him.

936

01:51:57.390 --> 01:52:09.240

Larry Ruisi: I mean, yes, the size of the lots of small but it's not at a character, what with what you see along that streetscape and to you know perpetuate what's existing there right now.

937

01:52:09.930 --> 01:52:15.060

Larry Ruisi: You know I realized that there's a lot of variances that need to be had and maybe they can't be had.

938

01:52:16.020 --> 01:52:28.560

Larry Ruisi: But just from a practical and subjective point of view it's it seems to me that this is this makes sense in this particular situation.

939

01:52:29.550 --> 01:52:38.850

Larry Ruisi: I know we always worry about setting precedent, but you know when you set a precedent it's not just quantitative it's also qualitative you've got to look at.

940

01:52:39.300 --> 01:52:52.710

Larry Ruisi: You know what you're doing and where you're doing and how it impacts, the neighborhood and the environment, and I guess, in my opinion, I just think that this is what the applicant as proposed is is is a good way to go.

941

01:52:55.410 --> 01:52:56.010

Christopher Carthy: Thank you Larry.

942

01:52:58.200 --> 01:52:58.770

Next.

943

01:53:00.240 --> 01:53:02.070

Michael Pollack: I go by the side also.

944

01:53:03.270 --> 01:53:03.750

Michael Pollack: All.

945

01:53:04.830 --> 01:53:07.890

Michael Pollack: Your their arguments on both sides.

946

01:53:09.960 --> 01:53:12.540

Michael Pollack: I tend to come out on Adam side of this.

947

01:53:13.650 --> 01:53:27.360

Michael Pollack: matter, I feel the variances are very expensive and it does set a precedent, I was thinking after the last meeting that the you know.

948

01:53:28.620 --> 01:53:41.130

Michael Pollack: ameliorating factors that the applicant was proposing you know, made it compensated for the deficiencies in terms of frontage and sideline and.

949

01:53:42.180 --> 01:53:59.430

Michael Pollack: You know, building our globe and all the variants that we needed, but when I looked at the practicality of the site, and I saw how rugged the property is behind it and really unusable, the easements and the conservation easements don't really add value.

950

01:54:01.170 --> 01:54:11.880

Michael Pollack: To these locks so you're taking property, the value of the conservation easement this being granted in the back, is probably have more value to the applicant.

951

01:54:12.330 --> 01:54:19.350

Michael Pollack: In the form of a tax deduction than it is in terms of value to any of the adjoining land owners.

952

01:54:20.190 --> 01:54:36.540

Michael Pollack: You know, then I saw the application for 130 odd map pisco road you know where I saw there's a conservation subdivision that proposed, and I understand that application is withdrawn from this meeting.

953

01:54:37.800 --> 01:54:50.940

Michael Pollack: But then when I saw it had an interplay of these two applications, you know might fit together, it seemed to me you can't really consider one without the other.

954

01:54:51.870 --> 01:55:03.000

Michael Pollack: So, for a number of reasons, my feeling was we talked about a recommendation to the Z BA here and I felt that the deficiencies that these loss present.

955

01:55:04.830 --> 01:55:16.800

Michael Pollack: are two great they're not overcome by the other efforts to mitigate them, so I come out with a conclusion that we should make a negative recommendation.

956

01:55:19.530 --> 01:55:20.250

Christopher Carthy: Thank you, Michael.

957

01:55:23.310 --> 01:55:23.910

Next.

958

01:55:28.140 --> 01:55:34.920

Steve Sauro: Sure, I know I am I also took a ride by today, and I think the intent of any town code is obviously there to protect.

959

01:55:36.510 --> 01:55:41.820

Steve Sauro: And further the the proper advancement of projects within a given town.

960

01:55:43.740 --> 01:55:45.690

Steve Sauro: However, I do think there there's.

961

01:55:47.040 --> 01:55:56.880

Steve Sauro: Parts of areas of different towns in this is a perfect example where it may not fit neatly into any particular code and sometimes a reasonable alternative.

962

01:55:58.890 --> 01:56:03.390

Steve Sauro: is acceptable, and I think that's what that's what our job is maybe it's a look outside the box, a little bit.

963

01:56:03.840 --> 01:56:13.560

Steve Sauro: With honoring the town code and everything else, there is a way to to like Adam said, and even Michael even alluded to, there is a way to get it done, however, I.

964

01:56:14.430 --> 01:56:25.320

Steve Sauro: I think if you actually look at individual lots on this on this road that the two smaller homes, instead of on these particular lots.

965

01:56:26.010 --> 01:56:34.170

Steve Sauro: will be more in conformity to the surrounding area and that's that's also part of a master plan of anytime especially obviously this one as well.

966

01:56:35.100 --> 01:56:40.410

Steve Sauro: To keep in conformity with the neighboring properties and I do think that what they're asking to do.

967

01:56:40.830 --> 01:56:48.930

Steve Sauro: is in keeping with the neighborhood I don't think it's objectionable and I do think that, yes, of course, the the variances may be extensive.

968

01:56:49.290 --> 01:57:03.690

Steve Sauro: But I think the project and along will be a better one, having to smaller homes neatly done i'm sure i've seen obviously Mr madonna's work there he's very capable of doing this that's my opinion.

969

01:57:05.730 --> 01:57:06.780

Christopher Carthy: The gym.

970

01:57:08.130 --> 01:57:24.420

Jim Jensen: You know I you're looking at the parcels there's it and the number of variances that according to plan away Adam lay them out in his memo there's two there's two pathways forward that the variances would not be.

971

01:57:25.560 --> 01:57:45.960

Jim Jensen: The applicant could could pass forward where they would not need all the variance is one I guess would be to restore the damaged home and the other one would be to construct a single, simple home on the parcels so i'm you know i'm of the opinion that I think the extent of the variances.

972

01:57:47.010 --> 01:58:02.550

Jim Jensen: they're required to subdivide it and create to lots is perhaps too much and be more fitting to find a pathway, that would be

complying with the Code as it exists today, so I would look to making a negative referral to the zoning board.

973

01:58:07.320 --> 01:58:07.890

Christopher Carthy: Thank you, Jim.

974

01:58:12.450 --> 01:58:22.590

Christopher Carthy: Now i'd like to go back to a point that Michael made, which is the can we take Adam can we take a wider view of this.

975

01:58:22.890 --> 01:58:32.100

Christopher Carthy: In terms of even though it's off the agenda tonight, how does this, how does each two properties play out with 130 what's going on there, and how do they play out with 130 I.

976

01:58:32.190 --> 01:58:32.550

Adam Kaufman: know that.

977

01:58:32.610 --> 01:58:44.700

Adam Kaufman: they're not really connected, except for the fact that that frank was going to put the easement on, on the other, property, but they're separate applications right not really.

978

01:58:45.180 --> 01:58:54.030

Frank: What they do come into play in the event that there is no subdivision on this application, because then I would end up probably merging the two the two sites.

979

01:58:54.420 --> 01:59:02.070

Frank: And I would have access for that one house that I would end up over building and it will look nonconformity whatsoever to the existing street.

980

01:59:02.760 --> 01:59:12.090

Frank: And will go along with the 130 subdivision so I know that was off the agenda, but it is important, I think, to look at the whole thing overall and contacts and maybe Ralph.

981

01:59:12.090 --> 01:59:15.930

Adam Kaufman: Can you wouldn't build it the street is that what you're saying build up the homework.

982

01:59:15.960 --> 01:59:18.840

Frank: Yet yeah I would I would connect it to 130.

983

01:59:19.140 --> 01:59:22.260

Adam Kaufman: That may be a better plan, I mean that that's interesting.

984

01:59:22.320 --> 01:59:32.940

Frank: If you want to go and discuss the you know that application at the public hearing time with all the neighbors you know you could tell them that that's your suggestion and we'll see what you know.

985

01:59:32.970 --> 01:59:36.120

Adam Kaufman: How they take why don't, we have to see that plan I don't really know what you're.

986

01:59:36.240 --> 01:59:36.840

Adam Kaufman: Talking about.

987

01:59:36.960 --> 01:59:39.990

Frank: Well, we if we could you want to bring up one third that could explain to you.

988

01:59:40.170 --> 01:59:41.730

Christopher Carthy: yeah I mean, I think that.

989

01:59:43.020 --> 01:59:47.640

Christopher Carthy: is something that we should, I think it's important to planning board has some perception of that.

990

01:59:53.160 --> 01:59:54.030

Ralph Alfonzetti: You guys see that.

991

01:59:54.330 --> 01:59:57.450

Frank: yeah pull up the other two, the two lots of division half conform.

992

01:59:57.450 --> 01:59:59.760

Ralph Alfonzetti: that's that's the existing conditions.

993

02:00:01.440 --> 02:00:04.860

Ralph Alfonzetti: And this is a conventional subdivision.

994

02:00:06.570 --> 02:00:17.130

Frank: That Ralph just just explained to the planning board quickly why this was pulled off the agenda was a couple of mistakes that were made, I guess, with some misinterpretations of the code, but.

995

02:00:17.190 --> 02:00:19.440

Ralph Alfonzetti: When we do yeah good.

996

02:00:19.680 --> 02:00:28.830

Ralph Alfonzetti: So, so this was pulled off the agenda because our our net lot area on these two losses not an acre it's required to be an acre there was some.

997

02:00:30.810 --> 02:00:41.670

Ralph Alfonzetti: Just a miscommunication not coordination between us and we ended up having our net lot area slightly smaller than an acre, but we believe we can make them conforming.

998

02:00:42.840 --> 02:00:45.810

Ralph Alfonzetti: With some slight modifications to the long lines.

999

02:00:45.960 --> 02:00:54.300

Adam Kaufman: So so frank what we, what are you going to do with the property fronting or mount kisco in this scenario here.

1000

02:00:55.680 --> 02:01:06.690

Frank: On 124 yeah well I don't want to build this scenario, what I want to do is do the conservation subdivision and not build all the way on the upper section.

1001

02:01:07.200 --> 02:01:16.590

Frank: Above the 124 because i've had many conversations with the neighboring property owners and especially the ones to the rear that overlook this and live right above this.

1002

02:01:17.400 --> 02:01:21.090

Frank: And it's very close to their backyards it's going to be a lot of disturbance there.

1003

02:01:21.570 --> 02:01:27.540

Frank: And i've always you know told him that I would I would work on look at doing and really attempting to a conservation subdivision.

1004

02:01:28.140 --> 02:01:44.370

Frank: Whoever leave that whole area on disturb so I always wanted to put these two applications in together, you know we didn't get this done in time for the 124 application when it was on the agenda last time, and now this time it's it's insufficient has to be fixed.

1005

02:01:45.660 --> 02:01:45.960

Frank: But.

1006

02:01:46.020 --> 02:01:47.610

Adam Kaufman: i'm not understanding what your what.

1007

02:01:48.750 --> 02:01:49.290

Adam Kaufman: Your.

1008

02:01:49.620 --> 02:01:50.850

Joe Cermele: original a lot to get the net.

1009

02:01:51.810 --> 02:02:05.640

Frank: yeah I would know that I don't have we don't have to merge the last to get everything look I would emerge in lunch to get access to 124 hours, but if I was building one house on that one lot I would try to access it from the driver when it goes up to the proper law.

1010

02:02:06.690 --> 02:02:16.980

Frank: I mean it will kind of forced me to do a different type of project there, instead of keeping small houses you're going to push me into a direction, not to conserve anything and build larger homes.

1011

02:02:18.540 --> 02:02:22.920

Frank: You know, all I want to do is make it simple it's, this is a very simple process to do to lots raw.

1012

02:02:23.730 --> 02:02:28.890

Adam Kaufman: plan you have for 130 with the conservation subdivision frank is very impactful.

1013

02:02:29.610 --> 02:02:31.410

Frank: That that's why we're doing a conservation subdivision.

1014

02:02:31.410 --> 02:02:39.150

Adam Kaufman: know the conservation subdivision plan is very impactful I have some concerns about that.

1015

02:02:40.170 --> 02:02:41.520

Adam Kaufman: I don't know if you want to pull it up.

1016

02:02:41.790 --> 02:02:42.510

Ralph Alfonzetti: it's right there.

1017

02:02:42.540 --> 02:02:48.330

Adam Kaufman: yeah look what you're doing there see that that whole hillside is going to be regraded.

1018

02:02:48.690 --> 02:02:58.380

Adam Kaufman: Right and that's going to be like a scar on that whole side there I don't think that this is necessarily what the board wants to see.

1019

02:03:00.720 --> 02:03:01.350

Ralph Alfonzetti: You know this isn't.

1020

02:03:02.460 --> 02:03:05.160

Adam Kaufman: bad, but you see that whole.

1021

02:03:06.360 --> 02:03:10.290

Adam Kaufman: summit whole site to regraded there's nothing being left at all.

1022

02:03:10.620 --> 02:03:13.710

Ralph Alfonzetti: But you then you'll have all of this on touched.

1023

02:03:14.100 --> 02:03:16.080

Ralph Alfonzetti: I get it, but look off.

1024

02:03:16.110 --> 02:03:18.960

Adam Kaufman: This is something you know the board got to talk about.

1025

02:03:19.500 --> 02:03:24.300

Ralph Alfonzetti: Whereas the conventional you have all that grading plus all the way up to here.

1026

02:03:24.720 --> 02:03:35.310

Adam Kaufman: Well, you know you have some more room to minimize those impacts right with them a little bit more creative plan, maybe some retaining walls, the amount of impact could be reduced.

1027

02:03:36.480 --> 02:03:41.310

Ralph Alfonzetti: We have some significant walls along here and along this drive yeah.

1028

02:03:42.720 --> 02:03:51.180

Adam Kaufman: But I guess My point is by going with the conservation subdivision that there's still a lot of impact either way.

1029

02:03:51.660 --> 02:03:56.820

Christopher Carthy: So in the conservation subdivision there's one house is there a house where's the other house.

1030

02:03:56.880 --> 02:03:59.520

Christopher Carthy: A little house right now yeah.

1031

02:03:59.700 --> 02:04:04.230

Christopher Carthy: yeah nicely nice it right yeah.

1032

02:04:05.550 --> 02:04:10.530

Christopher Carthy: I mean, I guess the point i'm making is, I would like to understand.

1033

02:04:11.640 --> 02:04:20.400

Christopher Carthy: The relationship between the 124 and the 130 and I feel like that's something that that could also provide.

1034

02:04:21.600 --> 02:04:23.070

Christopher Carthy: A means to.

1035

02:04:24.360 --> 02:04:35.490

Christopher Carthy: get this development done well profitably and work for the developer and work for the town that's what i'm trying to explore right now frank right, how does.

1036

02:04:37.560 --> 02:04:48.510

Christopher Carthy: work together to produce a better result than just the nine variances fidelis to lots and what you're proposing now, is there a better way that we could get this done.

1037

02:04:49.350 --> 02:05:06.300

Christopher Carthy: And that and and and for the sake of a meeting, if you could come back to us with a plan that showed 124 130 working together that might be a better plan that's what i'm asking the board to consider tonight as well.

1038

02:05:07.110 --> 02:05:13.800

Frank: I mean I don't think the the result at the end of the day is going to be much differently if there's work that needs to be done with the concentrations others.

1039

02:05:14.430 --> 02:05:19.260

Frank: To make it a better plan you know I can understand that we can we can work in that.

1040

02:05:19.770 --> 02:05:34.080

Frank: But what we want 24 really is what it is, is to existing houses that there's been to existing houses there for 100 years Okay, it has, if you look at 124 and two properties in between the conservation subdivision at 130.

1041

02:05:34.380 --> 02:05:36.690

Frank: We have the same exact areas almost in the same.

1042

02:05:37.350 --> 02:05:45.750

Frank: deficiencies and both of them, I mean keeping with the area you're getting a \$10,000 record reality which you can buy a new lights, you know for mainstream you want right it's this.

1043

02:05:46.170 --> 02:05:53.160

Frank: I think it's a positive thing to do, I mean if if I can't get the subdivision I don't do it for the variances you're going to have two houses there anyway.

1044

02:05:54.210 --> 02:06:08.790

Frank: If I you know more than likely if I do one big house it's going to be so out of place on that street and not to say that you know there's a building across the street from that out, but alone on s3 on that side, at least it all conforms to what's there.

1045

02:06:10.380 --> 02:06:21.000

Frank: And I just think it's the best way to do it, I think it works, you know, in the nicest way and if I try to you know, put the two projects together and access, I can be creating so much more the serpent's.

1046

02:06:21.810 --> 02:06:36.630

Frank: At the end of the day and i'd have to be forced to do things to try to make sense of building one oversized house on there that I have to overbuild to try to sell because it's you know because it's on that side of the street, instead of keeping it all in sync and conforming.

1047

02:06:37.950 --> 02:06:40.410

Frank: To look at what's there now and what's been here for so long.

1048

02:06:42.390 --> 02:06:46.860

Frank: No me i'll i'll work on the we can try working on the on the conservation subdivision but.

1049

02:06:47.430 --> 02:06:52.980

Frank: The the tool that subdivision or 130 I submitted that project 12 years ago with Joe chameleon.

1050

02:06:53.400 --> 02:06:58.830

Frank: He was he actually graduate remember this, he worked on this, a long time ago, before he was in town, he has walkers.

1051

02:06:59.220 --> 02:07:09.270

Frank: And we had we had it to a conforming subdivision back then, but back then the whole thing with the whole superstructure around and Sue industry extension and that's how this sort of vision.

1052

02:07:09.900 --> 02:07:18.030

Frank: Behind so long, and you know kind of forgotten forgotten about and rebuilding the existing house renting it out and it's been like that you know, for a long time, but.

1053

02:07:18.060 --> 02:07:21.300

Christopher Carthy: frank Nice to the area of this please yeah.

1054

02:07:23.970 --> 02:07:29.400

Frank: Well, actually, we know we have to last there it's just a matter of making the two lots you know the best that we can.

1055

02:07:30.480 --> 02:07:31.140

Frank: For this others.

1056

02:07:39.030 --> 02:07:43.500

Christopher Carthy: How do you mean you have to lots there you don't have to launch there you do have to Lhasa.

1057

02:07:43.560 --> 02:07:47.160

Frank: Well, when we revise the plan well we'll have to watch that.

1058

02:07:49.140 --> 02:07:49.980

Adam Kaufman: After you approve it approval.

1059

02:07:51.060 --> 02:07:51.330

Frank: What.

1060

02:07:51.420 --> 02:07:54.600

Frank: They need it'll it'll be a conforming to lot application i'm.

1061

02:07:55.170 --> 02:07:58.170

Christopher Carthy: telling me it's to lots of we sub divided right.

1062

02:07:58.440 --> 02:08:04.020

Christopher Carthy: Right okay you don't have to lots now, you may have to lots of we sub divided right right okay.

1063

02:08:07.050 --> 02:08:07.950

Ralph Alfonzetti: And you guys see that.

1064

02:08:08.220 --> 02:08:13.920

Christopher Carthy: yeah can you just point to the potential subdivision places straight okay.

1065

02:08:14.310 --> 02:08:16.530

Ralph Alfonzetti: This is 124 right here yeah.

1066

02:08:17.880 --> 02:08:18.810

Christopher Carthy: And then, when 30.

1067

02:08:19.230 --> 02:08:20.670

Ralph Alfonzetti: This is 130 right.

1068

02:08:27.180 --> 02:08:36.540

Frank: Not Am I looking to acquire any more properties on this i'm not looking to keep going emerging key that's all I want to do with those two laps on that side.

1069

02:08:36.750 --> 02:08:43.860

Christopher Carthy: Right that's a fair statement I don't think it's fair for us to say you go out and amalgamate the you know the the Community I don't think that would be reasonable.

1070

02:08:43.950 --> 02:08:48.180

Frank: Now, if you have to make it work, then you know.

1071

02:08:52.770 --> 02:08:57.210

Frank: I mean, I think this is, overall, the least impactful and I think it's the easiest thing to do.

1072

02:09:03.180 --> 02:09:13.800

Frank: Now it's it's nice it's a nice setting up there in the middle section behind that existing White House getting up there, well, I think you know we might have to work on.

1073

02:09:15.210 --> 02:09:20.430

Frank: The driveway layout I mean it's it's as of right as fur coat with the with the road profile.

1074

02:09:20.820 --> 02:09:26.010

Christopher Carthy: You pull it back a little further is that is that back those houses backing up the High Street, on the other side.

1075

02:09:26.790 --> 02:09:29.640

Frank: Now that backs up above 130.

1076

02:09:29.970 --> 02:09:33.570

Frank: yeah that backs up to kV lane and townshend court.

1077

02:09:33.690 --> 02:09:34.410

Christopher Carthy: Okay okay.

1078

02:09:34.470 --> 02:09:42.390

Frank: So i've had i've had zoom meetings with all the neighbors up there and i've showed him this before, and when I told them was I was going to go and submit an application.

1079

02:09:42.510 --> 02:09:46.650

Christopher Carthy: Oh you're right i'm sorry I got lost for a second right anyway you're right okay yeah to.

1080

02:09:46.710 --> 02:09:52.830

Frank: Do a conservation so division and attempt to leave that whole section has opened space.

1081

02:09:56.130 --> 02:09:56.490

Okay.

1082

02:09:57.900 --> 02:10:00.780

Frank: which they are very, very adamant about.

1083

02:10:03.930 --> 02:10:17.850

Christopher Carthy: yeah well, I mean the bottom line is if on 130 if you couldn't do the the conservation subdivision, would you be amenable to building one house at 130 if that's what it comes to.

1084

02:10:18.930 --> 02:10:21.120

Frank: Well, I mean, I have one existing house, they are now.

1085

02:10:22.650 --> 02:10:24.990

Frank: You mean building leaving the one has to be leaving.

1086

02:10:25.710 --> 02:10:33.210

Christopher Carthy: or whatever you're doing there, I mean, whatever your plan is to improve that lot on getting at is you know if you're promising.

1087

02:10:34.380 --> 02:10:41.430

Christopher Carthy: Well, I guess, I mean I don't want to put words in your mouth you're not really promising 124 on your development of 130 we're just putting that out there.

1088

02:10:42.540 --> 02:10:43.740

Christopher Carthy: who's putting that out there.

1089

02:10:45.570 --> 02:10:50.580

Christopher Carthy: All right, anyway, you know, the bottom line is i'm going to.

1090

02:10:51.990 --> 02:10:55.500

Christopher Carthy: ECHO more or less what Steve and.

1091

02:10:56.610 --> 02:11:16.290

Christopher Carthy: Larry said, which is, I think, the truth is this does provide some housing stock for the Community it doesn't disturb the character of the street very much and on all given the options here i'm going to vote in favor of a positive recommendation to the zoning Board of appeals.

1092

02:11:18.180 --> 02:11:23.280

Christopher Carthy: So on that note i'll make a motion to send this to the CPA with a positive recommendation.

1093

02:11:24.660 --> 02:11:24.990

Larry Ruisi: Second.

1094

02:11:25.710 --> 02:11:26.490

Christopher Carthy: All in favor.

1095

02:11:27.600 --> 02:11:27.900

Christopher Carthy: hi.

1096

02:11:29.010 --> 02:11:29.910

Christopher Carthy: Larry said I.

1097

02:11:32.130 --> 02:11:33.360

Christopher Carthy: Chris car, he said I.

1098

02:11:35.190 --> 02:11:35.790

Larry Ruisi: Were Steve.

1099

02:11:37.170 --> 02:11:38.010

Kory Salomone: steve's muted.

1100

02:11:40.500 --> 02:11:40.920

Steve Sauro: hi.

1101

02:11:42.810 --> 02:11:43.350

Christopher Carthy: Michael.

1102

02:11:43.980 --> 02:11:44.340

Oh.

1103

02:11:45.570 --> 02:11:45.990

Christopher Carthy: Jim.

1104

02:11:46.650 --> 02:11:51.240

Christopher Carthy: No Okay, so the motion carries three to two to the cva.

1105

02:11:52.170 --> 02:11:54.270

Kory Salomone: Thank you very much for your time guys really appreciate it.

1106

02:11:55.470 --> 02:11:56.400

Frank: hey Thank you back.

1107

02:11:59.850 --> 02:12:03.840

Christopher Carthy: And the next application before it's it's 575 Main Street.

1108

02:12:08.250 --> 02:12:24.540

Christopher Carthy: and gentlemen 575 main the applicant is looking to expand the restaurant, which is not rented right now, and that was the former amaury many years ago you guys remember that, and then it was that granola bar.

1109

02:12:26.430 --> 02:12:32.160

Christopher Carthy: And now it's empty and they're looking to add outdoor dining to the.

1110

02:12:33.420 --> 02:12:47.040

Christopher Carthy: Application outdoor dining to the side, I mean, and also, we received a letter from a neighbor commenting on their concerns about that this application as well.

1111

02:12:55.290 --> 02:12:58.440

Adam Kaufman: Chris are you gonna make the presentation or.

1112

02:12:58.980 --> 02:12:59.730

Christopher Carthy: Chris coffee.

1113

02:13:00.210 --> 02:13:01.470

Adam Kaufman: No, sorry Chris crocker.

1114

02:13:01.800 --> 02:13:03.870

Chris Crocco: Sorry sorry sorry I was muted sorry.

1115

02:13:05.520 --> 02:13:20.220

Chris Crocco: Good evening, Chris Cracow just pro cortex i'm representing garson brothers 575 Main Street, I think you all are familiar with the shopping Center the Let me share my screen.

1116

02:13:23.940 --> 02:13:25.080

Chris Crocco: So the.

1117

02:13:26.130 --> 02:13:26.640

Chris Crocco: tenant.

1118

02:13:27.660 --> 02:13:30.810

Chris Crocco: we're going to be discussing tonight is this bacon restaurant right here.

1119

02:13:32.070 --> 02:13:33.090

Chris Crocco: As you know, a.

1120

02:13:35.160 --> 02:13:37.620

Chris Crocco: Big turnover it's been many different things.

1121

02:13:39.270 --> 02:13:45.210

Chris Crocco: I mean they're hoping that they can get a oh i'm sorry Adam can you let Brett Carson.

1122

02:13:47.220 --> 02:13:50.820

Adam Kaufman: Who is he I mean I know who he is rich person is he.

1123

02:13:51.270 --> 02:13:52.140

A.

1124

02:13:53.460 --> 02:13:54.000

Chris Crocco: text, though.

1125

02:13:56.280 --> 02:13:57.450

Adam Kaufman: I don't see his name here.

1126

02:14:01.680 --> 02:14:03.480

Adam Kaufman: About time marcy is that him.

1127

02:14:03.900 --> 02:14:06.390

Chris Crocco: That might be him his mom's name is marcy.

1128

02:14:08.880 --> 02:14:09.900

Adam Kaufman: I wouldn't know that.

1129

02:14:12.210 --> 02:14:13.170

Chris Crocco: was good guess.

1130

02:14:16.710 --> 02:14:17.730

Chris Crocco: There, yes yeah.

1131

02:14:17.760 --> 02:14:18.210

Okay.

1132

02:14:22.230 --> 02:14:26.160

Chris Crocco: I mean they're hoping that they somebody else there i'm sorry.

1133

02:14:28.680 --> 02:14:32.640

Christopher Carthy: What do you want to turn off your web version of what you're watching see early on the zoom meeting.

1134

02:14:32.700 --> 02:14:34.680

Chris Crocco: At brad you got to turn off whatever you watch.

1135

02:14:35.610 --> 02:14:35.940

Sharing.

1136

02:14:37.530 --> 02:14:38.010

abouttimemarci@gmail.com: One second.

1137

02:14:39.210 --> 02:14:40.500

I don't see his name here.

1138

02:14:46.980 --> 02:14:50.220

Christopher Carthy: Google page, whatever that was you're watching on Google will.

1139

02:14:55.410 --> 02:14:59.160

abouttimemarci@gmail.com: Good guess you guys don't have to let us, and if you don't want to just get it.

1140

02:15:01.200 --> 02:15:02.100

abouttimemarci@gmail.com: Is this better guys.

1141

02:15:03.870 --> 02:15:05.640

Chris Crocco: yeah much, much better okay.

1142

02:15:05.670 --> 02:15:06.120

Great.

1143

02:15:09.240 --> 02:15:20.190

Chris Crocco: Okay, so i'm back to the presentation on the vacant restaurant, all the way on the left side of the property is what we're going to be speaking about tonight.

1144

02:15:21.300 --> 02:15:24.600

Chris Crocco: To get a better zoom to view so currently.

1145

02:15:25.740 --> 02:15:29.370

Chris Crocco: The flow of traffic comes this way, I hope you all can see my cursor.

1146

02:15:29.820 --> 02:15:35.670

Chris Crocco: mm hmm this way it's a one way, as it is, and right now it's it's more than 24 feet.

1147

02:15:37.260 --> 02:15:54.000

Chris Crocco: it's pretty sizable and it doesn't need to be that big for only one way traffic, so we want to go down to 16 feet, since it is one way and expand the curb out so that we can create a larger outdoor dining area to service this vacant restaurant.

1148

02:15:55.410 --> 02:15:57.270

Chris Crocco: we've put together a rendering.

1149

02:15:59.250 --> 02:16:02.100

Chris Crocco: As you can see, it has you guys can all see the rendering right.

1150

02:16:02.550 --> 02:16:02.940

mm hmm.

1151

02:16:04.020 --> 02:16:11.790

Chris Crocco: it's a nice vertical a three pose some planters you know enough chairs out there to support.

1152

02:16:14.880 --> 02:16:16.230

abouttimemarci@gmail.com: Is it 40 outdoorsy.

1153

02:16:16.410 --> 02:16:19.200

Chris Crocco: 40 outdoor seats um.

1154

02:16:20.550 --> 02:16:23.340

Chris Crocco: I mean yeah I guess what we're open to any questions at this time.

1155

02:16:24.690 --> 02:16:34.110

Christopher Carthy: Okay, thank you alright, so one member it's just you know, Adam do you want to make a slide presentation as well and Joe Jamila if you want to say.

1156

02:16:34.110 --> 02:16:47.610

Adam Kaufman: Anything just just a couple of comments you know I certainly like the the ability to have the outdoor dining I think it would be nice My only concern is what what has to happen to.

1157

02:16:48.120 --> 02:16:56.790

Adam Kaufman: Any new doors or windows are going in there that needs a or B approval, well, I guess the Pergola certainly would so just keep on going to be.

1158

02:16:57.150 --> 02:17:08.910

Chris Crocco: there's to win this there's a window, like this one on the Left in this place yep so we're just taking that out and we're going to put a four panel slider have you've seen like the accordion type old.

1159

02:17:09.180 --> 02:17:10.050

Chris Crocco: Sure we're going to.

1160

02:17:10.200 --> 02:17:13.230

Chris Crocco: Those so it has a very nice feel from inside now.

1161

02:17:13.440 --> 02:17:20.280

Adam Kaufman: Alright, so you know, a rb and then it really comes down to engineering is you know is that.

1162

02:17:21.450 --> 02:17:26.970

Adam Kaufman: Circulation around that adequate right that's that's the issue but.

1163

02:17:27.090 --> 02:17:30.360

Adam Kaufman: The concept of having the outdoor dining there is not an issue for me.

1164

02:17:31.530 --> 02:17:36.120

Joe Cermele: And those are my two only real concerns Chris can you go back to the site plan sure.

1165

02:17:37.710 --> 02:17:44.370

Joe Cermele: So on the plan on the right there, I was just recommending in lieu of that parking space that you show behind the.

1166

02:17:44.730 --> 02:17:45.330

Chris Crocco: Yes.

1167

02:17:45.780 --> 02:17:52.530

Joe Cermele: I would consider eliminating that and extending the patio actually to the next bend in the sidewalk to the rear of the building.

1168

02:17:52.980 --> 02:17:55.590

Chris Crocco: So you want to go over here kind of.

1169

02:17:55.830 --> 02:17:58.680

Joe Cermele: You know, someone coming around the back of that building that one way drive.

1170

02:17:59.250 --> 02:18:01.080

Joe Cermele: you'd want to push them away from.

1171

02:18:01.410 --> 02:18:02.730

Joe Cermele: patrons sitting out there and that.

1172

02:18:03.240 --> 02:18:04.560

Chris Crocco: and ease it into year.

1173

02:18:04.770 --> 02:18:10.590

Joe Cermele: Exactly and just push them what I would I would lose that one space for the sake of you know, the safety of the people sitting there.

1174

02:18:11.010 --> 02:18:12.420

Chris Crocco: understood under said.

1175

02:18:12.510 --> 02:18:13.380

Joe Cermele: No to take you might even.

1176

02:18:15.270 --> 02:18:23.760

Joe Cermele: be the pickup spaces or rearrange the seating a little bit so that you could increase the radius on that turns you come around towards the front that looks a little tight.

1177

02:18:24.210 --> 02:18:34.170

Joe Cermele: For you know if a garbage trucks coming around the back or a box truck you know you could rearrange those tables a little bit maybe pull it back and soften that curve, as you exit out to the main lot.

1178

02:18:34.410 --> 02:18:38.250

Chris Crocco: What do you see that this radius would have to be just a curiosity.

1179

02:18:38.790 --> 02:18:43.710

Joe Cermele: Well, I think, right now, that inside radius is only five feet from looking at the the math right.

1180

02:18:45.060 --> 02:18:49.260

Joe Cermele: So you know I would say I would try to get that to maybe 15 I think.

1181

02:18:49.290 --> 02:18:49.740

Joe Cermele: If you make.

1182

02:18:49.980 --> 02:18:52.500

Joe Cermele: If you took that bottom left table.

1183

02:18:52.890 --> 02:18:53.280

Chris Crocco: yeah.

1184

02:18:53.610 --> 02:18:57.330

Joe Cermele: To the upper right corner and extend that sidewalk in a real like I was talking about.

1185

02:18:57.390 --> 02:18:57.810

Chris Crocco: yep.

1186

02:18:57.960 --> 02:18:59.850

Joe Cermele: I think you'll find you have enough room to do that.

1187

02:19:00.180 --> 02:19:03.840

Joe Cermele: Okay it'll it'll help the circulation, you know.

1188

02:19:06.030 --> 02:19:10.110

Joe Cermele: That was my main my two main looking concerns with the layout.

1189

02:19:12.180 --> 02:19:13.350

Chris Crocco: gotcha okay.

1190

02:19:13.530 --> 02:19:31.650

Adam Kaufman: And then my other major comment has to do with the historic parking in the shopping Center it's very it is deficient, so I don't know if the past in the past, there was a variance issued or if not, does that need to be addressed at this point, since will be approving a modified site plan.

1191

02:19:32.520 --> 02:19:38.700

Chris Crocco: I mean I can't speak to this obviously was before my time, I think it was before a lot of everybody's time.

1192

02:19:39.630 --> 02:19:51.510

Chris Crocco: In this meeting um I don't know if it was when it was built it was built as all retail or if there was a change in the parking lot somewhere along the way, on how it was calculated, so I really can't speak to that.

1193

02:19:51.630 --> 02:19:59.940

abouttimemarci@gmail.com: always been a restaurant that's that's The one thing you know, we could say, like you, guys said it went from a more a to you know some other restaurants.

1194

02:20:00.720 --> 02:20:10.920

Adam Kaufman: Right, but I guess My point is, do you if you don't have a variance I guess you have to go get one because there's the mismatch between the number of parking spaces in the uses in the building.

1195

02:20:11.520 --> 02:20:32.610

Chris Crocco: Yes, I mean we actually went for a variance when I believe park avenue medical spa went in and we ended up doing a parking analysis obviously this is pre coven and um you can see, I mean the busy times for the restaurant don't coincide with the busy times for the.

1196

02:20:32.880 --> 02:20:33.240

Adam Kaufman: Chris.

1197

02:20:33.630 --> 02:20:37.560

Adam Kaufman: What happened artist vs medical spa did you get a variance.

1198

02:20:37.590 --> 02:20:41.400

Chris Crocco: You got the variance and it went in i'm just showing you that you know it never.

1199

02:20:42.540 --> 02:20:50.700

Chris Crocco: The parking lot isn't I know there is a subset there is a variance required, but it never gets close to maxing it out, I guess, so I.

1200

02:20:50.700 --> 02:20:54.540

Adam Kaufman: guess My point is, if you already have this variances this work well, we need.

1201

02:20:56.730 --> 02:20:59.550

Chris Crocco: Well, the variance was for the medical spa not the restaurant.

1202

02:21:00.120 --> 02:21:01.440

Adam Kaufman: Right right but doesn't.

1203

02:21:01.680 --> 02:21:02.850

Joe Cermele: Totally spaces.

1204

02:21:03.660 --> 02:21:04.740

Adam Kaufman: Right exactly.

1205

02:21:04.800 --> 02:21:06.270

Chris Crocco: yeah yeah yeah yeah.

1206

02:21:06.660 --> 02:21:12.390

Adam Kaufman: Alright, so please submit that to me and i'll take a look at it, because that might actually have solved your issue.

1207

02:21:12.810 --> 02:21:18.180

Larry Ruisi: Okay, Adam if you're getting 40 seats to the restaurant has that changed the parking requirements.

1208

02:21:18.300 --> 02:21:19.350

Adam Kaufman: Not outdoorsy.

1209

02:21:19.890 --> 02:21:20.670

Larry Ruisi: Okay, thank you.

1210

02:21:21.510 --> 02:21:24.840

Christopher Carthy: But the bottom line is you know what the existing users are there.

1211

02:21:25.200 --> 02:21:25.560

Adam Kaufman: Right.

1212

02:21:25.620 --> 02:21:35.250

Christopher Carthy: You know what the existing users are you know what the restaurant is, are you going to do is tabulated and say, yes or no to the count on the lot it's really kind of simple.

1213

02:21:35.970 --> 02:21:43.890

Adam Kaufman: yeah I compare it to the last time this was in front of the CPA which was, I guess, for the medical spa I just I just need to look at that paperwork I didn't realize that.

1214

02:21:44.130 --> 02:21:50.370

Chris Crocco: yeah yeah we did that calculation, once again, that was pretty coven and times were different busy okay.

1215

02:21:50.430 --> 02:21:54.930

Adam Kaufman: But give me that paperwork, because then that will define the path.

1216

02:21:55.020 --> 02:22:02.490

Chris Crocco: yeah we never had we never had an issue, and that was also when i'm there was a restaurant in that space to it.

1217

02:22:02.490 --> 02:22:04.620

Adam Kaufman: Was that's my that's my point you might.

1218

02:22:05.340 --> 02:22:08.250

Chris Crocco: see what your net net okay yeah no problem I can get that over to you.

1219

02:22:08.520 --> 02:22:09.090

Adam Kaufman: Current great.

1220

02:22:09.480 --> 02:22:11.040

Christopher Carthy: Chris even though it's.

1221

02:22:12.150 --> 02:22:16.620

Christopher Carthy: Post coven things have changed the actual regulations happen, so I mean.

1222

02:22:17.370 --> 02:22:19.860

Chris Crocco: i'm not saying that i'm making note though that.

1223

02:22:19.890 --> 02:22:38.070

Chris Crocco: This is when you know, obviously we hope things will get back to normal, but the I mean you see if people aren't going out as much still so i'm saying this is actually pre call that when things were busy so when we get back to that point in our lives it'll still okay suffice.

1224

02:22:39.570 --> 02:22:40.950

Christopher Carthy: of the board members do you want to.

1225

02:22:42.240 --> 02:22:43.950

Christopher Carthy: add anything to this application.

1226

02:22:46.200 --> 02:22:47.310

Steve Sauro: Know right now, Chris.

1227

02:22:47.670 --> 02:22:50.370

Michael Pollack: know the great idea we can make it work.

1228

02:22:51.810 --> 02:22:52.260

Christopher Carthy: Jim.

1229

02:22:52.470 --> 02:22:59.610

Jim Jensen: yeah I agree, I you know, giving folks now to our option, making the space more viable sounds fabulous.

1230

02:22:59.940 --> 02:23:07.230

Christopher Carthy: I had some concerns about the the way can we go back to the site plan, please, or just moved down to the parking area, please.

1231

02:23:10.650 --> 02:23:12.780

Christopher Carthy: and show the seating side plan.

1232

02:23:13.800 --> 02:23:19.290

Christopher Carthy: Sorry, thanks, Chris so first of all it's.

1233

02:23:21.360 --> 02:23:35.220

Christopher Carthy: It looks tight to me like there's a lot of seats for that space and is that feasible in terms of people getting up moving around and all that business and that's something to think about it looks looks crowded to me.

1234

02:23:35.610 --> 02:23:49.440

Christopher Carthy: The we're table that that's overlooking the rear space that i'll back there I know it's kind of like that's the back of the building at that point, am I overlooking the back of the building in that last yeah let's see.

1235

02:23:51.810 --> 02:23:54.030

Chris Crocco: yeah I mean I guess you could say that yeah.

1236

02:23:54.300 --> 02:23:59.970

Christopher Carthy: it'd be you basically have line of sight of the refuse containers that are along the back of the building there.

1237

02:24:01.980 --> 02:24:04.200

Chris Crocco: um yeah I mean you know it kind of.

1238

02:24:05.820 --> 02:24:07.080

Chris Crocco: I mean it is what it is.

1239

02:24:07.890 --> 02:24:18.060

Christopher Carthy: You know, just like you're you're you're you're taking a good idea, good idea IDA and spoiling it a little bit by pushing it so far back.

1240

02:24:18.570 --> 02:24:31.650

Christopher Carthy: And maybe by pulling that table chair those table and chairs out of the back and realigning the outdoor space, you could incorporate this the outdoor space more attractively into the restaurant.

1241

02:24:32.100 --> 02:24:39.960

Christopher Carthy: alleviate some of joe's concerns about people plowing into the back of it and I just think you're putting.

1242

02:24:41.070 --> 02:24:49.710

Christopher Carthy: you're taking a good idea and putting a little too much on it, and I think it would be a better plan, if you took some of the seating out a little bit more generous room there just a little bit.

1243

02:24:50.130 --> 02:24:57.990

Christopher Carthy: And not have people overlooking the back of the building and overlooking the back to the recipes, especially in the restaurant That was my two cents on that.

1244

02:24:59.190 --> 02:25:09.840

Christopher Carthy: And the other thing is, I think you really have to give some thought to how you know that refuse truck I pulled around the back of that building, you know move numerous times.

1245

02:25:10.170 --> 02:25:20.730

Christopher Carthy: And you know how does that refuse trucking to move around and stuff like that, and a fire truck if need be, I think it's important that the fire department looks at this and and says they're okay with it as well.

1246

02:25:21.090 --> 02:25:21.300

Adam Kaufman: and

1247

02:25:21.330 --> 02:25:36.960

Christopher Carthy: You know you're okay with that garbage truck will be in and out so my thought is you know i'm in favor of the outdoor dining I just need your plan is maybe seven pounds of sugar, instead of five pounds of sugar right and that's what i'm thinking.

1248

02:25:37.440 --> 02:25:40.110

Chris Crocco: hey I mean we could definitely massage it a little this.

1249

02:25:40.470 --> 02:25:41.310

Chris Crocco: Not all of them.

1250

02:25:41.490 --> 02:25:50.730

Adam Kaufman: Again, you can be you know, Chris you're gonna have to show us the the Pergola and the planters and all that whatever you're putting out there, and you could certainly.

1251

02:25:52.890 --> 02:25:57.750

Adam Kaufman: screen more that rear portion of the patio to screen out the.

1252

02:25:58.140 --> 02:25:58.890

Adam Kaufman: Time yeah.

1253

02:25:59.160 --> 02:26:00.900

Chris Crocco: I mean absolutely um.

1254

02:26:03.030 --> 02:26:12.510

Joe Cermele: where's the Chris I don't know what the interior layout looks like but you could even have an entrance your connection to the interior space at the rear of the building.

1255

02:26:13.260 --> 02:26:14.880

Joe Cermele: Where the apartments.

1256

02:26:16.230 --> 02:26:29.130

Chris Crocco: it's dependent on what the what the interior layout will be I mean we wanted to you know if it permits, we wanted to make you know both of these windows have nice big sliding doors to really open everything up.

1257

02:26:30.060 --> 02:26:33.120

Chris Crocco: Right it's gonna you know it's.

1258

02:26:35.010 --> 02:26:37.500

Chris Crocco: it's going to be dependent on who the tenant is I guess.

1259

02:26:41.670 --> 02:26:43.170

Christopher Carthy: we'll use you have some homework to do.

1260

02:26:43.830 --> 02:26:45.030

Chris Crocco: yeah definitely.

1261

02:26:45.270 --> 02:26:45.990

Christopher Carthy: All right, Chris.

1262

02:26:47.220 --> 02:26:55.440

Christopher Carthy: I think I think where we've covered you for the nice thing or you don't want before you go I do, I actually I think I will read, we did receive an email.

1263

02:26:56.580 --> 02:27:06.900

Christopher Carthy: From Karen de Pietro she's a neighbor behind the evergreens that you're seeing there right now they're the neighbor but that might even be their roof right there, I wonder if that's their roof i'm pointing to.

1264

02:27:07.140 --> 02:27:09.450

abouttimemarci@gmail.com: So it's not it's the Jason property.

1265

02:27:09.450 --> 02:27:10.740

Christopher Carthy: To do some properly okay.

1266

02:27:10.800 --> 02:27:11.040

there.

1267

02:27:12.180 --> 02:27:14.910

abouttimemarci@gmail.com: goes our way go directly behind us.

1268

02:27:14.970 --> 02:27:25.230

Christopher Carthy: Right so just for the record, this is what they wrote the area being discussed is very close to a chase in homes, the noise that would be generated from the outdoor area would be very disturbing.

1269

02:27:25.590 --> 02:27:25.800

To.

1270

02:27:27.300 --> 02:27:27.720

Christopher Carthy: To.

1271

02:27:27.900 --> 02:27:28.200

turn.

1272

02:27:29.490 --> 02:27:43.680

Christopher Carthy: To this will also cause more disturbance in the area in the late evening hours three, we know that they are using the virus create outdoor seating for a space coven 19 restrictions are not going to be here forever.

1273

02:27:44.250 --> 02:27:52.200

Christopher Carthy: For currently there is no tenants of why create additional why create something that you do not need for for for suitably need.

1274

02:27:53.010 --> 02:28:00.750

Christopher Carthy: Hope you take these comments into consideration when you're discussing this application Thank you Karen and jack de Pietro 34 old mount kisco road.

1275

02:28:01.170 --> 02:28:12.030

Christopher Carthy: Okay, and we go like you said so, you know those were their comments from a neighbor so you have the comments and you have the comments of the planning board, you have a little homework to do and we'll look forward to seeing you again.

1276

02:28:13.020 --> 02:28:14.580

Chris Crocco: Thank you so much guys have a great night.

1277

02:28:15.750 --> 02:28:16.560

abouttimemarci@gmail.com: Everybody.

1278

02:28:17.610 --> 02:28:18.630

abouttimemarci@gmail.com: Thank you good night.

1279

02:28:18.900 --> 02:28:19.620

Chris Crocco: Take care now.

1280

02:28:22.500 --> 02:28:27.810

Christopher Carthy: Okay Valerie and gentlemen, I think we did a good job we're.

1281

02:28:28.860 --> 02:28:35.100

Christopher Carthy: done with the February 22 planning board meeting Thank you all i'll make a motion to close the meeting.

1282

02:28:36.240 --> 02:28:36.540

Steve Sauro: Second.

1283

02:28:37.080 --> 02:28:37.740

Christopher Carthy: All in favor.

1284

02:28:38.430 --> 02:28:39.090

Steve Sauro: Aye Aye.

1285

02:28:39.480 --> 02:28:40.110

Christopher Carthy: Aye good night.

1286

02:28:42.120 --> 02:28:43.350

Jim Jensen: All right, thank you.

1287

02:28:43.710 --> 02:28:44.220

well.